



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 15, 2013

Date: August 8, 2013
Case No.: **2013.0586C**
Project Address: **1050 SOUTH VAN NESS AVENUE**
Zoning: RTO-M (Residential Transit Oriented, Mission Neighborhood)
50-X Height and Bulk District
Block/Lot: 3615/053
Project Sponsor: Ilene Dick
Farella Braun + Martell
Russ Building
235 Montgomery Street
San Francisco, CA 94104
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to legalize a group housing use of 57 beds and to expand that use by 24 beds, for a total of up to 81 beds. The group housing use is proposed to occupy a portion of the first and second floors of a two-story building found on the subject property. The project scope also includes fire/life safety improvements, electrical upgrades, mechanical systems upgrades, remodeling and addition of bathrooms and a request for exceptions from the Rear Yard requirement and Bicycle Parking requirement under Planning Code Sections 134 and 155.1 under a Planned Unit Development (PUD) Conditional Use authorization. The group housing will include space for services geared towards the Lesbian, Gay, Bisexual and Transgendered (LGBT) Community. Dolores Street Community Services will operate the proposed project.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of South Van Ness Avenue, between 21st and 22nd Streets. The site is improved with one two-story building and a religious facility (Saint Mary and Saint Martha Lutheran Church). A child care facility (d.b.a. Mission Kids) utilizes a portion of the ground floor of the two-story building. The religious facility uses the other spaces within the two-story building for a variety of purposes, including administration, and utilizes the second building for religious practice. The remainder of the site is used for off-street parking for the congregation and, temporarily for the users of the child care facility.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The properties that surround the project along South Van Ness Avenue are generally three- and four-story multi-family residences. Two- and five-story buildings are also present. This pattern is prevalent along the opposite side of South Van Ness. The zoning districts that surround the site are Residential, Mixed Moderate Density (RM-2), Residential, Transit Oriented, Mission Neighborhood (RTO-M) and Neighborhood Commercial Cluster (NC-1).

The Mission District neighborhood is a relatively densely populated area with higher levels of pedestrian traffic than many other San Francisco neighborhoods. This is also an area of vibrant commercial activity, being two blocks from Mission Street. Individuals tend to either walk or ride public transit to the area.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 26, 2013	July 26, 2013	20 days
Posted Notice	20 days	July 26, 2013	July 26, 2013	20 days
Mailed Notice	10 days	August 5, 2013	July 26, 2013	20 days

The proposal requires Section 311 neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

PUBLIC COMMENT

- To date, the Department has received one telephone call and one email communicating concern about potentially intensified anti-social behavior from the users of the proposed group housing use in the area surrounding the project site, including at a public open space approximately two blocks to the east. The Department also received six letters in support of the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The proposed group housing use will offer a portion of their services to the LGBT Community, a community that represents approximately one quarter of the homeless population in San Francisco, according to a recent survey conducted by the San Francisco Human Services Agency.
- The group housing use is open from 7 pm to 7 am and reservations for the stays are typically in 90 day increments. This manner of operation contrasts with shelters that provide space typically on a first-come, first-served, nightly basis.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to alter and intensify a Planned Unit Development by allowing the legalization and expansion of a group housing use, with exceptions from the rear yard and bicycle parking requirements, pursuant to Planning Code Sections 134, 155.5, 178, 303 and 304.

BASIS FOR RECOMMENDATION

- The project seeks to legally establish a group housing use that has provided services since the late 1990's to communities that are in great need of housing.
- The project provides services geared to the LGBT community, a community for which there is an acute shortage of group housing spaces that are made safe for this population.
- The project proposes to upgrade, in part, the existing electrical and mechanical systems as well as add additional restroom facilities to a building constructed in the mid 1960's.
- The project meets all applicable requirements of the Planning Code or is seeking an exception from any applicable requirements.
- The project is, on balance, consistent with the General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Zoning District Map

Public Correspondence

Project Sponsor Submittal, including:

- Context Images

- Reduced Plans

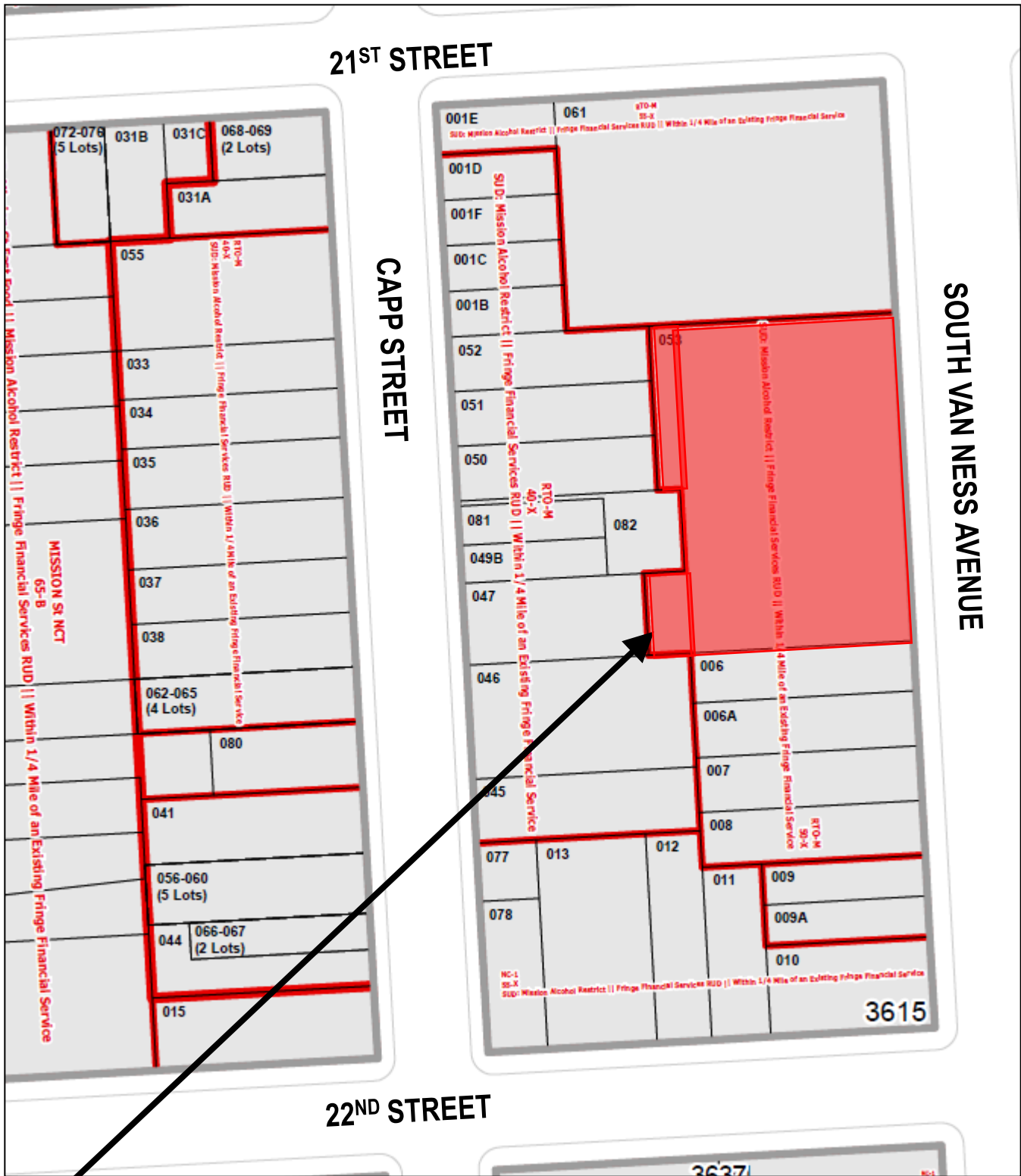
Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <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

Planner's Initials

Parcel Map

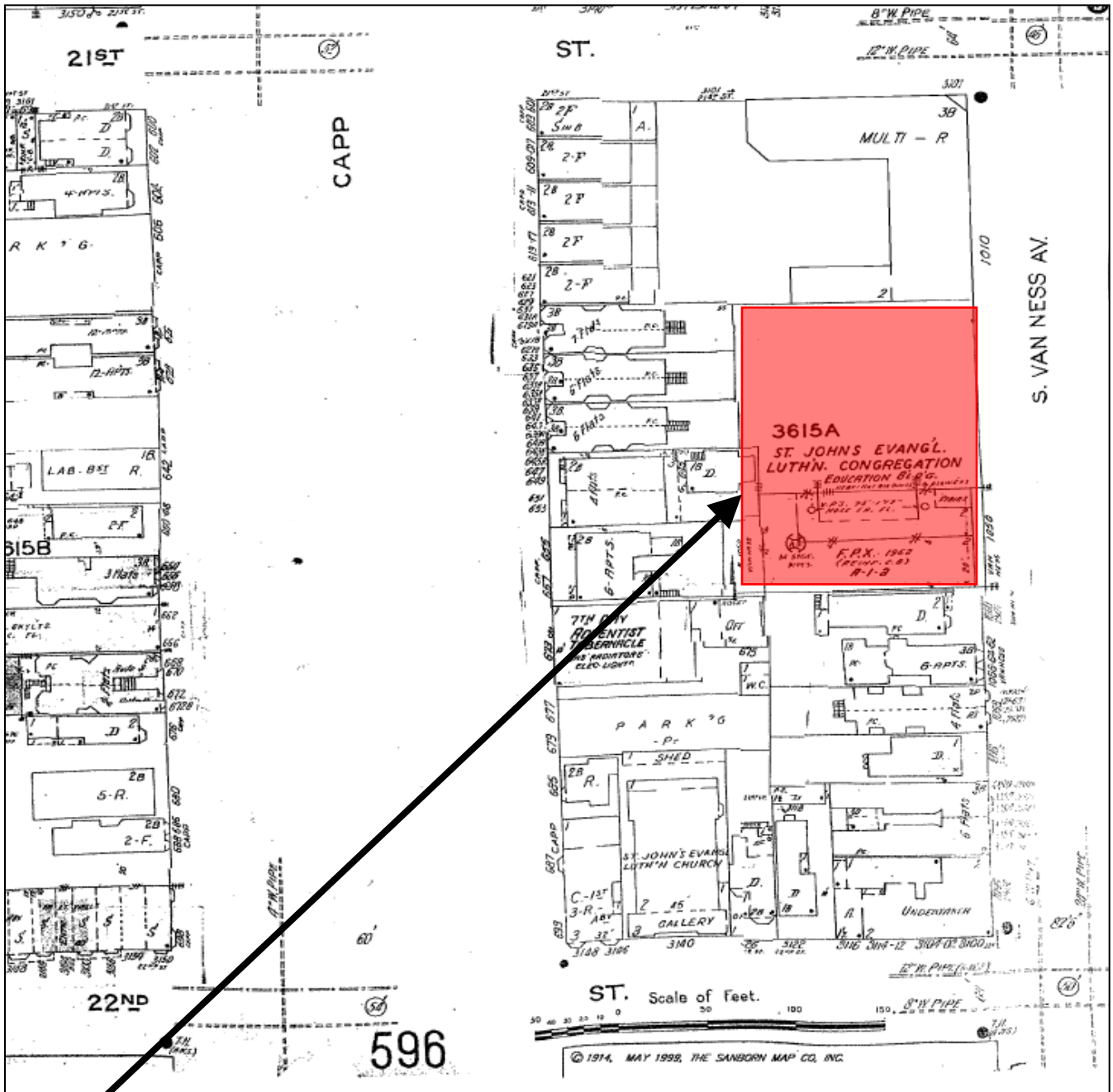


SUBJECT PROPERTY



Conditional Use authorization
 Case Number 2013.00586C
 Group Housing
 1050 South Van Ness Avenue

Sanborn Map*



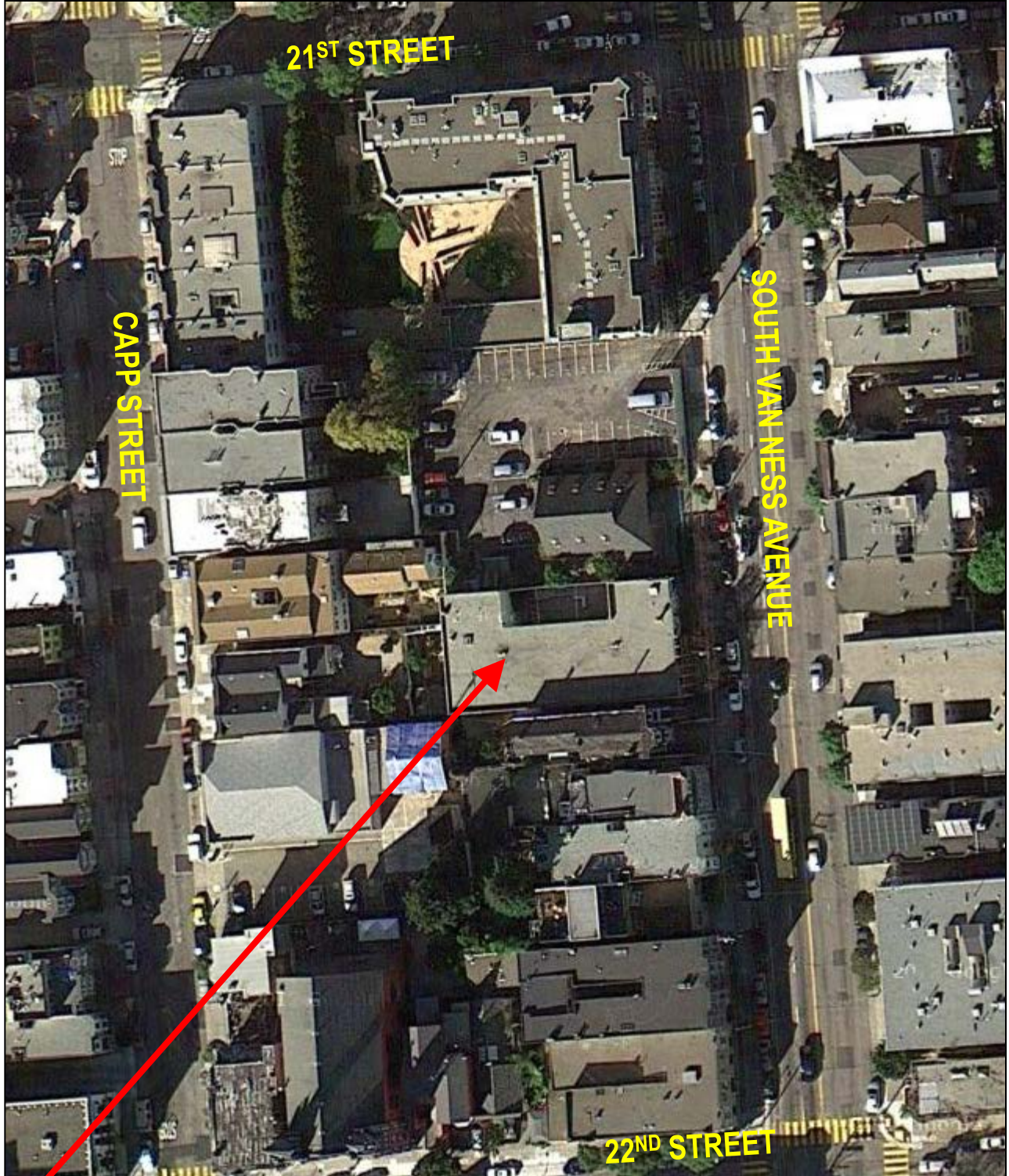
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Conditional Use authorization
Case Number 2013.00586C
Group Housing
1050 South Van Ness Avenue

Aerial Photo

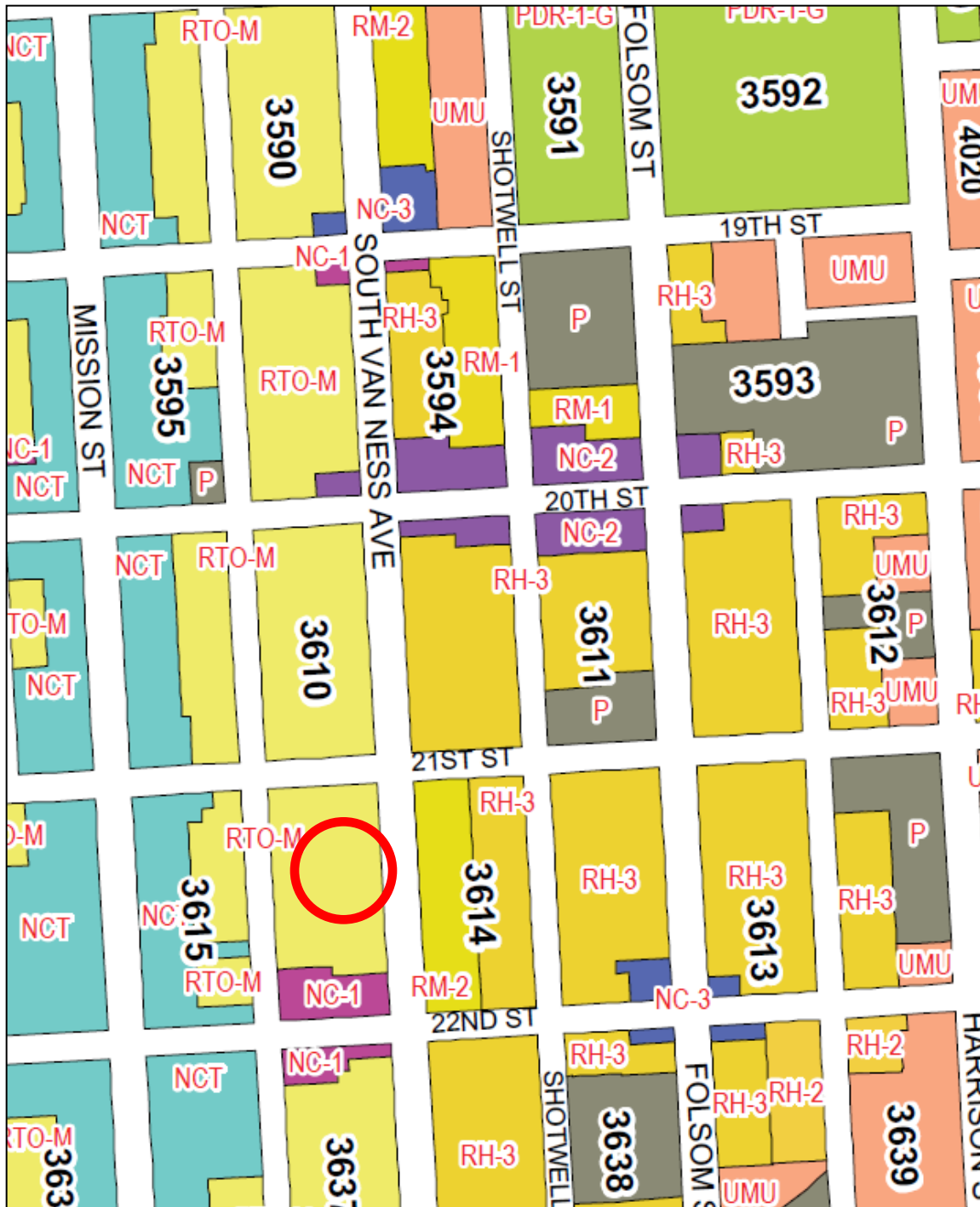


SUBJECT PROPERTY



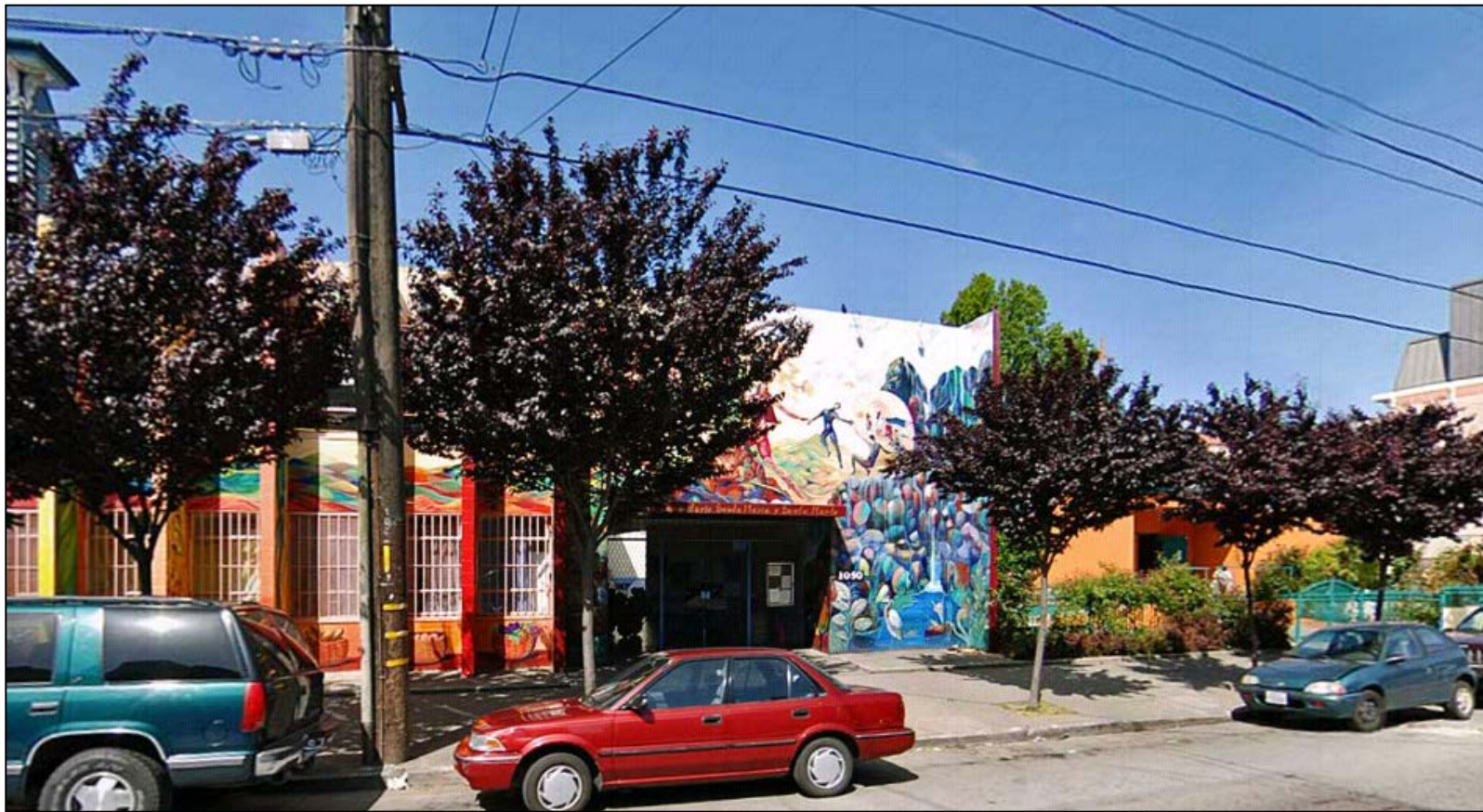
Conditional Use authorization
Case Number 2013.00586C
Group Housing
1050 South Van Ness Avenue

Zoning Map



Conditional Use authorization
Case Number 2013.00586C
Group Housing
1050 South Van Ness Avenue

Site Photo



Conditional Use authorization
Case Number 2013.00586C
Group Housing
1050 South Van Ness Avenue



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178 AND 303 OF THE PLANNING CODE TO ALTER AND INTENSIFY A PLANNED UNIT DEVELOPMENT (PLANNING COMMISSION MOTION 13816) BY LEGALIZING AND EXPANDING A GROUP HOUSING USE TO ALLOW UP TO 81 BEDS, PURSUANT TO PLANNING CODE SECTION 209.2, AND SEEKING AN EXCEPTION FROM THE REAR YARD REQUIREMENT AND THE BICYCLE PARKING REQUIREMENT, PURSUANT TO PLANNING CODE SECTIONS 134, 155.5, 303 AND 304, WITHIN THE RTO-M (RESIDENTIAL, TRANSIT ORIENTED, MISSION NEIGHBORHOOD) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 19, 2013 Ilene Dick (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 178 and 303 to alter and intensify a Planned Unit Development (Planning Commission Motion 13816) to legalize and intensify a group housing use to allow up to 81 beds, pursuant to Planning Code Section 209.2, and to seek exceptions from the rear yard requirement and the bicycle parking requirement,

pursuant to Planning Code Section 134, 155.5, 303 and 304, within the RTO-M (Residential, Transit Oriented, Mission Neighborhood) Zoning District and a 50-X Height and Bulk District.

On August 15, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0586C.

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

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. 2013.0586C, 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 west side of South Van Ness Avenue, between 21st and 22nd Streets. The site is improved with one two-story building and a religious facility (Saint Mary and Saint Martha Lutheran Church). A child care facility (d.b.a. Mission Kids) utilizes a portion of the ground floor of the two-story building. The religious facility uses the other spaces within the two-story building for a variety of purposes, including administration, and utilizes the second building for religious practice. The remainder of the site is used for off-street parking for the congregation and, temporarily for the users of the child care facility.
3. **Surrounding Properties and Neighborhood.** The properties that surround the project along South Van Ness Avenue are generally three- and four-story multi-family residences. Two- and five-story buildings are also present. This pattern is prevalent along the opposite side of South Van Ness. The zoning districts that surround the site are Residential, Mixed Moderate Density (RM-2), Residential, Transit Oriented, Mission Neighborhood (RTO-M) and Neighborhood Commercial Cluster (NC-1).

The Mission District neighborhood is a relatively densely populated area with higher levels of pedestrian traffic than many other San Francisco neighborhoods. This is also an area of vibrant commercial activity, being two blocks from Mission Street. Individuals tend to either walk or ride public transit to the area.

4. **Project Description.** The project proposes to legalize a group housing use of 57 beds and to expand that use by 24 beds, for a total of up to 81 beds. The group housing use is proposed to occupy a portion of the first and second floors of a two-story building found on the subject property. The project scope also includes fire/life safety improvements, electrical upgrades, mechanical systems upgrades, remodeling and addition of bathrooms and a request for exceptions from the Rear Yard requirement and Bicycle Parking requirement under Planning Code Sections 134 and 155.1 under a Planned Unit Development (PUD) Conditional Use authorization. The group housing will include space for services geared towards the Lesbian, Gay, Bisexual and Transgendered (LGBT) Community.
5. **Public Comment.** The Department has received one telephone call and one email communicating concern about potentially intensified anti-social behavior from the users of the proposed group housing use in the area surrounding the project site, including at a public open space approximately two blocks to the east. The Department also received six letters in support of the proposed project.
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. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45% of the lot depth.

The project is not proposing a code complying rear yard as existing improvements are within the area required to be kept free of obstructions. The project is seeking an exception to the rear yard requirement given the existing conditions.

- B. **Useable Open Space – Residential.** Planning Code Section 135 requires that the minimum amount of usable open space provided for each bedroom, where two beds shall be considered one bedroom, to be 1/3 the amount required for a dwelling unit within the respective zoning district. Within the RTO-M zoning district, 133 square feet of useable open space, when provided in common, is required for each dwelling unit.

The project proposes a total of 81 beds, which is the equivalent of 41 bedrooms or 41 dwelling units. This quantity of bedrooms requires 1,817.67 square feet of common useable open space. The project is providing a total of 2,595 square feet of common useable open space at the rear yard and an inner courtyard, exceeding the minimum requirement established by Planning Code Section 135.

- C. **Off-Street Parking.** Planning Code Section 151.1 establishes an off-street parking maximum of up to one car for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any for group housing uses.

The project is not proposing any off-street parking for the group housing use and is in compliance with Planning Code Section 151.1.

- D. **Bicycle Parking.** Planning Code Section 155.5 requires one Class 1 bicycle parking space for every 3 bedrooms.

The project is proposing 81 group housing beds which is the equivalent of 41 bedrooms. Given this number of bedrooms, 14 bicycle parking spaces are required. The Project Sponsor is seeking an exception from this requirement as the population to be served, homeless individuals, typically do not require or demand space for parking bicycles and the existing site is configured in such a manner which requires great program modifications in existing spaces not subject to this Conditional Use authorization request, to comply.

- E. **Density Limitations for Group Housing.** Planning Code Section 208 establishes density limits for group housing units within the RTO-M Zoning District that restrict density by applicable requirements and limitations of the Planning Code, the Residential Design Guidelines in RTO districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department.

The project is proposing a total of 81 beds within the existing envelope of a two-story building. Given that the scope of work does not include substantial exterior alterations, design review by the Planning Department did not prohibit the proposed density. The project is designed in a manner such that the applicable requirements of the Planning Code do not prohibit the proposed density. The General Plan and the Mission Area Plan do not prohibit the proposed density.

- F. **Neighborhood Notification.** Planning Code Section 311 requires neighborhood notification for changes of use to group housing.

The project is proposing the legalization and expansion of a group housing use and conducted the Planning Code Section 311 notification in conjunction with the required notification for the Conditional Use authorization.

- G. **Eastern Neighborhood Infrastructure Impact Fees.** Planning Code Section 423 requires the application of the Eastern Neighborhood Infrastructure Impact Fee when a project proposes at least one net new group housing facility.

The project proposes a new group housing facility. However, Planning Code Section 406 provides 100% fee reduction of the Eastern Neighborhoods Infrastructure Impact Fee based on the affordability of the housing provided.

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 project is proposing to legalize an existing group housing use and expand the number of beds to a total of 81 beds. This legalization and expansion of service is being done within the existing building envelope as existing rooms will be officially converted to the group housing use. This new use at this intensity is desirable and compatible with the community at this location as the subject property is a locale within the community for services such as child care and religious practice.

- 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 alter or expand the size of the existing structures on the subject property as the project will locate the group housing use within existing rooms. Furthermore, the project proposes life safety upgrades.

- 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;

The project does not add off-street parking to the site and it is not anticipated that the use will generate additional traffic as the population being served by the group housing is one that typically does not possess private automobiles.

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

As a safeguard against any possible offensive emissions, the scope of the work will include upgrades to the mechanical systems of the building.

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

The project will not detract from the existing landscaping, screening and open space, will not affect the existing parking area and will not adversely affect lighting and signs.

- 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, on balance, is consistent with objectives and policies of the General Plan as detailed below.

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

- A. Affirmatively promote applicable objectives and policies of the General Plan;

The project furthers multiple General Plan and the Mission Area Plan objectives and policies relating to housing and social services. Specifically, the project addresses those objectives and policies regarding homelessness, human services and the relationship between housing and sustainable means of mobility.

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

The Planning Code establishes a maximum amount of off-street parking for the project. The project will not provide off-street parking, in compliance with the Planning Code.

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

The project will provide 2,595 square feet of common useable open space at the rear yard and an inner courtyard, exceeding the minimum requirement established by Planning Code Section 135.

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

Planning Code Section 208 establishes density limits for group housing units within the RTO-M Zoning District that restrict density by applicable requirements and limitations of the Planning Code, the Residential Design Guidelines in RTO districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. The project is proposing a group housing use of up to 81 beds, which is a density for group housing that will not be substantially equivalent to a reclassification of property.

- E. In RTO Districts include commercial uses only according to the provisions of Section 230 of this Code;

The project is located within the RTO-M zoning district, which is an RTO district, and does not include any commercial uses.

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

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

The project is not seeking any exceptions from the height limit. The project will legalize and expand a group housing use within the existing building envelope of a two story auxiliary building.

- G. In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation;

The project is located within the RTO-M zoning district, which is an RTO district, and will legalize and expand a group housing use within the existing building envelope of a two story auxiliary building. There are no significant exterior alterations planned, and the addition of new publicly-accessible streets or alleys through the site would not be appropriate as the existing improvements are of appropriate scale.

- H. Provide street trees as per the requirements of Section 138.1 of the Code;

Planning Code Section 138.1 does not require the project to add street trees.

- I. Provide landscaping and permeable surfaces in any required setbacks in accordance with Section 132 (g) and (h).

Planning Code Section 132 does not require the project to provide additional landscaping or permeable surfaces in the required setbacks.

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

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.

The project will provide group housing with a focus on serving the LGBT Community. The LGBT Community is one with a need for directed group housing.

OBJECTIVE 12:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION

Policy 12.1:

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

While the project is allowed to add off-street parking dedicated to the group housing use, the project will not add off-street parking spaces to the subject property in part as a means to promote sustainable patterns of movement.

MISSION AREA PLAN

Objectives and Policies

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.

The project will legalize and expand an existing group housing use that serves low-income communities within San Francisco.

10. **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 can benefit neighborhood-serving retail by providing additional patrons to frequent the businesses.

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

The project will conserve the housing and neighborhood character as the area is one with multiple multifamily housing dwellings. The project will also add to the cultural and economic diversity of the neighborhood.

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

The project will legalize and expand a group housing use that is focused on serving low-income residents of San Francisco.

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

It is not anticipated that the project will generate any substantial amount of new traffic that would impede MUNI service or overburden streets and parking given the nature of the use.

- 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 will not displace any service or industry establishment as it proposes to legalize and expand a group housing use.

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

The project will not affect the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There is no landmark or historic building occupying the subject property.

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

The project will have no negative effect on existing parks and open spaces.

11. 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.

12. 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. 2013.0586C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 1, 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 August 15, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 15, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use under a Planned Unit Development to allow a group housing use located at 1050 South Van Ness Avenue, Lot 53 in Assessor's Block 3615 pursuant to Planning Code Sections 178 and 303 and seeking exceptions from the rear yard requirement and the bicycle parking requirement pursuant to Planning Code Sections 134, 155.5, 303 and 304 within the RTO-M Zoning District and a 50-X Height and Bulk District; in general conformance with plans, dated May 1, 2013, and stamped "EXHIBIT B" included in the docket for **Case No. 2013.0586C** and subject to conditions of approval reviewed and approved by the Commission on August 15, 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 August 15, 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org .

MONITORING - AFTER ENTITLEMENT

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

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

9. **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

OPERATION

10. **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>

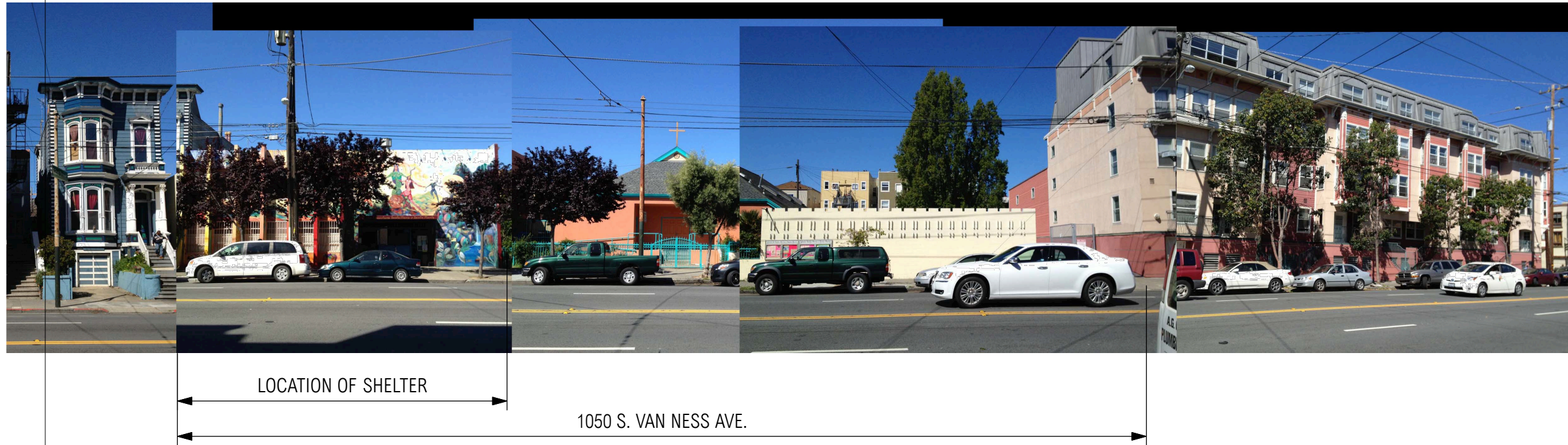
11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

12. **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

MATCH LINE



21ST STREET

1 SOUTH VAN NESS AVE. LOOKING WEST BETWEEN 21ST AND 22ND, NORTH END
 Scale: 1/8" = 1'-0"

MATCH LINE



22ND STREET

3 SOUTH VAN NESS AVE. LOOKING WEST BETWEEN 21ST AND 22ND, SOUTH END
 Scale: 1/8" = 1'-0"

DOLORES ST. COMMUNITY SERVICES SHELTER

1050 S. VAN NESS AVE., SAN FRANCISCO, CA 94110

OWNER'S NAME: DOLORES STREET COMMUNITY SERVICES

CHANGE OF OCCUPANCY, BATHROOM REMODEL

Date: 7/16/13

Page: PHOTOS 1

21ST STREET



MATCH LINE

4 SOUTH VAN NESS AVE. LOOKING EAST BETWEEN 21ST AND 22ND, NORTH END
Scale: 1/8" = 1'-0"

MATCH LINE



22ND STREET

5 SOUTH VAN NESS AVE. LOOKING EAST BETWEEN 21ST AND 22ND, SOUTH END
Scale: 1/8" = 1'-0"

DOLORES ST. COMMUNITY SERVICES SHELTER

1050 S. VAN NESS AVE., SAN FRANCISCO, CA 94110

OWNER'S NAME: DOLORES STREET COMMUNITY SERVICES

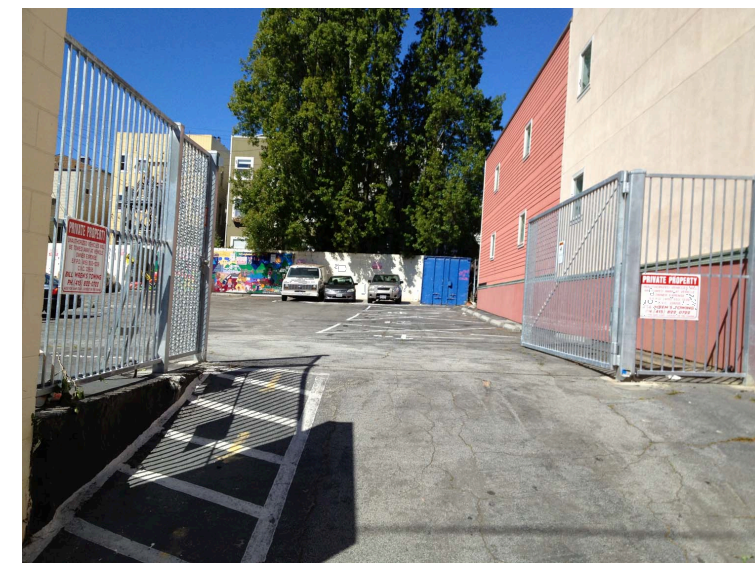
CHANGE OF OCCUPANCY, BATHROOM REMODEL

Date: 7/16/13

Page: PHOTOS 2



6 1050 PARKING LOT LOOKING S AT CHURCH AND SCHOOL BLDG.
Scale: 1/8" = 1'-0"



7 1050-ENTRY TO PARKING LOT
Scale: 1/8" = 1'-0"



8 1050 FROM SIDEWALK LOOKING N
Scale: 1/8" = 1'-0"



9 1050 FROM SIDEWALK LOOKING SW
Scale: 1/8" = 1'-0"



10 1050 FROM SIDEWALK LOOKING S
Scale: 1/8" = 1'-0"

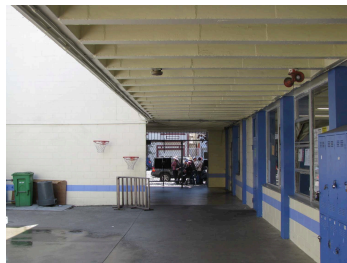
DOLORS ST. COMMUNITY SERVICES SHELTER

1050 S. VAN NESS AVE., SAN FRANCISCO, CA 94110

OWNER'S NAME: DOLORES STREET COMMUNITY SERVICES

CHANGE OF OCCUPANCY, BATHROOM REMODEL

Date:	7/16/13
Page:	PHOTOS 3



8 1050-FIRST FLR LOOKING E
Scale: 1/8" = 1'-0"



9 1050-SECOND FLR LOOKING E
Scale: 1/8" = 1'-0"

PLUMBING FIXTURES REQUIRED UNDER SFBC SEC. 2902.4.2:

AREA SERVED BY BATHROOM IN WORK AREA:

SHELTER: 2410.5 SF/200 SF= 12 OCCUPANTS, 6 MEN 6 WOMEN
(E) OFFICE SPACE: 1961 SF/100 SF= 20 OCCUPANTS, 10 MEN, 10 WOMEN
TOTAL OCCUPANTS: 16 MEN, 16 WOMEN

REQUIRED FIXTURES:

- MENS WC, 1 PER 10; THEREFORE 2 REQUIRED, 3 PROVIDED
- WOMAN'S WC, 1 PER 8; THEREFORE 2 REQUIRED, 2 PROVIDED
- MEN'S LAV SINK, 1 PER 12; THEREFORE 2 REQUIRED, 3 PROVIDED
- WOMEN'S LAV SINK, 1 PER 12; THEREFORE 2 REQUIRED, 2 PROVIDED
- SHOWERS, 1 PER 8; THEREFORE 4 REQUIRED, 4 PROVIDED

PLUS UNISEX: 2 WC, 2 LAV SINKS (PLUS 1 SHOWER COUNTED ABOVE) PROVIDED

BUILDING DATA

GROSS AREAS:

BUILDING FOOTPRINT: 5805 SF
OCCUPIED BUILDING GROSS: 8517 SF
AREA OF CIRCULATION THAT WILL UNDERGO IMPROVEMENTS FOR THIS PROJECT: 3229 SF
AREA OF WORK (EXCEPT FOR SPRINKLERS): 6396 SF
AREA OF INSTALLATION FOR NEW SPRINKLERS: 11,746 SF

1ST FLR. SHELTER BEDROOMS: 1711 SF (EXISTING SHELTER)
1ST FLR. SHELTER BATHROOM RENOVATION: 239 SF (EXISTING SHELTER)
2ND FLR. SHELTER BEDROOM: 853 SF (NEW SHELTER SPACE)
2ND FLR. BATHROOM RENOVATION FOR SHELTER: 364 SF (NEW SHELTER SPACE)
TOTAL: BEDROOM SPACE: 2564 SF
TOTAL: BATHROOM SPACE: 603 SF

NEW 2ND FLR. BATHROOM (AREA TAKEN FROM CIRCULATION AREA): 61 SF

EXISTING PARKING: 10311 SF, 23 SPACES PLUS 2 ACCESSIBLE = 25 TOTAL

SHELTER OCCUPANT LOAD:

NET OCCUPIED AREA, TYP.:

RM 102: 29 BEDS 803.5 SF
RM 103: 28 BEDS 803.5 SF
RM 203: 24 BEDS 803.5 SF

TOTAL: 81 BEDS 2410.5SF

OCCUPANT LOAD, FROM CBC TABLE 1004.1.1, DORMITORY: 1/50SF, THEREFORE 48 OCCUPANTS ALLOWED.
INCREASE OF OCCUPANT LOAD IS REQUESTED UNDER CBC SEC. 1004.2 "INCREASED OCCUPANT LOAD" TO 81 OCCUPANTS.
UNDER THIS SECTION 1004.2 MAX ALLOWED= 2410.57 = 334 OCCUPANTS, LESS THAN 81

NOTE THAT DESIGN OCCUPANT LOAD FOR CLASSROOM SPACE IS 1/20SF, THEREFORE DESIGN OCCUPANT LOAD IS 120.

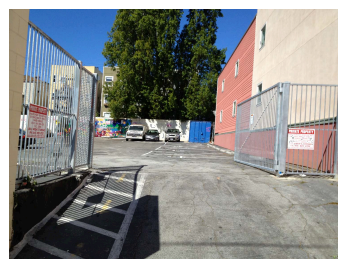
SHELTER OPEN SPACE REQUIREMENT:

OPEN SPACE: SECT. 135(D)(2) GROUP HOUSING IN RTO-M DISTRICT:
2 BEDS= 1 BEDROOM, THEREFORE 41 BEDROOMS
ALL OPEN SPACE TO BE SHARED, THEREFORE AS PER TABLE 135A, PROVIDE 133 SF PER UNIT
41 UNITS X 133 SF = 5453 SF

COURTYARD BETWEEN CHURCH AND SCHOOL BUILDING IS 1887 SF, 34% OF THE OPEN SPACE REQUIREMENT.



6 1050 PARKING LOT LOOKING S AT CHURCH AND SCHOOL BLDG.
Scale: 1/8" = 1'-0"



7 1050-ENTRY TO PARKING LOT
Scale: 1/8" = 1'-0"



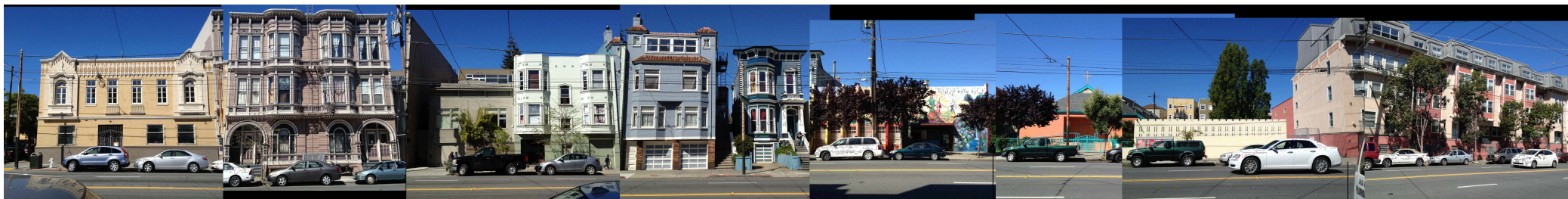
3 1050 FROM SIDEWALK LOOKING N
Scale: 1/8" = 1'-0"



4 1050 FROM SIDEWALK LOOKING SW
Scale: 1/8" = 1'-0"



5 1050 FROM SIDEWALK LOOKING S
Scale: 1/8" = 1'-0"

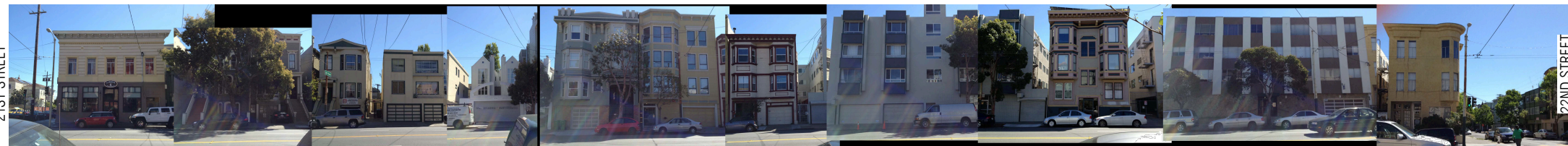


2 SOUTH VAN NESS AVE. LOOKING WEST BETWEEN 21ST AND 22ND
Scale: 1/8" = 1'-0"



22ND STREET

21ST STREET



1 SOUTH VAN NESS AVE. LOOKING EAST BETWEEN 21ST AND 22ND
Scale: 1/8" = 1'-0"

NOTE: FOR PHOTO LOCATIONS, SEE SITE PLAN, SHEET 2

21ST STREET

22ND STREET

1050 SOUTH VAN NESS AVE. PROJECT INFORMATION

BLOCK: 3615
LOT: 53
ZONING: RTO-M
HEIGHT AND BULK: 50-X
EXISTING SF PLANNING CODE OCCUPANCY (FOR LOT): CHURCH, DAY CARE, OFFICE
PROPOSED SF PLANNING CODE OCCUPANCY (FOR LOT): CHURCH, DAY CARE, OFFICE, GROUP HOUSING, BOADING (209.2(a))

EXISTING CA. BUILDING CODE OCCUPANCY (FOR BUILDING): E, B
PROPOSED CA. BUILDING CODE OCCUPANCY (FOR BUILDING): E, B, R1

TYPE OF CONSTRUCTION: 1 B

EXISTING NUMBER OF STORIES: 2
NEW NUMBER OF STORIES: 0

NEW AREA: 0 SF
EXISTING HEIGHT AT CL OF FRONT: 19' 7 1/2"

SHELTER LEASE HOLDER: DOLORES ST. COMMUNITY SERVICES
938 VALENCIA STREET
SAN FRANCISCO, CA 94110
ATTN: MARLON MENDIETA
(415) 262-6209

DESCRIPTION OF WORK

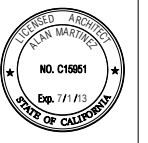
- 1) FIRE SPRINKLERS SHALL BE INSTALLED IN THE ENTIRE BUILDING FOR GROUP R OCCUPANCY AS REQUIRED BY 903.2.8. FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.3. THIS WILL BE A DESIGN BUILD PROJECT PERFORMED UNDER A SEPARATE PERMIT.
- 2) UPGRADE ELECTRICAL (INC. LIGHTING) SYSTEMS AS SHOWN IN THE DRAWINGS.
- 3) REMEDY CODE VIOLATIONS TO HANDRAILS AND GUARDRAILS ALONG EXIT PATHWAYS AS SHOWN IN THE DRAWINGS.
- 4) REMODEL TWO BATHROOMS AND INSTALL ONE NEW UNISEX BATHROOM AS SHOWN.
- 5) INSTALL VENTILATION SYSTEMS AS SHOWN IN THE DRAWINGS.
- 6) ADD NEW WATER HEATER.
- 7) REPLACE FURNACES IN EACH BEDROOM. PROVIDE ENCLOSURES, SUPPLY AIR AND VENTING TO CODE.
- 8) INSTALL EXITING AND ROOM SIGNAGE TO MEET CODE.

GENERAL NOTES

1. All construction, regardless of details or plans in this set, shall comply with the 2010 San Francisco Building Code, the 2007 San Francisco Housing Code, the 2010 San Francisco Mechanical Code, the 2010 San Francisco Plumbing Code, the 2010 San Francisco Electrical Code, the 2010 San Francisco Energy Code, the San Francisco Planning Code and all applicable other local codes and ordinances. All Contractors and Subcontractors shall hold harmless the Architect and the Owner from any damage and/or penalty arising out of violations thereof.
2. The Contractor shall verify all dimensions, property lines, measurements and conditions in the field before beginning work. Any discrepancies, errors or omissions shall be brought to the Architects attention immediately.
3. Unless otherwise noted, all angles shall be right angles, all lines which appear parallel shall be parallel, and all items which appear centered shall be centered. The Contractor shall be responsible for maintaining all lines true, level, plumb and square. Dimensions noted "clear" or "clr" must be precisely maintained. Dimensions marked "V.I.F." shall be verified in the field by the Contractor.
4. Detailed and/or large scale drawings shall take precedence over general and smaller scale drawings. Figured dimensions shall take precedence over scaled dimensions. The Contractor shall verify all scaled dimensions with the Architect before proceeding with work.
5. The Contractor shall be responsible for all material protection during construction. All materials delivered to the site shall be properly stored and protected until installation. All lumber shall be protected from moisture and stored above ground.
6. All attachments, connections or fastenings of any nature are to be properly and permanently secured in conformance with the best practices of the building industry. The drawings show only special requirements to assist the Contractor and do not show detail.
7. Details shown in these drawings are typical and shall apply unless otherwise noted or shown. Details of construction not fully shown shall be of the same nature shown for similar conditions. The Contractor shall be responsible for inspecting site conditions and consulting with the Architect and Engineer to adjust typical details to the varying existing conditions within the parameters allowed in the architectural and engineering drawings.
8. The Contractor shall be responsible for adequate design and construction of all forms, bracing and shoring required. The Contractor shall provide adequate stays and bracing of all framing until all elements of the design have been incorporated in to the project. The Contractor shall be responsible for having the shop drawings prepared prior to fabrication for all prefabricated materials of construction. Shop drawings shall serve to demonstrate the Contractor's understanding of the design concept, by indicating which materials he intends to furnish and install and by detailing the fabrication and method of installation. The Contractor shall submit all shop drawings for review by the Architect and the Engineer and shall incorporate any comments into the drawings prior to fabrication. The Contractor agrees that shop drawings processed by the Architect are not change orders. The Contractor shall also provide adequate and reasonable protection from weather during construction.
9. The Contractor, not the Architect, shall be responsible for the means, methods, techniques, and sequences of construction. The Contractor shall also be solely responsible for all safety programs and procedures during construction. The Contractor must provide adequate shoring and bracing of the structure and the soil cuts at all times during construction, and shall maintain the shoring and bracing until the permanent structure can provide adequate support.
10. The work consists of alterations to an existing building.
11. Existing conditions indicated on these drawings are to be verified by the Contractor in the field and discrepancies reported to the Architect.
12. The Architect reserves the right to reject materials and work quality which are not considered to be up to the specified standards of the various trades involved. Such inferior material or work shall be repaired or replaced, as directed by the Architect and at no additional cost to the Owner.
13. Fire Department access must be provided and maintained serviceable prior to and during construction.
14. All materials appearing herein constitute the original and unpublished work of the Architect and Engineer and may not be duplicated, used or disclosed without the written consent of the Architect.

SHEET INDEX
ARCHITECTURAL SHEETS:

1. COVER SHEET, PHOTOGRAPHS
2. SITE PLAN
3. EXISTING PLAN, FIRST FLOOR
4. NEW PLAN, FIRST FLOOR
5. EXSTING PLAN, SECOND FLOOR
6. NEW PLAN SECOND FLOOR
7. EXTERIOR ELEVATIONS



ALAN MARTINEZ ARCHITECT, INC

2298 THIRD ST.
S. F. CA 94107
P: (415) 626-9379
awmach@mac.com

DOLORES ST. COMMUNITY SERVICES SHELTER

1050 S. VAN NESS AVE., SAN FRANCISCO, CA 94110

OWNER'S NAME: DOLORES STREET COMMUNITY SERVICES

CHANGE OF OCCUPANCY, BATHROOM REMODEL

Date: 5/1/13

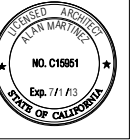
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REV. DATE

7/1/13

Sheet

1



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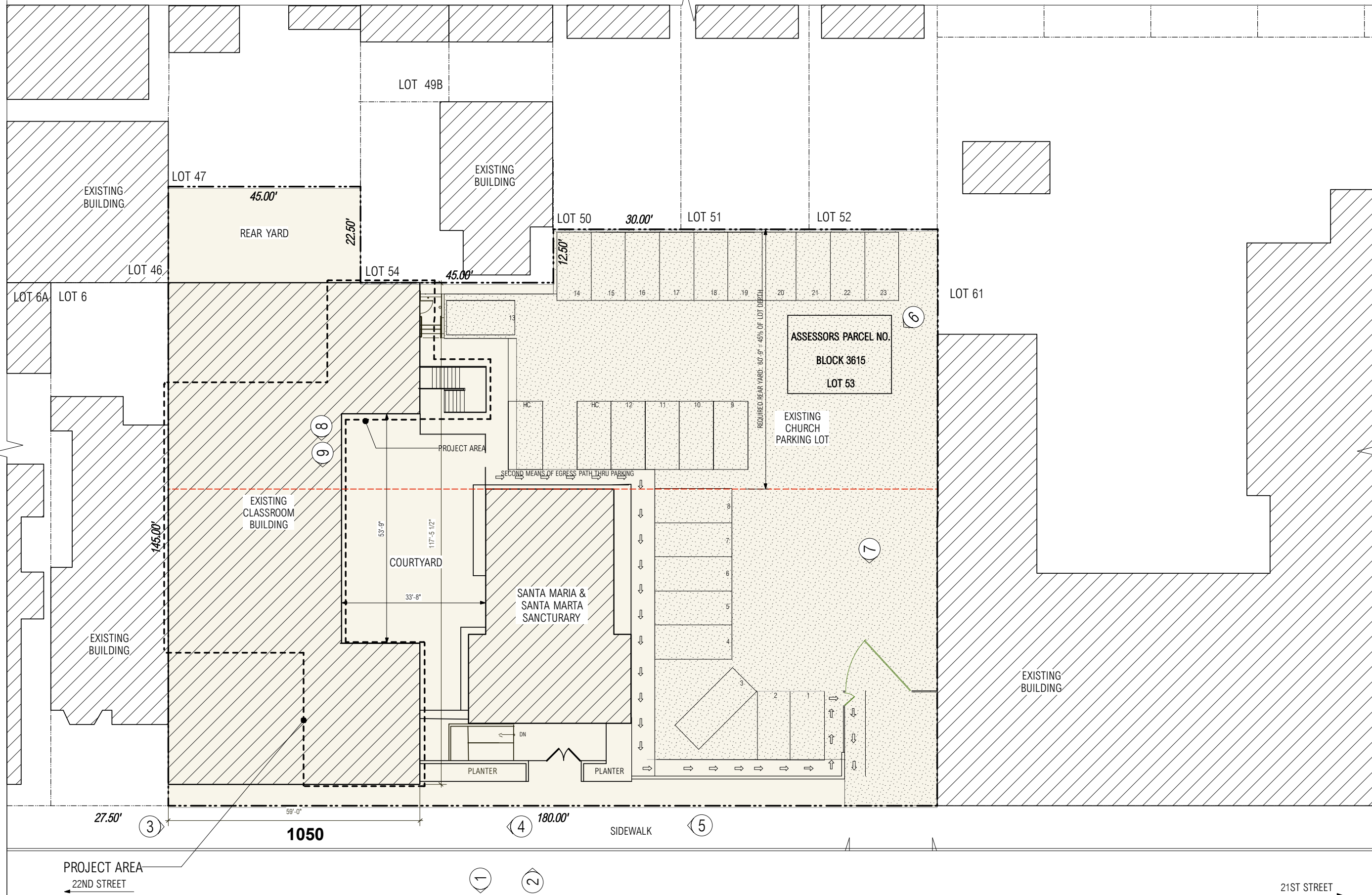
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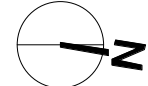
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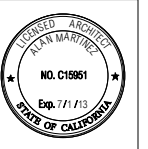
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Sheet **2**



1 SITE PLAN
Scale: 1" = 10 ft





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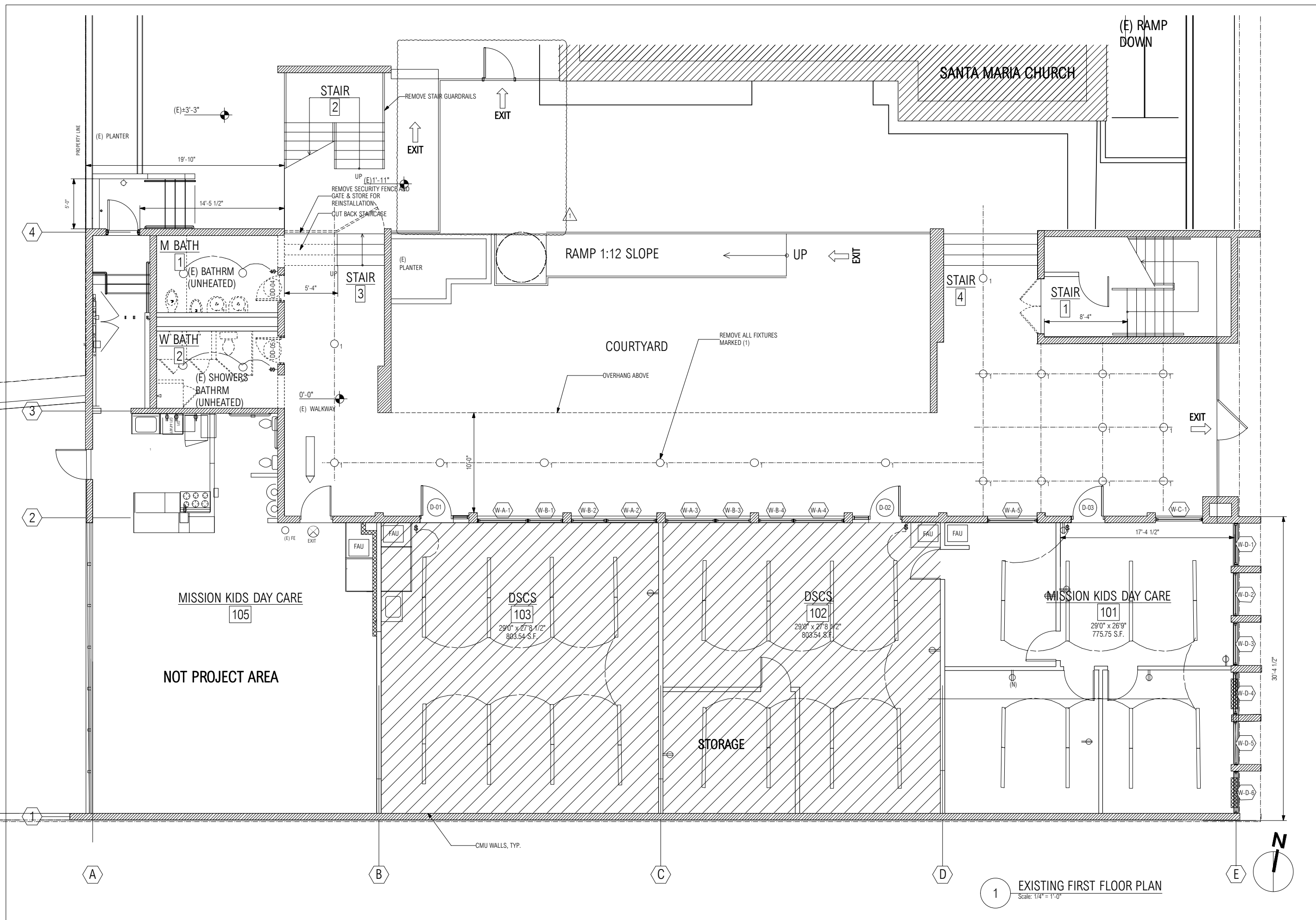
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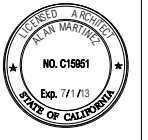
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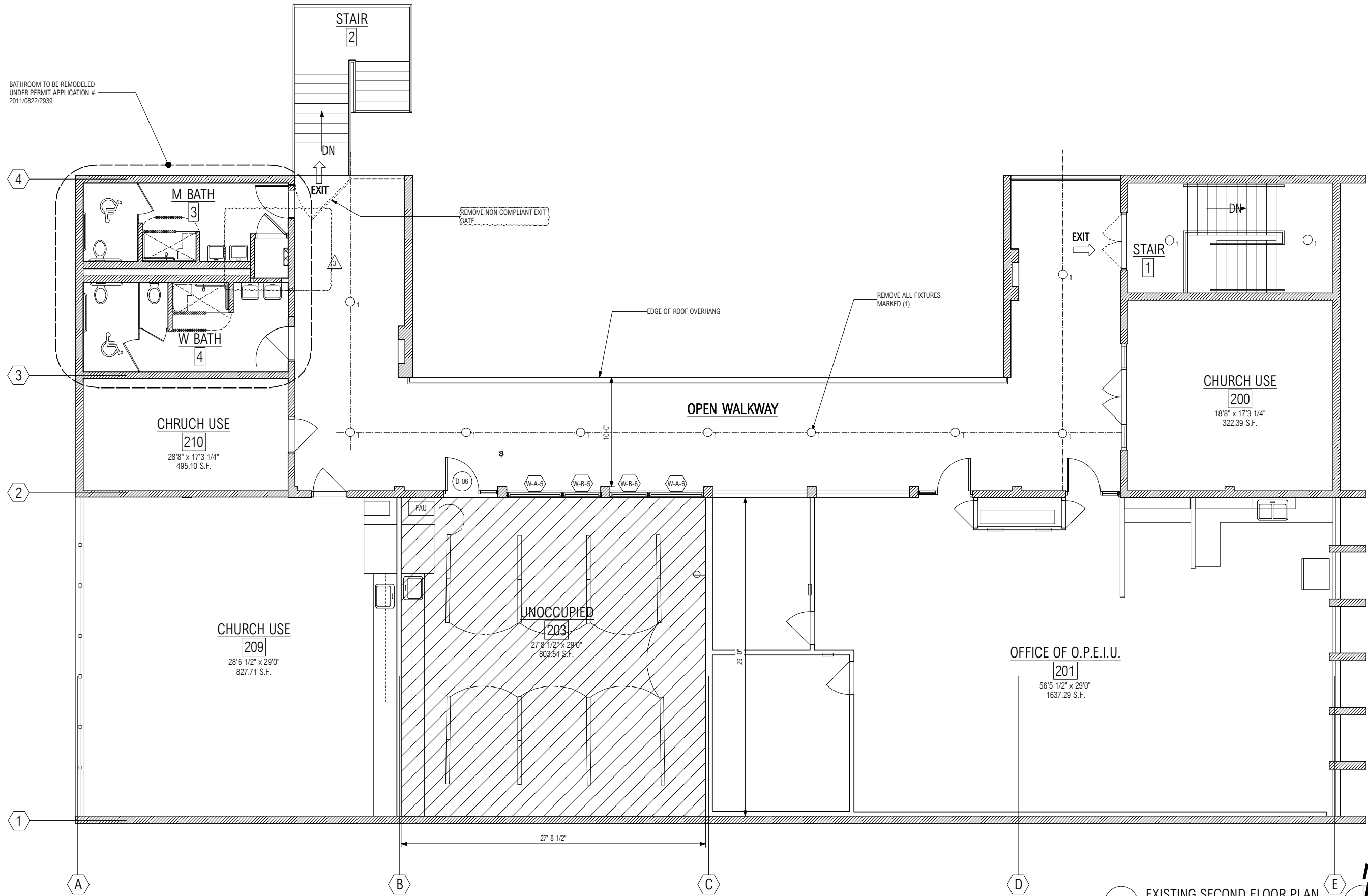


1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



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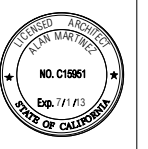
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REV. DATE

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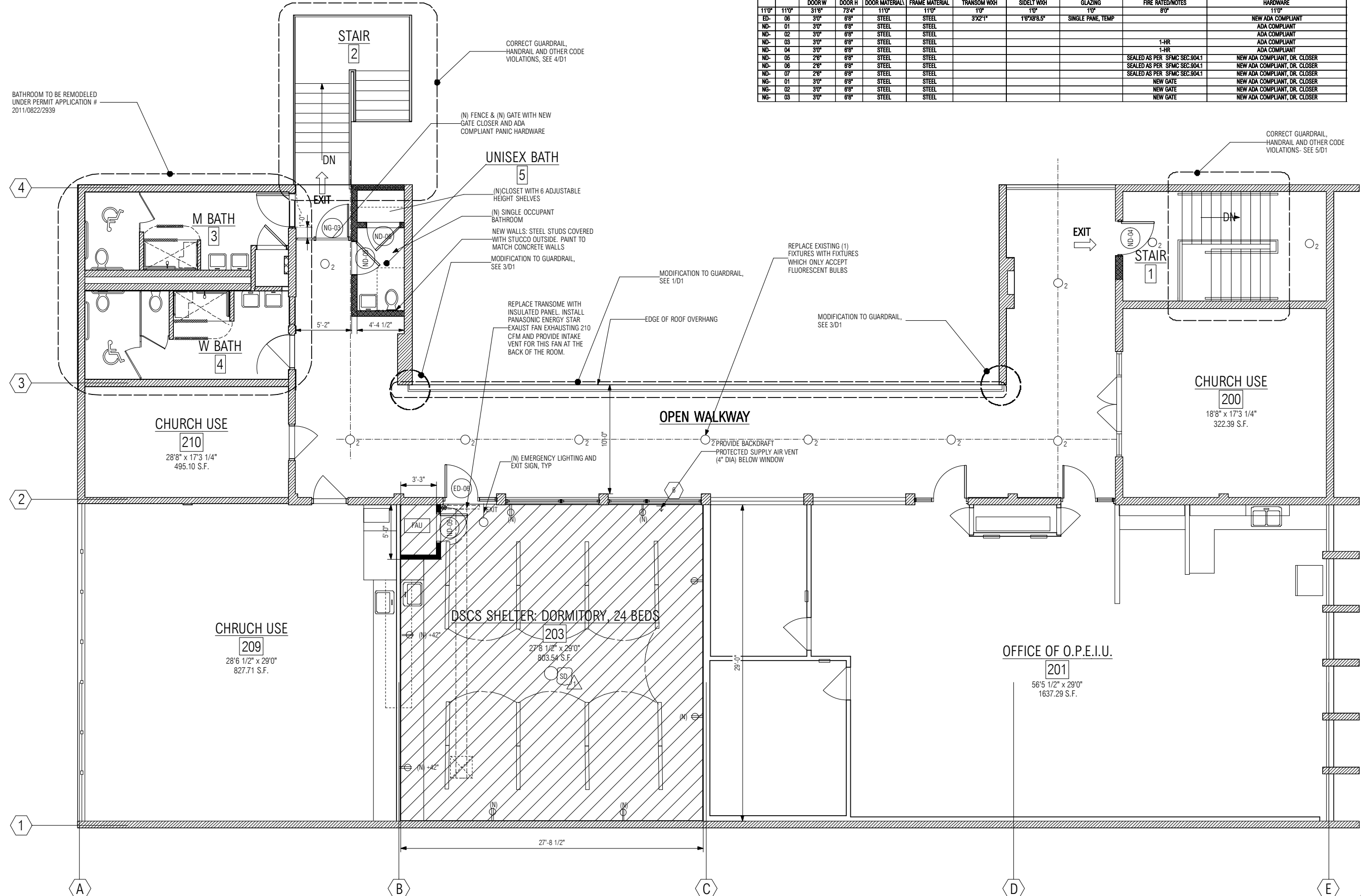
1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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DOOR SCHEDULE		DOOR W	DOOR H	DOOR MATERIAL	FRAME MATERIAL	TRANSOM WxH	SIDELET WxH	GLAZING	FIRE RATED/NOTES	HARDWARE
11'0"	11'0"	3'6"	7'3 1/4"	11'0"	11'0"	1'0"	1'0"	1'0"		11'0"
ED-06	06	3'0"	6'6"	STEEL	STEEL	3'X2'1"	1'6"X8'6"	SINGLE PANE, TEMP		NEW ADA COMPLIANT
ND-01	01	3'0"	6'6"	STEEL	STEEL					ADA COMPLIANT
ND-02	02	3'0"	6'6"	STEEL	STEEL					ADA COMPLIANT
ND-03	03	3'0"	6'6"	STEEL	STEEL				1-HR	ADA COMPLIANT
ND-04	04	3'0"	6'6"	STEEL	STEEL				1-HR	ADA COMPLIANT
ND-05	05	2'6"	6'6"	STEEL	STEEL				SEALED AS PER SFMFG SEC.304.1	NEW ADA COMPLIANT, DR. CLOSER
ND-06	06	2'6"	6'6"	STEEL	STEEL				SEALED AS PER SFMFG SEC.304.1	NEW ADA COMPLIANT, DR. CLOSER
ND-07	07	2'6"	6'6"	STEEL	STEEL				SEALED AS PER SFMFG SEC.304.1	NEW ADA COMPLIANT, DR. CLOSER
NG-01	01	3'0"	6'6"	STEEL	STEEL					NEW ADA COMPLIANT, DR. CLOSER
NG-02	02	3'0"	6'6"	STEEL	STEEL					NEW GATE
NG-03	03	3'0"	6'6"	STEEL	STEEL					NEW GATE

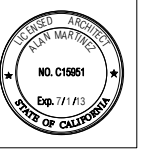


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1050 S. VAN NESS AVE., SAN FRANCISCO, CA 94110
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CHANGE OF OCCUPANCY, BATHROOM REMODEL

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1 NEW SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



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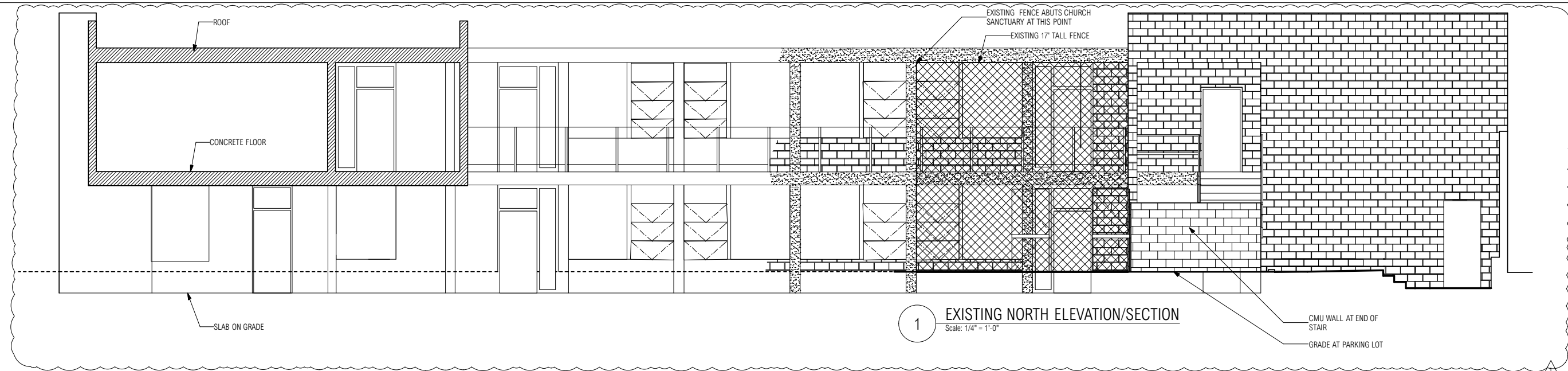
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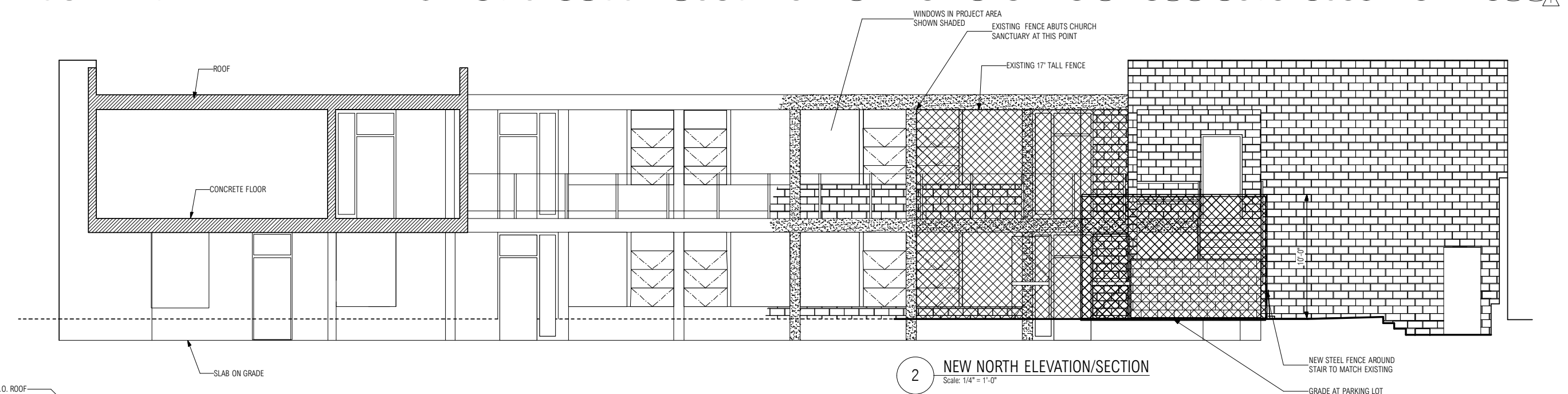
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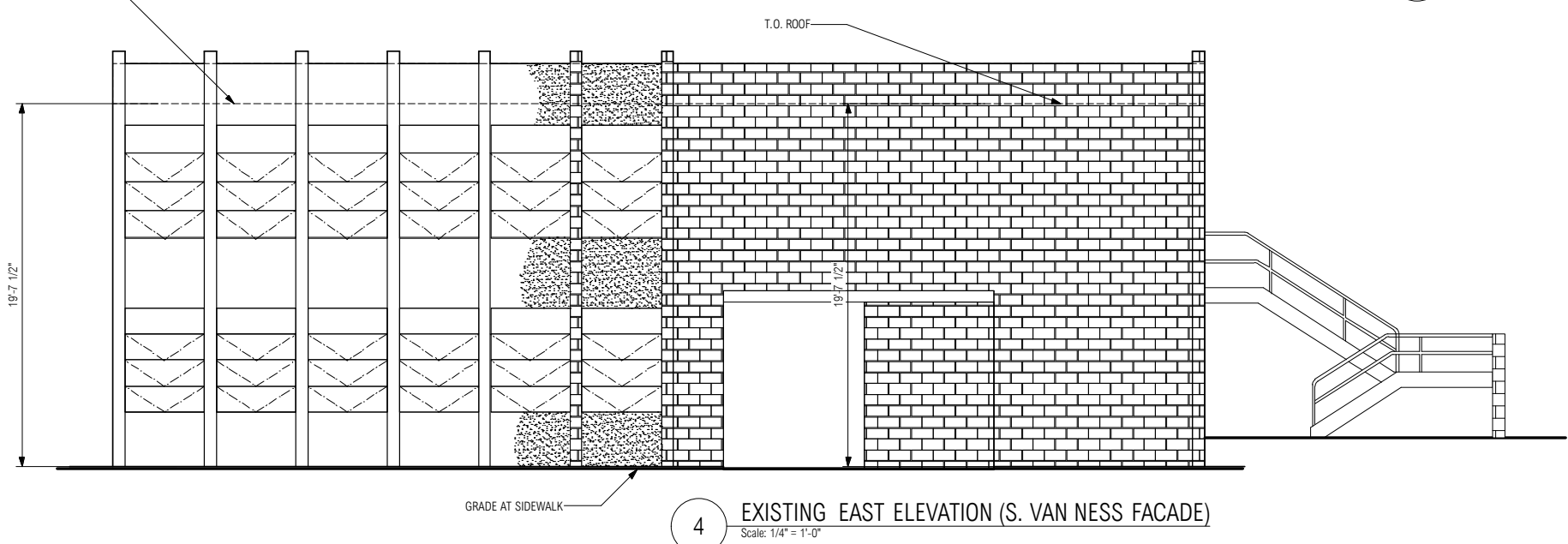
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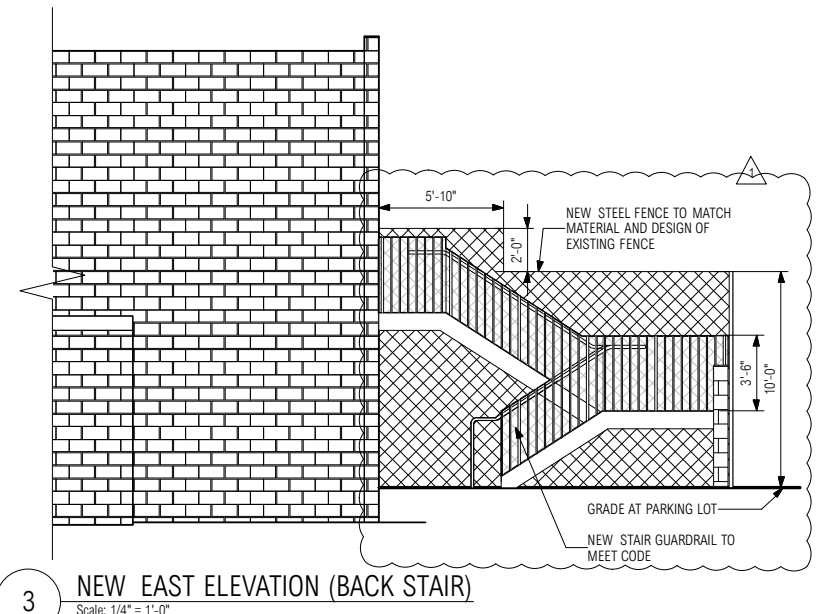
1 EXISTING NORTH ELEVATION/SECTION
Scale: 1/4" = 1'-0"



2 NEW NORTH ELEVATION/SECTION
Scale: 1/4" = 1'-0"



4 EXISTING EAST ELEVATION (S. VAN NESS FACADE)
Scale: 1/4" = 1'-0"



3 NEW EAST ELEVATION (BACK STAIR)
Scale: 1/4" = 1'-0"



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August 6, 2013

Via Hand Delivery

Rodney Fong, President
San Francisco Planning Commission
1650 Mission St., 4th Floor
San Francisco, CA. 94103

Re: 1050 South Van Ness Ave Homeless Shelter
Case No. 2013.0586C
August 15, 2013 Hearing

Dear President Fong and Commissioners:

We represent Dolores Street Community Services (“DSCS”), a non-profit social services agency that provides an array of services that “interrupt and end the cycle of homelessness, giving [their] clients a fresh start at life in San Francisco.”¹ As lessee of a portion of an existing mixed use building at 1050 South Van Ness, DSCS is seeking to expand those services to include the underserved LGBT adult homeless community within the City’s constellation of homeless services. As recently reported in the local press,² LGBT persons make up a significant number (29%) of homeless persons in the City on any given night, yet there are few shelters that are equipped to meet the specific needs of LGBT homeless individuals for safety, security and respect. DSCS’s effort, funded by the City’s Human Services Agency, will enable those unique needs to finally be addressed.

In order to enable provision of these services, the Planning Commission must grant conditional use authorization, pursuant to Planning Code Sections 303 and 304, to approve a Planned Unit Development (PUD) to legalize the existing 57 bed homeless shelter that serves the general homeless population and to add 24 beds that will be targeted to LGBT homeless

¹ <http://www.dscs.org/content/blogcategory/0/105/>

² See e.g., the June 22, 2013 San Francisco Chronicle article reporting these results.

<http://www.sfchronicle.com/bayarea/article/Almost-one-third-of-homeless-in-S-F-are-gay-4615829.php>. See also this July 25, 2013 article in the Bay Area Reporter (BAR), an LGBT community newspaper, regarding the great need for these beds by homeless LGBT persons.

http://www.google.com/url?sa=t&rct=j&q=lgbt%20homeless%20san%20francisco%20bar&source=web&cd=1&cad=rja&ved=0CCoQFjAA&url=http%3A%2F%2Fwww.ebar.com%2Fnews%2Farticle.php%3Fsec%3Dnews%26article%3D68946&ei=3kD0UYPJEsPiiwLt5IEI&usg=AFQjCNERpc7j_VIDSmda-aNkie-71OgToQ



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individuals ("Project"). The Project also requires exceptions from the Planning Code's open space, rear yard and bicycle parking requirements. We respectfully request that the Commission approve the required entitlements and conditions as recommended by staff.

PROJECT SITE CHARACTERISTICS

The approximately 24,200 square foot Project site is located at 1050 South Van Ness between 21st and 22nd Streets. The surrounding Mission District neighborhood is a relatively densely populated area with higher levels of pedestrian traffic than many other San Francisco neighborhoods. The site is within walking distance of numerous MUNI bus lines as well as both the 16th and 24th Street BART stations.

The immediate neighborhood is predominantly multi-family residential. The properties that directly surround the Project site along both sides of South Van Ness Avenue are generally three- and four-story multi-family residences, with some two- and five-story buildings as well. There are some commercial uses along South Van Ness and to the east on Valencia and Mission Streets. The site's zoning is Residential, Transit Oriented, Mission Neighborhood (RTO-M) within a 50-X height district. The surrounding neighborhood is also zoned RTO-M as well as Residential, Mixed Moderate Density (RM-2) and Neighborhood Commercial Cluster (NC-1).

The Project site consists of two (2) existing buildings. The older of the two buildings houses the shelter, the office of the Office and Professional Employees Union Local 3,³ and an existing childcare facility currently known as Mission Kids Co-Op.⁴ This building was built as a school in the early 1960s.⁵ By the mid-1980s, it was formally converted by conditional use authorization and Planned Unit Development to community services. Consistent with that change, the existing 57-bed shelter has been at this location since 1998. The 2,002 square foot childcare facility provides services for up to 33 children.⁶ Childcare and Local 3 hours of operation are during the period the shelter is not in operation so there is no overlap between the daytime uses and the shelter.

The other building on the site is the approximately 2,600 square foot St. Mary and St. Martha Lutheran Church. The Church was built in 1994, pursuant to the same conditional use that authorized community service use for the current childcare building. The Church provides

³ <http://opeiu3.org/>

⁴ <http://www.missionkidsco-op.org/wordpress/>. Mission Kids is located at 1050 South Van Ness, Room 104 in a church-owned community building between 21st and 22nd Streets. Our newly-remodeled, light-filled room has a kitchen and two enclosed private outdoor courtyards. We have a parking lot, making drop-off and pick-up very stress-free.

⁵ See p. 2, Planning Commission Case No. 94.440C, Motion No. 13816, adopted January 26, 1995. See Exhibit A.

⁶ See Planning Commission Case 2011.1434C, Motion No. 18539, adopted February 9, 2012. See Exhibit B. The childcare was initially approved to serve 13 or more children pursuant to Case No. 2009.0834C, Motion No. 17989, adopted on December 3, 2009. See Exhibit C.



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25 parking spaces for use by its congregation. The Church has limited daytime activities and very few nighttime activities. Its most intense use occurs on Sundays during the day. It does not offer a Saturday night mass.

PROJECT CHARACTERISTICS

1. Physical Features

The Project proposes the expansion of an existing 1,950 square foot and unpermitted 57-bed homeless shelter serving a general population into an 81-bed, 3,167 square foot homeless shelter, including bathrooms, serving both a general population (57 beds and 1,950 sf) and targeting LGBT individuals (24 beds and 1,217 sf). The shelter will continue to be operated by DSCS in its existing location with funding from the City Human Services Agency. The Project does not propose any expansion of the building envelope or any major exterior renovations.⁷ The area subject to the conditional use request is limited to the 3,167 square foot area for the shelter, including bathrooms.

Below is a breakdown of the uses for which the conditional use authorization is requested:

- First floor bedrooms: 1,711 sf (existing)
 - First floor bathroom renovation for shelter: 239 sf (existing)
 - Second floor bedroom: 853 sf (new)
 - Second floor bathroom renovation for shelter: 364 sf (new)
- TOTAL: BEDS: 2,564 sf
 BATHROOMS: 603 sf

2. Operations

The shelter will continue its limited operations by being open *only* between 7PM to 7AM daily. Contrary to widely held views, assignment to the shelter takes place off-site. There is, thus, no long line at the site for those waiting hours to be assigned a bed. Once that assignment is made, the bed can be used by that one individual for *up to 90 consecutive days*. By providing such long stays, there is a genuine opportunity for community-building and trust to occur among the residents and between residents and the staff. For LGBT residents, this is an especially welcome benefit.

Three staff members will provide services to the shelter residents on a nightly basis. For the LGBT residents there will be staff trained to address their specific needs and concerns.⁸

⁷ The only exterior construction is a 10-foot fence near the rear of the Project site to enhance privacy and security between properties.

⁸ DSCS has provided staff training specific to the unique needs of transgender homeless individuals.



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Some staff live in the neighborhood so walk to and from the shelter. Others arrive by MUNI or car.

Operationally, staff members arrive at 6:30PM. Shelter residents arrive at the site between 6:45-7:00PM. They arrive by MUNI or by foot. While a line of residents does form on South Van Ness for a brief period when the shelter is opening each evening, staff maintains order by placing cones and monitoring the line. Shelter doors open promptly at 7PM. Between 7-8PM, residents are permitted to exit the building as far as the interior courtyard of the site. Activities in the courtyard are generally to smoke or socialize. A strict 8PM curfew is imposed on the residents. Anyone not inside the facility at that time forfeits his or her bed for the night. Food and beverages are provided to the shelter residents, but staff ensures that all food is consumed inside the shelter.

Residents and staff leave by 7AM. This avoids any possible conflict with the other activities occurring on the site. Daytime site janitors are also there to prevent loitering by unauthorized persons, including shelter residents.

When residents leave for the day, they can utilize a variety of services in and around the Mission as well as elsewhere in the City. These services include but are not limited to county benefits, support/advocacy for eligible federal benefit programs, job training, education, substance abuse and mental health. The City funds the nearby Mission Neighborhood Resource Center/Health Center that provides daytime services including case management, shelter reservations, and a health clinic. City funded housing programs offer shelter guests opportunities for permanent supportive housing as vacancies become available. DSCS shelter staff assist residents with filling out housing applications to these referral opportunities.

3. Construction

Swinerton Builders will manage construction of the alterations needed to create the additional 24 beds and the corresponding required increase in bathrooms. The Project will also involve exit pathway improvements and installing fire sprinklers throughout. Construction staging will occur primarily on the Project site and will be done during hours permitted by DPW and the Municipal Code. Swinerton will follow all standard practices regarding noise and dust control required by the Municipal Code and by local, regional and state agencies. Neighbors will be provided a telephone number to contact Swinerton to relay any concerns about noise, dust or other construction-related issues.



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REQUESTED ENTITLEMENTS

- A. Basis for granting conditional use authorization and PUD to legalize and expand the shelter.

Under Planning Code Section 209.2(a), a homeless shelter located in an RTO-M district is principally permitted.⁹ However, because the shelter is located in a building that was approved as a childcare facility pursuant to a conditional use authorization and PUD, Planning Code Section 178(e)(1) requires conditional use authorization and PUD approval to legalize and expand the existing shelter. Section 178(e)(1) allows a permitted conditional use, such as the childcare, to change to a use permitted as of right under the Planning Code, such as the shelter, as long as the new use obtains a conditional use authorization. Once the required conditional use authorization is granted, the new use becomes a principally permitted use. Through this process, the shelter would be considered a principally permitted use, consistent with the RTO-M zoning.

Under Section 304(d), there are several criteria that need to be satisfied to obtain a PUD. The Project meets all applicable criteria.

- (1) Affirmatively promote applicable objectives and policies of the General Plan.**

General Plan policies that are furthered by the Project include numerous Housing Element policies. These are encouraging housing options for all residents across lifecycles and to provide housing for residents with special needs for housing support and services, ensuring that all residents have equal access to available units and increasing access to housing, particularly for households who might not be aware of their housing choices, such as LGBT homeless individuals. Objective 6 specifically focuses on the City's efforts to address homelessness, including prioritizing reducing homelessness for those most in need. Again, the LGBT community would fall into this category. Lastly, because the shelter is effectively removed from the direct view of the neighbors, whether as pedestrians or residents, it has a minimum effect on neighborhood character.

- (2) Provide off-street parking adequate for the occupancy proposed.**

Off-street parking is not required for group housing under Planning Code Section 151(b) and Table 151.

⁹ Under Planning Code Section 208(d), group housing density is not based on lot area like dwelling unit density. Rather, group housing density is determined by "the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential Design Guidelines in RTO districts, other applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department."



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- (3) **Provide open space usable by the occupants and, where appropriate, by the general public, at least equal to the open spaces required by this Code.**

Usable open space of approximately 1,887 (the existing courtyard between the building and existing off-street parking) will be available to shelter residents. This amounts to 34% of Planning Code Section 135(d)(2)'s requirement of 5,453 square feet of common open space and 17% of Planning Code Section 134's requirement for a 10,890 square foot rear yard.

- (4) **Be limited in dwelling unit density to less than the density that would be allowed by Article 2 of this Code for a district permitting a greater density, so that the Planned Unit Development will not be substantially equivalent to a reclassification of property.**

Planning Code Section 208(d) eliminates density limits for group housing.

- (5) **In R Districts, include commercial uses only to the extent that such uses are necessary to serve residents of the immediate vicinity, subject to the limitations for NC-1 Districts under this Code, and in RTO Districts include commercial uses only according to the provisions of Section 230 of this Code.**

No commercial uses are included in the Project.

- (6) **Under no circumstances be excepted from any height limit established by Article 2.5 of this Code, unless such exception is explicitly authorized by the terms of this Code. In the absence of such an explicit authorization, exceptions from the provisions of this Code with respect to height shall be confined to minor deviations from the provisions for measurement of height in Sections 260 and 261 of this Code, and no such deviation shall depart from the purposes or intent of those sections.**

The Project proposes no increase in height.

- (9) **In RTO and NCT Districts, include the extension of adjacent alleys or streets onto or through the site, and/or the creation of new publicly-accessible streets or alleys through the site as appropriate, in order to break down the scale of the site, continue the surrounding existing pattern of block size, streets and alleys, and foster beneficial pedestrian and vehicular circulation.**
- (10) **Provide street trees as per the requirements of Section 138.1 of the Code.**
- (11) **Provide landscaping and permeable surfaces in any required setbacks in accordance with Sections 132(g) and (h).**



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There is no large-scale exterior construction proposed for the building. The only exterior construction will be the erection of a 10-foot fence adjacent to and wrapping around the rear stairs to the facility to enhance site security. For this reason, requirements (9) to (11) do not apply.

B. Basis for granting exceptions from the Planning Code's requirements for rear yard, open space and bicycle parking.

The configuration of the 2 existing buildings along with the approximately 25 space off-street parking provided for Church and childcare use makes strict compliance with the Planning Code's rear yard and open space requirements infeasible. Planning Code Section 135(d)(2) and Table 135A would require that 5,453 square feet of open space be available on-site. However, the only discrete unoccupied area that is available for open space use by shelter residents is an approximately 1,887 square foot courtyard. That would provide 34% of the Planning Code Section 135's open space requirement for this site. The same site configuration that limits available on-site open space also results in a building occupying what would otherwise be the required rear yard. Given this configuration, the Project cannot possibly meet Planning Code Section 134's applicable 45% rear yard requirements, or 10,890 square feet. An exception from both these requirements must be granted in order to legalize the existing 57-bed shelter and to permit the expansion of 24 beds targeted to LGBT homeless individuals.

It is noteworthy that other homeless shelters in the City that are also located in R-Districts do not have open space. For example, the following shelter facilities do not have any usable open space or rear yard on their lots, which are zoned RC-4: Next Door Shelter, 1001 Polk Street provides 334 beds and is open 24 hours/day; Hospitality House, 146 Leavenworth provides 30 beds and is open for 16 hours/day. No open space is provided at The Providence Shelter at 1601 McKinnon, which is located in an RH-1 zone. It provides 125 mats for 10 hours/day.

In contrast, this site is unusually large and has some area that is unobstructed and is thus usable by residents as open space. Residents can use it for passive activities and socializing during their 7-8PM social hour. Having such space available enhances the residents' quality of life at the shelter. However, because the area that can be safely used by residents is not as large as the amount required by Planning Code Section 135 and Table 135A for group housing, the exception is required.

The site configuration and the existing uses also preclude compliance with Planning Code Section 155.5's bicycle parking requirements. It requires one (1) bicycle parking space for every three bedrooms. Under it, the Project's 81 beds would need 27 bicycle parking spaces. Those spaces cannot be provided for the following reasons. First, DSCS only has a lease for the shelter area. No other area is available on site to lease. Second, the Church, the childcare facility and the offices that are located in the shelter building fully occupy the buildings and the site. Third, according to Human Services Agency staff, shelter residents do not use or request that bicycle parking be provided. An exception to Section 155.5's bicycle parking requirements must be



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granted in order to legalize the existing 57-bed shelter and to permit the expansion of 24 beds targeted to LGBT homeless individuals.

Our client is not a developer or even in the real estate business. Neither it or any of the private or public agencies that originally funded the shelter at this location knew that the building's community service use (approved by this Commission in 1994) would require that the shelter obtain a building permit and approval from the Planning Department. The current operation and proposal to expand the shelter should not be penalized for the unintended oversight by those that created the shelter. Indeed, the requested approvals will enable DSCS to continue its long-standing business of providing high quality shelter services to a wide range of the City's homeless population. This approval will also enable the City – through DSCS – to fill a long, outstanding gap in providing high quality shelter facilities and related services to LGBT homeless individuals.

THERE IS WIDESPREAD COMMUNITY SUPPORT FOR THE PROJECT.

There is significant community support for the expansion of the shelter. The following local and City-wide social services and housing rights organizations support the Project. Letters of support are attached as Exhibit D.¹⁰

AIDS Housing Alliance

Causa Justa: Just Cause

Central American Resource Center

Housing Rights Committee of San Francisco

Instituto Familiar De La Raza, Inc.

Larkin Street Youth Services

Lavender Youth Recreation and Information Center (LYRIC)

Mission Economic Development Agency

Mission Neighborhood Health Center/ Mission Neighborhood Resource Center

Sisters of Perpetual Indulgence

DSCS held a community outreach meeting at 6 PM on June 12, 2013 at the Church sanctuary on the site. Notice of the meeting was mailed two weeks in advance to residents and community organizations. Mailings were sent based on the 300-foot radius mailing list and on the Planning Department's outreach mailing list maintained on its website. Only three neighbors came to the meeting. Two were concerned about the Project's noise impacts and one was in support. DSCS addressed the noise issue by explaining the shelter operations, the duration of

¹⁰ Additional letters of support will be provided to the Commissioners and staff prior to the hearing.



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residents' stay at the shelter and the City's assignment process. Since the meeting, DSCS has revised its monitoring of the queue that starts at 6:45 PM. Staff presence is increasing at the Project Site, where more staff-wide meetings will be held. This will provide more "active eyes" on the site. Additionally, DSCS staff will distribute a flyer with a list of resources and other places to go during the day for those residents who arrive long before the 6:45 check-in time.

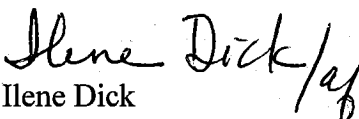
Subsequent to the meeting, both Planning staff and the DSCS project team was contacted by a resident near Jose Coronado Park, located between Shotwell and Folsom and 20th and 21st Streets, or approximately 5 blocks from the Project site. Coronado Park has three adjoining paved athletic courts – tennis, basketball and open use. It is maintained by the Recreation and Park Department. The complaint was that the shelter residents were going to Coronado Park during the daytime directly from or on their way to the shelter.

Upon receipt of the complaint, Bevan Dufty, Director of the Mayor's Office of Housing Opportunity, Partnerships and Engagement directed the Homeless Outreach Team (HOT) to investigate these complaints. HOT is comprised of social workers and police officers who work together to check on the well-being and needs of homeless residents and to address safety and nuisance concerns of neighbors. Since mid July, the HOT team and/or Mission Police Station officers have made approximately three visits to the Park. They found that few people identified as homeless, and those that did, were not connected with the DSCS shelter. Most of the people approached live in the neighborhood, and go to Coronado Park for social reasons, including to drink with others. No individuals took advantage of services offered by HOT, but there was some interest expressed in SRO housing.

CONCLUSION

Based on the above, we urge the Commission to approve the conditional use and PUD and grant the requested exceptions to rear yard, open space and bicycle parking. Please do not hesitate to contact me at (415) 954-4958 or email at idick@fbm.com if you have any additional questions or concerns or would like to visit the site before August 15, 2013.

Sincerely,


Ilene Dick

ID

Enclosures

cc: (Via Email w/enclosures)

Hon. David Campos

Bevan Dufty, Mayor's Office of Housing Opportunity, Partnerships
and Engagement (HOPE)



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cc: (continued)

John Rahaim, Planning Director

Diego Sanchez, Planner

Wendy M. Phillips, Executive Director, Dolores Street Community Services

Marlon Mendieta, Program Director, Dolores Shelter Program, Dolores
Street Community Services

EXHIBIT A

EXHIBIT A

Case No. 94.440C
1050 South Van Ness Avenue

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 13816

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO ESTABLISH A CHURCH UNDER SECTION 209.3(j) OF THE PLANNING CODE, A COMMUNITY FACILITY UNDER SECTION 209.4(a) OF THE PLANNING CODE AND AS A PLANNED UNIT DEVELOPMENT UNDER SECTION 304 OF THE PLANNING CODE FOR EXCEPTIONS REGARDING BUILDING AND PARKING IN THE FRONT SETBACK AND FOR PARKING IN THE REQUIRED REAR YARD IN AN RM-2 (RESIDENTIAL MIXED, MODERATE DENSITY) ZONING DISTRICT IN A 50-X HEIGHT AND BULK DISTRICT.

Preamble

On August 24, 1994, Aaron G. Green and Associates Inc. for property owner St. John's Evangelical Lutheran Church (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 1050 South Van Ness Avenue, Lot 53 in Assessor's Block 3615 (hereinafter "Subject Property") to construct an approximately 35 feet tall building for a relocating neighborhood church with approximately 50 members and to establish community facilities currently the San Francisco Conservation Corps and other non-profit community groups within an existing building in general conformity with plans filed with the Application and labeled "Exhibit B" (hereinafter "Project") within an RM-2 (Residential, Mixed Moderate Density) District and a 50-X Height and Bulk District.

On January 26, 1995, the San Francisco City Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 94.440C.

An application for environmental review was filed with the Office of Environmental Review on August 24, 1994. A Preliminary Negative Declaration for the Project, 94.440E, was published on November 18, 1994 stating the Project as designed could not have a significant effect on the environment. There were no appeals to the determination. The Final Negative Declaration was adopted and issued on December 21, 1994.

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.

Findings

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

1. Establishment of a church or other religious institution under Section 209.3(j) of the Planning Code and establishment of a Community Facility use under Section 209.4(a) of the Planning Code are permitted in an RM-2 District only upon the granting of conditional use authorization by the City Planning Commission pursuant to the procedures set forth in Section 303 of the Planning Code.
2. Exceptions for construction of the new church building and a new front wall on the property line along with parking in the front setback and within the required rear yard may be authorized as a Planned Unit Development by the Commission pursuant to procedures set forth in Section 304 of the Planning Code.
3. The project site is located in the Mission District and has an area of approximately 24,200 square feet. At present, it contains one, two story building, which was built originally as a school, and a paved lot, used for parking, all set off from the street by a solid 11-foot-high wall. The building houses the offices of two community-serving groups.
4. The proposal is to construct an approximately 2,600 square foot church at 1050 South Van Ness Avenue between 21st and 22nd Streets in order to relocate the congregation of St. Mary and St. Martha's Church now located at 3126 22nd Street (around the corner), and to establish the community center use. The proposed new building would consist of approximately 1,320 square feet in chapel space (with a seating capacity of about 60), about 590 square feet for a multipurpose room (to accommodate about 90 people) and 130 square feet for a kitchen and pantry. The new building would be about 35 feet in height. The steeple, however, would reach 60 feet from the sidewalk. The sponsor would retain the existing 37 off-street parking spaces and the two-story, approximately 8,900 square foot building. The proposal includes an interior landscaped courtyard between the existing and proposed buildings. An existing wall at the front of the property would be demolished and reconstructed to about 13 feet in height, two feet higher than the present wall.
5. The existing building was first developed as a school in the early 1960s, but since about 1989 a variety of community groups have occupied the site. Currently, the San Francisco Conservation Corps and Instituto Bravo have offices at the project site. Between these two groups the total number of employees at the site on weekdays is about 11. In addition, the San Francisco Conservation Corps generally has a maximum, 90 students on the site in classes every weekday. There are two consecutive class shifts, with about 45 students for each shift. On

Saturdays in the spring and fall a maximum of about 40 students are on the site in two 20 student shifts, similar to the weekday arrangement. Five or six people with Instituto Bravo meet two or three evenings on a weekly basis. The San Francisco Conservation Corps holds open house on four evenings each year.

6. The land use in the immediate vicinity, on South Van Ness Avenue, largely consists multi-unit residential buildings ranging from two to thirty units, and commercial uses especially on the perpendicular streets. The Mission neighborhood is densely populated and generally has a lot of pedestrian traffic on commercial blocks. The subject property is adjacent to a vacant, fire damaged, two -story commercial building to the north. Given the variety of land uses, the church and community service center would not have an adverse effect on any of those existing uses and would not change the character of the community.

Nearby buildings are predominantly three to four stories and are somewhat mixed in terms of architectural styles. Victorian buildings are mixed in with boxier buildings of the last few decades. Most of the buildings facing South van Ness are residential. The view of the project site and the adjacent parcel to the south from the street is primarily of trees screening walls at the front property lines. Although the proposed building would appear different from what already exists in the neighborhood, it would not adversely affect the visual character of the neighborhood. The 60-foot steeple is exempt from the 50 foot height limit as described in Section 260(b)(1)(D) of the City Planning Code.

7. No expressions of opposition, either in writing or by telephone have been received by the Department in response to the proposed project. The Project Sponsor has held at least one meeting with the community to describe the proposed project.
8. The church is relocating from their currently location, around the corner, at 3126-22nd Street as the current building is too large for the diminishing congregation.
9. The existing community facility replaced a school on the site without benefit of a conditional use approval. Approval of the subject application will correct the oversight.
10. Under the provisions of Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project will not adversely affect the Master Plan. The proposed project complies with the criteria of Section 303 of the Code in that:

- a. The proposal, at the size and intensity contemplated, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

The subject property is in a neighborhood considered to be supportive to the youths served by the San Francisco Conservation Corps and the church already exists on the block, but around the corner in a larger structure than the proposed building. The church is sited to afford maximum open space for the north and west portions of the property. Both the church and the SFCC have been operating on the Assessor's Block for years and have shown themselves to be both desirable and compatible with the neighborhood and community.

- b. The proposal will not be detrimental to the health and general welfare of persons residing or working in the vicinity nor is the proposed use injurious to property, improvements, or potential development in that:
- (i) The new church structure will be constructed at the front of the property behind a 13 foot high wall. The location will place the use at least 100 feet from the nearest residential building fronting on Valencia Street. There will be no change in the size or shape of the lot.
 - (ii) Vehicles will continue to enter the site at the north and through the existing driveway. The existing approximately 37 parking spaces which exceed current parking requirements will be retained. Therefore there should be no adverse affect on neighborhood parking or traffic patterns.
 - (iii) While some noise, dust, and odors may result during the construction of the church, its operation and that of the Community Facility are conducted indoors and therefore will not prove to be offensive regarding noise, dust, glare, and odors.
 - (iv) The entire frontage of the site will be occupied by either the existing building, a new 13 feet tall wall or gate to the parking. New landscaping is included in the proposal as is the relocation of the existing parking. The landscaping and parking arrangement will not be injurious to surrounding properties.

The proposal is consistent with the following applicable policies and objectives of the Master Plan related to the provision of needed educational services and linking of those services with other ongoing programming (church) and recreation centers:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 7: ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 2: Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3: ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 2: Assure that neighborhood centers complement and do not duplicate existing public and private facilities.

Policy 3: Develop centers to serve an identifiable neighborhood.

Policy 5: Develop neighborhood centers that are multi-purpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 7: Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

Policy 8: Provide neighborhood centers with a network of links to other neighborhood and citywide services.

OBJECTIVE 4: PROVIDE NEIGHBORHOOD CENTERS THAT ARE RESPONSIVE TO THE COMMUNITY SERVED.

Policy 1: Assure effective neighborhood participation in the initial planning, ongoing programming, and activities of multi-purpose neighborhood centers.

Policy 2: Insure continuing responsiveness to neighborhood needs by making clear assignments of responsibility for supervision of center operation and administration.

11. Planning Code Section 132 establishes front setback requirements in RH and RM Districts. The front setback requirement for the subject property, based upon the location of the front walls of the abutting buildings is ten feet. The subject church and front wall are proposed to be constructed on the front property line. Four vehicles are also proposed to be parked in the front setback. To require the wall to be reduced in height and the church and parking moved ten feet away from the front property line will not result in a better project. In fact the church structure would occupy some of the newly created open space thereby reducing the amenity provided by the open space. The setback would also cause the loss of four parking spaces with no overriding benefit to the neighborhood or community.
12. Planning Code Section 134 establishes rear yard requirements for the subject property of approximately 35 feet. To require the existing parking to be removed, resulting in a loss of 11 parking spaces in addition to the potential loss of 4 spaces within the front setback would result in 15 additional vehicles, which currently park on the site, competing with neighbors for existing street parking spaces. Prohibiting parking in the rear yard would not result in a benefit for the neighborhood or community.
13. In addition to the Section 303 criteria discussed above, the Project which seeks exceptions from front setbacks and rear yard requirements meets the following criteria for a review as a Planned Unit Development under Section 304 of the Code.
 - (a) The site is greater than one-half acre and in one ownership.
 - (b) The Project meets the applicable provisions of Section 303(d) and supports the applicable objectives and policies of the Master Plan, provides off street parking adequate for the proposed use and provides more open space than required as indicated in Finding 10.
14. After balancing the effects of allowing exceptions to both the front setback and rear yard requirements and considering the benefits of the proposed use, the Commission concludes that the benefits of the Project outweigh any adverse affects on the environment, which are hereby found to be acceptable, and that the social, economic and environmental benefits of the Project constitute considerations justifying granting of the request for exceptions.

15. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project complies with said policies in that:
- a. No existing neighborhood-serving retail uses would be displaced, altered or in any way be affected by this Project.
 - b. The existing neighborhood character would be enhanced by the improvements on the Subject Property and on the interior open space which would result from the Project.
 - c. The supply of affordable housing would not be affected by the Project.
 - d. Municipal transit service would not be impeded and neighborhood parking would be enhanced as a result of the number of parking spaces provided on site and provision of parking spaces during the periods of peak demand for the Community Facility and Church.
 - e. The Project is not a commercial office project and would not displace or alter any elements of the City's industrial or service sectors.
 - f. Earthquake safety requirements will be considered during review of applications for construction of the church building.
 - g. The subject property has not been identified as historically or architecturally significant nor is it a designated landmark or within a designated historic district.
 - h. There are no public parks or open spaces near the Subject Property. Therefore, the Project will not affect any open spaces.

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 hearing, and all other written materials submitted by all parties, the Commission hereby APPROVES Conditional Use Application No. 94.440C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

CITY PLANNING COMMISSION

**Case No. 94.440C
1050 South Van Ness Avenue
Motion No. 13816
Page 8**

I hereby certify that the foregoing Motion was **ADOPTED** by the City Planning Commission on January 26, 1995.

**Linda Avery
Commission Secretary**

AYES: Commissioners Boomer, Fung, Martin, Levine, Lowenberg and Unobskey
NOES: None
ABSENT: Commissioner Prowler
ADOPTED: January 26, 1995

EXHIBIT A

CONDITIONS OF APPROVAL

1. The authorization contained herein is for the establishment of a non-profit and primarily government funded community facility (San Francisco Conservation Corps) and a church in general conformity with plans labeled Exhibit B on file with Application No. 94.440C.
2. Final project design as well as plans for landscaping and fencing/screening shall be reviewed and approved by the staff of the Department prior to the issuance of a Building Permit.
3. Both the structure and the grounds on/of the Subject Property shall be maintained in a neat and attractive manner in keeping with the residential character of the surrounding neighborhood.
4. The Applicant shall install and maintain street trees in front of the Subject Property after having secured the necessary permit from the Department of Public Works, Tree Planting Division.
5. The subject church construction shall be commenced within three years of the date of this action or the authorization contained herein shall become null and void.
6. Notices shall be prominently displayed both in the interior and in the rear yard area urging clients who use the interior open space to do so in a quiet and peaceful manner.
7. The Applicant shall appoint a community liaison officer to address such issues as parking, noise and inconsiderate behavior and other matters of concern to nearby residents as such concerns may relate to staff members and/or clients of this facility. The Project Sponsor shall report the name and telephone number of said officer to the Zoning Administrator for reference.
8. Should the implementation of this Project result in complaints from interested property owners, residents or commercial lessees, which are not resolved by the applicant (and/or the appointed Community Liaison for the Project) and are subsequently reported to the Zoning Administrator and found to be in violation of the City 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 City Planning Commission after which may then hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Section 174, 306.3, and 306.4 of the Code to consider revocation of this Conditional Use Authorization.
9. The Applicant shall execute and record the specified conditions as a Notice of Special Restrictions at the Office of the County Clerk/Recorder.

EXHIBIT B

EXHIBIT B



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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Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 18539

HEARING DATE: FEBRUARY 9, 2012

Date: February 2, 2012
Case No.: 2011.1434C
Project Address: 1050 SOUTH VAN NESS AVENUE
Zoning: Residential, Transit Oriented, Mission Neighborhood (RTO-M)
 50-X Height and Bulk District
Block/Lot: 3615/053
Project Sponsor: Christina Marchiel
 41 Hill Street #1
 San Francisco, CA 94110
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178, 209.3(f) AND 303 OF THE PLANNING CODE TO EXPAND AN EXISTING CHILD CARE FACILITY (D.B.A. MISSION KIDS DAY CARE) PROVIDING LESS THAN 24 HOUR CARE FOR 13 OR MORE CHILDREN BY 825 SQUARE FEET TO SERVICE UP TO 33 CHILDREN WITHIN THE RTO-M (RESIDENTIAL, TRANSIT ORIENTED, MISSION NEIGHBORHOOD) DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 22, 2011 Christina Marchiel (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 178, 209.3(f) and 303 to expand an existing child care facility (d.b.a. Mission Kids Day Care) providing less than 24 hour care for 13 or more children by 825 square feet to service up to 33 children in total within the RTO-M (Residential, Transit Oriented, Mission Neighborhood) District and a 50-X Height and Bulk District.

On February 9, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1434C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.1434C, 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 west side of South Van Ness Avenue, between 21st and 22nd Streets. The expanded child care facility is proposed to be located within an adjunct building of the St. Mary and St. Martha Lutheran Church. The space is currently used as a child care facility and was entitled under Case 2009.0834C to provide child care to 13 or more children. The facility currently serves up to 20 children. The site provides off-street parking for its congregation at the opposite side of the lot from where the child care facility is proposed.
3. **Surrounding Properties and Neighborhood.** The properties that surround the project along South Van Ness Avenue are generally three- and four-story multi-family residences, with instances of two- and five-story buildings as well. This pattern also holds along the opposite side of South Van Ness. The zoning districts that surround the site are Residential, Mixed Moderate Density (RM-2), Residential, Transit Oriented, Mission Neighborhood (RTO-M) and Neighborhood Commercial Cluster (NC-1).

The Mission District neighborhood is a relatively densely populated area with higher levels of pedestrian traffic than many other San Francisco neighborhoods. This is also an area of vibrant commercial activity, being two blocks from Mission Street. Individuals tend to either walk or ride public transit to the area.

4. **Project Description.** The Project proposes to expand an existing child care facility (d.b.a. Mission Kids Day Care) providing less than 24 hour care for 13 or more children by 825 square feet to service up to 33 children in total. Currently the child care facility serves up to 20 children. The total proposed floor area is 1,820 square feet.

The expansion will allow the inclusion of a new classroom, food preparation area, a restroom and an isolation area. The outdoor courtyard will be improved by adding new fences, guardrails and handrails for accessibility reasons.

5. **Public Comment.** The Department received one letter of support for the Project.
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. **Institutions – Child Care Facility.** Planning Code Sections 209.3(f) requires Conditional Use authorization for child care facilities providing less than 24 hour care for 13 or more children by licensed personnel and meeting the open space and other requirements of the State of California within the Residential, Transit Oriented, Mission Neighborhood (RTO-M) District.

The Project Sponsor intends to expand a child care facility providing less than 24 hour care for more than 13 children within the Residential, Transit Oriented, Mission Neighborhood (RTO-M) District and is seeking Conditional Use authorization.

- B. **Parking.** Planning Code Section 151.1 allows up to one off-street parking space for each 25 children to be accommodated at any one time and does not require a minimum amount.

Although the use is not required to provide off-street parking, there exist off-street parking spaces on the site. The existing Lutheran Church provides in excess of 20 parking spaces for its congregational members. The hours of operation of the proposed child care facility will not conflict with the peak use hours of the existing parking facility on the part of the congregational members.

- C. **Conditional Uses: Enlargements or Alterations.** Planning Code Section 178 states that a permitted Conditional Use may not be significantly altered, enlarged, or intensified, except upon approval of a new Conditional Use application.

The Project proposes to add approximately 825 square feet to an existing 995 square foot child care facility. This represents an 83 percent increase in the existing us, constitutes an enlargement of a permitted Conditional Use and requires a new Conditional Use authorization. The Project Sponsor is seeking Conditional Use authorization for this enlargement.

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 Project will be desirable and compatible with the surrounding neighborhood as the Project intends to use an existing facility to expand and provide a service that is needed within the neighborhood. The Project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable for any neighborhood as child care is generally a service in demand.

- 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 proposed project is not detrimental to the area as there is no physical expansion of the building and the use is one that is socially beneficial and without significant physical impacts upon the surrounding area.

- 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;

While the Planning Code does not require that the proposed project provide off-street parking, the existing Lutheran Church does have an ample amount of off-street parking which can be used in the operation of the proposed project.

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

The proposed use is inherently free of noxious or offensive emissions.

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

Ample space for passenger loading will be maintained on site. There is no landscaping, lighting or signage as a part of this proposal.

- 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:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The project would enhance the City living and working environment by providing needed child care services for residents and workers within the City. Additionally, the project would comply with State licensing requirements for child care facilities, minimizing possible undesirable consequences from such an operation.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed project complements important commercial activity the City should seek to attract. Furthermore, the provision of this service is key to maintaining and attracting businesses and workers to the City as it enhances the social and cultural climate. The provision of child care is an integral component to the quality of life and location decisions of businesses and their employees.

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 4:

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 7:

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The proposed project is on the grounds of an existing church, which is a natural center of activity within both the spiritual and physical community. The site is accessible by public transit as it is two blocks from Mission Street and is also accessible by foot, given its urban location. Child care is in demand within the neighborhood and this project would help fill the gap in needed services.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 7.1:

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.2:

Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.

Policy 7.1.3:

Ensure childcare services are located where they will best serve neighborhood workers and residents.

The proposed Project will expand an existing childcare facility so that it may better serve the current users of the facility as well as to increase the number of community members served by the facility. The Project is located in an area that is both residential and near commercial activity, thereby reducing the time spent by parents going to and from daycare.

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.

No neighborhood-serving retail use would be displaced and the proposed project can serve as a place of employment for area residents.

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

Because there is no physical expansion of any facilities, housing and neighborhood character will not be adversely affected. Furthermore, the addition of child care facilities further enhances the family oriented character of the surrounding area.

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

The project would have no adverse impact on affordable housing in the vicinity.

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

Due to the nature of the project there are no anticipated adverse effects upon MUNI service or on neighborhood parking.

- 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 would cause no displacement of industrial and service sector activity and in fact has the potential to enhance the service sector by providing a service needed by workers of that sector.

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

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings would be affected by the project.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

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. 2011.1434C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 8, 2011, 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. 18539. 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 9, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Sugaya, Fong, Antonini, Borden, Moore, and Migue

NAYES: None

ABSENT: None

ADOPTED: February 9, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of an existing child care facility (d.b.a. Mission Kids Day Care) located at 1050 South Van Ness Avenue, Lot 53 in Assessor's Block 3615 pursuant to Planning Code Section(s) 178, 209.3(f) and 303 within the RTO-M (Residential, Transit Oriented, Mission Neighborhood) Zoning District and a 50-X Height and Bulk District; in general conformance with plans, dated August 8, 2011, and stamped "EXHIBIT B" included in the docket for Case No.2011.1434C and subject to conditions of approval reviewed and approved by the Commission on February 9, 2012 under Motion No 18539. 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 9, 2012 under Motion No 18539.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18539 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.

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.

MONITORING

3. **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.

OPERATION

4. **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

5. **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>

EXHIBIT C

EXHIBIT C



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning
Information:
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Planning Commission Motion 17989

HEARING DATE: DECEMBER 3, 2009

Date: November 23, 2009
Case No.: 2009.0834C
Project Address: 1050 South Van Ness Avenue
Zoning: Residential, Transit Oriented, Mission Neighborhood (RTO-M)
50-X Height and Bulk District
Block/Lots: 3615/053
Project Sponsor: Christina Marchiel
41 Hill Street #1
San Francisco, CA 94110
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 209.3(F) AND 303 TO ALLOW THE ESTABLISHMENT OF A CHILD CARE FACILITY PROVIDING LESS THAN 24 HOUR CARE FOR 13 OR MORE CHILDREN BY LICENSED PERSONNEL WITHIN THE RESIDENTIAL, TRANSIT ORIENTED, MISSION NEIGHBORHOOD ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 3 2009, Christina Marchiel (hereinafter "project sponsor"), made an application (hereinafter "application"), for Conditional Use authorization on the property at 1050 South Van Ness Avenue, Lot 053 in Assessor's Block 3615, (hereinafter "project site") to allow the establishment of a child care facility providing less than 24 hour care for 13 or more children within Residential, Transit Oriented, Mission Neighborhood Zoning District and a 50-X Height and Bulk District.

On December 3, 2009, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0834C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3(c) categorical exemption.

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. 2009.0834C, 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 west side of South Van Ness Avenue, between 21st and 22nd Streets. The child care facility is proposed to be located within an adjunct building of the St. Mary and St. Martha Lutheran Church. The space is currently used as a child care facility for less than 13 children. The site provides off-street parking for its congregation at the opposite side of the lot from where the child care facility is proposed.
3. **Surrounding Properties and Neighborhood.** The properties that surround the project along South Van Ness Avenue are generally three- and four-story multi-family residences, with instances of two- and five-story buildings as well. This pattern also holds along the opposite side of South Van Ness. The zoning districts that surround the site are Residential, Mixed Moderate Density (RM-2), Residential, Transit Oriented, Mission Neighborhood (RTO-M) and Neighborhood Commercial Cluster (NC-1).

The Mission District neighborhood is a relatively densely populated area with higher levels of pedestrian traffic than many other San Francisco neighborhoods. This is also an area of vibrant commercial activity, being two blocks from Mission Street. Individuals tend to either walk or ride public transit to the area.

4. **Project Description.** The proposal is to establish a child care facility providing less than 24 hour care for 13 or more children. Within the RTO-M Zoning District Conditional Use authorization is required for such a proposal. The Mission Kids Co-op is the proposed operator for this use and is proposing to serve up to 20 children. The proposed facility measures approximately 3,660 square feet, including indoor and outdoor activity areas, restrooms and kitchen. The proposal provides sufficient outdoor and indoor activity areas for more than 20 children, according to the State of California Child Care Center General Licensing Requirements. The operator has a State issued license to operate the proposed facility.
5. **Public Comment.** The Department has not received public comment regarding the proposed project.

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

- A. **Institutions – Child Care Facility.** Per Planning Code Sections 209.3(f) Conditional Use authorization is required for child care facilities providing less than 24 hour care for 13 or more children by licensed personnel and meeting the open space and other requirements of the State of California within the Residential, Transit Oriented, Mission Neighborhood (RTO-M) District.

The Project Sponsor intends to establish a child care facility providing less than 24 hour care for more than 13 children within the Residential, Transit Oriented, Mission Neighborhood (RTO-M) District and is seeking Conditional Use authorization.

- B. **Parking.** Planning Code Section 151.1 allows up to one off-street parking space for each 25 children to be accommodated at any one time and does not require a minimum amount.

Although the use is not required to provide off-street parking, there exist off-street parking spaces on the site. The existing Lutheran Church provides in excess of 20 parking spaces for its congregational members. The hours of operation of the proposed child care facility will not conflict with the peak use hours of the existing parking facility on the part of the congregational members.

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 project will be desirable and compatible with the surrounding neighborhood as the project intends to use an existing facility and provide a service that is needed within the neighborhood. The project will not expand the existing building envelope and will not create any further physical impacts upon light, air or midblock open space. The use is desirable for any neighborhood as child care is generally a service in demand.

- 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 proposed project is not detrimental to the area as there is no physical expansion of the building and the use is one that is socially beneficial and without significant physical impacts upon the surrounding area.

- 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;

While the Planning Code does not require that the proposed project provide off-street parking, the existing Lutheran Church does have an ample amount of off-street parking which can be used in the operation of the proposed project. Because of the relatively small size of the project, there is no significant increase in traffic congestion anticipated.

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

The proposed use is inherently free of noxious or offensive emissions.

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

Ample space for passenger loading will be maintained on site. There is no landscaping, lighting or signage as a part of this proposal.

- 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

HOUSING ELEMENT (2004)

Objectives and Policies

OBJECTIVE 11:

PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

Policy 11.3:

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

The proposed project is an appropriate activity for the surrounding residential area as the use can serve the needs of the immediate residential neighborhood, does not displace residential units, does not disrupt the livability of the surrounding neighborhood, is adjacent to the Mission Street Neighborhood Commercial Transit District, does not propose alterations to the existing structure that would inappropriately impact the residential character of the area and will not generate truck traffic.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development, which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The project would enhance the City living and working environment by providing needed child care services for residents and workers within the City. Additionally, the project would comply with State licensing requirements for child care facilities, minimizing possible undesirable consequences from such an operation.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed project complements important commercial activity the City should seek to attract. Furthermore, the provision of this service is key to maintaining and attracting businesses and workers to the City as it enhances the social and cultural climate. The provision of child care is an integral component to the quality of life and location decisions of businesses and their employees.

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3:

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 4:

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 7:

Program the centers to fill gaps in needed services, and provide adequate facilities for ill-housed existing services.

The proposed project is on the grounds of an existing church, which is a natural center of activity within both the spiritual and physical community. The site is accessible by public transit as it is two blocks from Mission Street and is also accessible by foot, given its urban location. Child care is in demand within the neighborhood and this project would help fill the gap in needed services.

MISSION ARE PLAN

Objectives and Policies

OBJECTIVE 7.1:

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES

Policy 7.1.2:

Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.

Policy 7.1.3:

Ensure childcare services are located where they will best serve neighborhood workers and residents.

The proposal is to expand the current capacity of the facility to serve 13 or more children located in an area that is both residential and near commercial activity, thereby reducing the time spent by parents going to and from daycare.

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.

No neighborhood-serving retail use would be displaced and the proposed project can serve as a place of employment for area residents.

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

Because there is no physical expansion of any facilities, housing and neighborhood character will not be adversely affected. Furthermore, the addition of child care facilities further enhances the family oriented character of the surrounding area.

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

The project would have no adverse impact on affordable housing in the vicinity.

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

Due to the nature of the project there is no anticipated adverse affects upon MUNI service or on neighborhood parking.

- 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 would cause no displacement of industrial and service sector activity and in fact has the potential to enhance the service sector by providing a service needed by workers of that sector.

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

Compliance with applicable structural safety and seismic safety requirements would be considered during the building permit application review process.

- G. That landmarks and historic buildings be preserved.

No landmarks or historic buildings would be affected by the project.

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

The Project will have no adverse impact on parks or open space, or their access to sunlight or vistas.

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.

Motion No. 17989
Hearing Date: December 3 2009

CASE NO. 2009.0834C
1050 South Van Ness Avenue

11. The Commission hereby finds that approval of the Determination of Compliance 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. 2009.0834C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17989. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on December 3, 2009.

Linda Avery
Commission Secretary

AYES: Commissioners Antonini, Borden, Lee, Miguel, Moore, Olague, and Sugaya

NAYS: None

ABSENT: None

ADOPTED: December 3, 2009

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Sections 209.3(f) and 303 of the Planning Code to establish a child care facility providing less than 24 hour care for 13 or more children within the Residential Transit Oriented Mission Neighborhood District (RTO-M) and a 50-X Height and Bulk District, in general conformance with plans filed with the Application as received on September 3, 2009 and stamped "EXHIBIT B" included in the docket for Case No. 2009.0834C, reviewed and approved by the Commission on December 3, 2009.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 3615, Lot 053), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The Project sponsor shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. 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 are subsequently reported to the Zoning Administrator 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 in accordance with the hearing notification and conduct procedures as set forth in Section 174, 306.3 and 306.4 of the Planning Code to consider revocation of this Conditional Use authorization.
7. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter

pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.

8. Signs for the business shall be reviewed and approved by the Planning Department before they are installed.
9. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

EXHIBIT D

EXHIBIT D



building community
& inspiring positive
social change with
LGBTQQ youth

August 3, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

RE: 1050 South Van Ness
Legalize Existing Shelter and Provide Additional Beds Targeted to
LGBT Individuals
August 15, 2013 Hearing

Dear President Fong and Commissioners:

I am writing in support of legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness and expanding it by 24 beds that will be targeted to LGBT homeless persons. Homeless members of the LGBT community do not frequent the City's shelter facilities for fear of their personal safety. These 24 beds will be the first the City is targeting to members of the LGBT community who seek a safe and respectful space off the streets. The need for this safety is especially acute for transgender homeless individuals. DSCS's program and the care and support of its staff will be a tremendous benefit to the LGBT homeless individuals who will stay there.

With the financial and administrative support of the City's Human Services Agency, the current shelter has been at this location since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates not just safety but a true sense of community among those homeless individuals who sleep there.

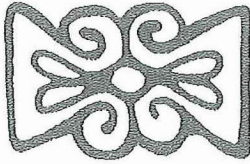
One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding this respite is consistent with the City's goals of expanding and diversifying its homeless support network.

For these reasons, I strongly urge your support of this project.

Sincerely,



Jodi L. Schwartz
Executive Director



INSTITUTO FAMILIAR DE LA RAZA, INC.

2919 Mission Street
San Francisco, CA 94110

(415) 229-0500
Health Services FAX: (415) 647-3662
Administration FAX: (415) 647-0740

August 2, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

RE: 1050 South Van Ness
Legalize Existing Shelter and Provide Additional Beds Targeted to LGBT Individuals
August 15, 2013 Hearing

Dear President Fong and Planning Commissioners:

I am writing to support legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness, and expanding it by 24 beds that will be targeted to LGBT homeless persons. Homeless members of the LGBT community do not frequent the City's shelter facilities for fear for their personal safety. These 24 beds will be the first the City will target to members of the LGBT community who seek a safe and respectful space off the streets. The need for this safety is especially acute for transgender homeless individuals. DSCS's program and the care and support of its staff will be a tremendous benefit to the LGBT homeless individuals who will stay there.

With financial and administrative support from the City's Human Services Agency, the current shelter has been at this site since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates safety as well as a true sense of community among those homeless individuals who sleep there.

One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding this respite is consistent with the City's goals of expanding and diversifying its homeless support network.

For these reasons, I strongly urge your support of this project.

Sincerely,

Estela R. Garcia, DMH
Executive Director
Instituto Familiar de la Raza
2919 Mission Street
San Francisco, CA 94110
(415) 229-0500
estela.garcia@ifrsf.org
www.ifrsf.org



MISSION NEIGHBORHOOD HEALTH CENTER

July 31, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

RE: 1050 South Van Ness
Legalize Existing Shelter and Provide Additional Beds Targeted to LGBT Individuals
August 15, 2013 Hearing

Dear President Fong and Commissioners:

I am writing in support of legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness and expanding it by 24 beds that will be targeted to LGBT homeless persons. Homeless members of the LGBT community do not frequent the City's shelter facilities for fear of their personal safety. These 24 beds will be the first the City is targeting to members of the LGBT community who seek a safe and respectful space off the streets. The need for this safety is especially acute for transgender homeless individuals. DSCS's program and the care and support of its staff will be a tremendous benefit to the LGBT homeless individuals who will stay there.

With the financial and administrative support of the City's Human Services Agency, the current shelter has been at this location since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates not just safety but a true sense of community among those homeless individuals who sleep there.

One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding this respite is consistent with the City's goals of expanding and diversifying its homeless support network.

For these reasons, I strongly urge your support of this project.

Sincerely,

Brenda Storey, LCSW
Executive Director/CEO
Mission Neighborhood Health Center
240 Shotwell Street
San Francisco CA 94110
Phone: 415-552-1013 X 201; e-mail: BrendaStorey@mnhc.org



July 31, 2013

President Rodney Fong San Francisco
Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

RE: 1050 South Van Ness Legalize Existing Shelter and Provide Additional Beds Targeted to LGBT Individuals, August 15, 2013 Hearing

Dear President Fong and Commissioners:

As one of the founders of the LGBT shelter and a longtime housing and queer activist in this city, I am writing in support of legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness and expanding it by 24 beds that will be targeted to LGBT homeless persons. Homeless members of the LGBT community do not frequent the City's shelter facilities for fear of their personal safety. I have heard this many times from clients who have been victims of harassment and anti-gay violence at the shelters. In one instance, a young Spanish-speaking gay man came into my office with one side of his face swollen and bruised from a homophobic attack at a shelter.

These 24 beds are vital. They will be the first the City is targeting to members of the LGBT community who seek a safe and respectful space off the streets. The need for this safety is especially acute for transgender homeless individuals. A Coalition on Homelessness study a few years ago showed that 70% of transgender respondents reported experiencing harassment at the shelters. DSCS's program and the care and support of its staff will be a tremendous benefit to the LGBT homeless individuals who will stay there.

With the financial and administrative support of the City's Human Services Agency, the current shelter has been at this location since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates not just safety but a true sense of community among those homeless individuals who sleep there.

One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding

this respite is consistent with the City's goals of expanding and diversifying its homeless support network.

For these reasons, I strongly urge your support of this project.

A handwritten signature in cursive script that reads "Tommi Avicolti Mecca".

Tommi Avicolti Mecca
Director of Counseling Programs
Housing Rights Committee of SF
(415) 703-8634 tmecca@hrssf.org

FIGHTING FOR TENANTS RIGHTS SINCE 1979

427 SOUTH VAN NESS • SF CA 94103 • 415-703-8634 • WWW.HRCSF.ORG



**AIDS Housing
Alliance**

SAN FRANCISCO
Housing for People With HIV/AIDS

July 31, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

RE: 1050 South Van Ness
Legalize Existing Shelter and Provide Additional Beds Targeted to LGBT Individuals
August 15, 2013 Hearing

Dear President Fong and Commissioners:

As the original instigator of this effort to create the country's first LGBT adult homeless shelter, I am writing in support of legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness and expanding it by 24 beds that will be targeted to LGBT homeless persons. 29% of San Francisco's homeless population is LGBT, and one-quarter of LGBT seniors are in immediate need of housing assistance. These disproportionate rates of homelessness are due in part to an historic lack of investment in LGBT specific homelessness prevention and rapid re-housing services, combined with a lack of outreach, engagement and cultural competency in non-LGBT specific providers. As previous hearings at the San Francisco Board of Supervisors highlighted, LGBT San Franciscans are targets for hate crimes in the existing shelter system, creating a hostile environment that denies our community equal access to the basic right to shelter. While these 24 beds do not begin to approach creating equity for the over 2100 homeless LGBT San Franciscans, it is a start that desperately needs your support.

With the financial and administrative support of the City's Human Services Agency, the current shelter has been at this location since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates not just safety but a true sense of community among those homeless individuals who sleep there.

One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding this respite is consistent with the City's goals of expanding and diversifying its homeless support network.

On behalf of my community, I strongly urge your support of this project.

Sincerely,

Brian Basinger
Director

350 Golden Gate Avenue
San Francisco, CA 94102

415-552-3242 o 415-561-9940 f
www.ahasf.org

housing referrals • deposit funds • rent subsidies • job training • AHA Café • public policy

AIDS Housing Alliance/SF believes in a world where all people have a safe, decent and affordable home. Toward that vision, we prevent homelessness for people with HIV/AIDS - and those at greatest risk - by protecting the housing we already have, providing resources to secure new housing, and promoting public policy to expand opportunity for all. Our goal is to become the largest housing service provider, and largest employer of people with HIV/AIDS, in San Francisco.



YOUTH SERVICES

Larkin Street Youth Services
701 Sutter Street, Suite 2
San Francisco, CA 94109
Tel (415) 673.0911
Fax (415) 749.3838
www.larkinstreetyouth.org

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Sherilyn Adams, Executive Director

July 31, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission, 4th Floor
San Francisco, CA. 94103

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Victoria Willcock
Linda Wood
Allison N. Wysocki

RE: 1050 South Van Ness
Legalize Existing Shelter and Provide Additional Beds Targeted to LGBT
Individuals
August 15, 2013 Hearing

Dear President Fong and Commissioners:

I am writing in support of legalizing the existing 57 bed homeless shelter operated by Dolores Street Community Services (DSCS) at 1050 South Van Ness and expanding it by 24 beds that will be targeted to LGBT homeless persons. Homeless members of the LGBT community do not frequent the City's shelter facilities for fear of their personal safety. These 24 beds will be the first the City is targeting to members of the LGBT community who seek a safe and respectful space off the streets. The need for this safety is especially acute for transgender homeless individuals. DSCS's program and the care and support of its staff will be a tremendous benefit to the LGBT homeless individuals who will stay there.

Honorary Board

Terry Allen-Rouman
Ray Brown
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James E. Canales, Jr.
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J. Milton Seropan
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David B. Zenoff

With the financial and administrative support of the City's Human Services Agency, the current shelter has been at this location since 1998. DSCS's operation of this shelter is so effective that there have been very few complaints over the past 15 years. The shelter is only operational from 7PM to 7AM. Due to improvements in the City's shelter assignment system, residents can stay for up to 90 days. This continuity creates not just safety but a true sense of community among those homeless individuals who sleep there.

One of the unique features of this shelter is that it is in a building that is set back from the street so that the residents can enjoy quiet and privacy during their meals, social interaction and sleep. Expanding this respite is consistent with the City's goals of expanding and diversifying its homeless support network. For these reasons, I strongly urge your support of this project.

Sincerely,

Sherilyn Adams
Executive Director, Larkin Street Youth Services