



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use & Variance

HEARING DATE: OCTOBER 10, 2013

Date: October 3, 2013
Case No.: **2010.0101CV**
Project Address: **658-666 SHOTWELL STREET**
Zoning: RH-3 (Residential, House-Three Family) Zoning District
40-X Height and Bulk District
Block/Lot: 3611/062
Project Sponsor: Larry Mateo, Morningstar Residence
91 Lakewood Street
San Francisco, CA 94127
Staff Contact: Richard Sucre – (415) 575-9108
richard.sucre@sfgov.org
Recommendation: **Approval with Modification**

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PROJECT DESCRIPTION

The proposed project includes the expansion of the existing residential care facility from 29 to 30 beds, and the construction of a new, two-story, three-bedroom, single-family residence (measuring approximately 1,060 sq ft) for use as a caretaker's dwelling on the same lot. The new residence would serve as the home for the operators of existing facility, d.b.a. Morning Star Residence. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, drawing from the architectural character of the surrounding buildings in a simplified manner. Access is provided directly from Shotwell Street. A new retaining wall will be constructed between the front yard and street.

Morning Star Residence currently operates as a 24-hour residential care facility with authorization to house 29 elderly, mentally disabled residents (Supplemental Security Income (SSI) recipients). Since 1982, Morning Star Residence has been in operation at the subject site. Approximately two daily vehicle trips are made to the facility. Micro-buses from various organizations shuttle residents to planned recreational outings at other facilities. Morning Star Residence maintains an on-going contract with San Francisco Department of Public Health, Community Behavioral Mental Services and is expected to comply with the governing rules of the California Department of Social Services, Community Care Licensing California Code of Regulations, Title 22 administered by the CDSS (Division 2 and 6).

SITE DESCRIPTION AND PRESENT USE

The project is located on a rectangular lot measuring approximately 75-ft by 122.5-ft on the west side of Shotwell Street, between 20th and 21st Street on Assessor's Block 3611, Lot 062. The subject property is located within the RH-3 (Residential, House, Three-Family) and the 40-X Height and Bulk District.

Currently, the subject lot is developed with two buildings (658 and 666 Shotwell Street), which function as a residential care facility, d.b.a Morning Star Residence. 658 Shotwell Street is a two-story, wood-frame residence designed in the Colonial Revival architectural style located towards the front of the parcel facing Shotwell Street. 666 Shotwell Street is located towards the rear of the subject lot. It is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.¹ Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is uniform in character. The immediate area along Shotwell Street consists largely of two- and three-story single-family and multi-family residential properties. Predominant architectural styles in this area date from the Victorian-era and include variations of Greek Revival, National, Italianate, and Stick-Eastlake. As noted in the South Mission Historic Resource Survey, 658 and 666 Shotwell Street are contributing resources to the eligible Central Mission-Shotwell Street Historic District. The subject property is located between two, two-family residences and is located across from Jose Coronado Playground. Nearby zoning districts include: P (Public), RH-2 (Residential, House, Two-Family), RM-2 (Residential, Mixed, Moderate Density), and NC-2 (Neighborhood Commercial, Small-Scale).

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 20, 2013	September 20, 2013	20 days
Posted Notice	20 days	September 20, 2013	September 19, 2013	21 days
Mailed Notice	10 days	September 20, 2013	September 20, 2013	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization and Variance notifications.

¹ As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

PUBLIC COMMENT

- To date, the Department has received numerous communications in opposition to the proposal. The Department has not received any communication in support of the proposal. The public correspondence has focused upon the overdevelopment of the subject lot, the impact on the open space of the existing residential care facility, and the impact on the surrounding neighborhood character. Additional comments reflect the design of the new, single-family residence as incompatible with the surrounding eligible historic district.

ISSUES AND OTHER CONSIDERATIONS

- **State of California Department of Social Services:** Morning Star Residence is authorized by the State of California as an adult residential care facility for the elderly. Department staff contacted the Department of Social Services and requested information on any existing and pending violations for the existing residential care facility. Currently, Morning Star Residence has no active violations.
- **Expansion of Beds:** Department staff recommends approval of the expansion of the residential care facility from 29 to 30 beds. The expansion of the number of beds within the residential care facility will not result in any exterior expansion of the two existing buildings; rather, one of the rooms on the second floor of 666 Shotwell Street will be subdivided to accommodate the increase in the number of beds.
- **Construction of a New Caretaker's Dwelling:** Department staff recommends elimination of this aspect of the proposed project, since the subject lot is currently overdeveloped in comparison to the typical lots within the surrounding residential neighborhood. Relative to the overall neighborhood character and pattern, the subject lot features a significant amount of development, which currently affects the pattern of mid-block open space. The new single-family residence would be constructed within the existing front yard of the residential care facility, and would diminish the quality of life for the existing residents by reducing the amount of open space. The character of this open space would be adversely affected. Currently, the facility's residents are afforded a large front yard, which functions as the primary open space. The new single-family residence would subdivide this open space, and would introduce additional square footage on the subject lot. The existing residential care facility currently incorporates an on-site staff apartment within the one-story connector.
- **Variance:** To proceed with the construction of the new caretaker's dwelling unit, the proposal requires a variance from the Zoning Administrator for the Planning Code requirements for Rear Yard and Open Space, pursuant to Planning Code Sections 134 and 135. The proposal would 1) construct a new residence without providing for the required rear yard as the open area in effect functions as the rear yard; and 2) would provide the required 1,450 sq ft of useable common open space for the residential care facility and new single-family residence; however, the open space does not meet the dimensions specified in the Planning Code and is not of a character that is considered suitable.
- **Community Outreach:** As part of the project, the Department recommended the Project Sponsor complete community outreach. On January 8, 2013, Morning Star Residences held an additional pre-application public meeting. Subsequently, Community Boards assisted the Project Sponsor with additional community outreach with the surrounding neighbors on March 4, 2013 and

again on April 8, 2013. Based upon the Department's understanding of this outreach, the Project Sponsor increased the side setback along the south lot line and also reduced the building depth of the single-family residence. Subsequent to the facilitated community outreach, the Department continued to receive opposition to the construction of the single-family residence (caretaker's dwelling).

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the expansion of the residential care facility from 29 to 30 beds and the new construction of a two-story, single-family residence for use as a caretaker's dwelling, pursuant to Planning Code Sections 209.3(c) and 303.

BASIS FOR RECOMMENDATION

The Department recommends the project be approved for the expansion of the residential care facility from 29 beds to 30 beds without the proposed single-family residence (caretaker's dwelling).

- The project provides quality living environment for elderly, mentally ill and disabled persons.
- The project provides maximum housing choices for the physically challenged.
- The project ensures a distribution of quality board and care facilities.
- The project provides services which deal with the root causes of homelessness.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The proposed new, single-family residence is incompatible and not necessary, due to overdevelopment on the subject lot and its adverse effect on the existing open space for the residential care facility.

RECOMMENDATION: Approval with Modifications

Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Project Sponsor Architectural Drawings
- Public Outreach Summary
- Public Correspondence
- Categorical Exemption

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. Review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

RS: G:\Documents\Conditional Use Authorization\2010.0101C 658-666 Shotwell St\ExecutiveSummary_658-666 Shotwell St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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Staff Contact: Richard Sucre – (415) 575-9108
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Recommendation: **Approval with Modifications**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3(C) AND 303 OF THE PLANNING CODE TO ALLOW THE EXPANSION OF THE EXISTING RESIDENTIAL CARE FACILITY (D.B.A. MORNING STAR RESIDENCES) FROM 29 BEDS TO 30 BEDS AT 658-666 SHOTWELL STREET WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 18, 2010, Larry Mateo of Morning Star Residence (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.3(c) and 303 to allow the expansion of the existing residential care facility (d.b.a. Morning Star Residential Care Facility) from 29 beds to 30 beds and to construct a new, two-story, single-family residence for use as a caretaker’s cottage within the RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District;

On December 9, 2011, the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project;

On October 10, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2010.0101CV;

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. 2010.0101CV, 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 a rectangular lot measuring approximately 75-ft by 122.5-ft on the west side of Shotwell Street, between 20th and 21st Street on Assessor's Block 3611, Lot 062. The subject property is located within the RH-3 (Residential, House, Three-Family) and the 40-X Height and Bulk District. Currently, the subject lot is developed with two buildings (658 and 666 Shotwell Street), which function as a residential care facility, d.b.a. Morning Star Residence. 658 Shotwell Street is a two-story, wood-frame residence designed in the Colonial Revival architectural style located towards the front of the parcel facing Shotwell Street. 666 Shotwell Street is located towards the rear of the subject lot. It is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.¹ Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is uniform in character. The immediate area along Shotwell Street consists largely of two- and three-story single-family and multi-family residential properties. Predominant architectural styles in this area date from the Victorian-era and include variations of Greek Revival, National, Italianate, and Stick-Eastlake. As noted in the South Mission Historic Resource Survey, 658 and 666

¹ As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

Shotwell Street are contributing resources to the eligible Central Mission-Shotwell Street Historic District. The subject property is located between two, two-family residences and is located across from Jose Coronado Playground. Nearby zoning districts include: P (Public), RH-2 (Residential, House, Two-Family), RM-2 (Residential, Mixed, Moderate Density), and NC-2 (Neighborhood Commercial, Small-Scale)

4. **Project Description.** The proposed project includes the expansion of the existing residential care facility from 29 to 30 beds, and the construction of a new, two-story, three-bedroom, single-family residence (measuring approximately 1,060 sq ft) for use as a caretaker's dwelling on the same lot. The new residence would serve as the home for the operators of existing facility, d.b.a. Morning Star Residence. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, and it is designed as a two-story building on top of the site's steeply sloped topography, drawing from the architectural character of the surrounding buildings in a simplified manner. Access is provided directly from Shotwell Street. A new retaining wall will be constructed between the front yard and street.

Morning Star Residence currently operates as a 24-hour residential care facility with authorization to house 29 elderly, mentally disabled residents (Supplemental Security Income (SSI) recipients). Since 1982, Morning Star Residence has been in operation at the subject site. Approximately two daily vehicle trips are made to the facility. Micro-buses from various organizations shuttle residents to planned recreational outings at other facilities. Morning Star Residence maintains an on-going contract with San Francisco Department of Public Health, Community Behavioral Mental Services and is expected to comply with the governing rules of the California Department of Social Services, Community Care Licensing California Code of Regulations, Title 22 administered by the CDSS (Division 2 and 6).

5. **Public Comment.** The Department has received numerous public correspondence in opposition to the proposal. The public correspondence has focused upon the overdevelopment of the subject lot, the impact on the open space of the existing residential care facility, and the impact on the surrounding neighborhood character. Additional comments reflect the design of the new, single-family residence as incompatible with the surrounding eligible historic district.
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. **Use - Residential Care Facility in RH-3 Zoning District.** Planning Code Section 209.3(c) outlines the requirement for Conditional Use Authorization from the Planning Commission for a residential care facility providing lodging, board and care for a period of 24 hours or more to seven or more persons in need of specialized aid by personnel licensed by the State of California within RH-3 Zoning District. Such facilities may include but are not limited to board and care homes, family care homes, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases or psychological disorders.

In 1982, 658-666 Shotwell Street received Conditional Use Authorization to establish a residential care facility for 19 beds. In 1994, the property was again granted Conditional Use Authorization to allow the addition of two additional beds for a total of 21 on-site beds. In February 2008, the Commission granted Conditional Use Authorization to allow the facility to be expanded to 29 beds. The Project Sponsor is requesting Conditional Use Authorization from the Planning Commission to add one additional bed to the existing residential care facility for a total of 30 on-site beds.

- B. **Open Space.** Planning Code Section 135 outlines the open space requirement for group housing structures within the RH-3 Zoning District. For group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit. For purposes of these calculations, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.

The proposal is required to provide approximately 1,317 sq ft of common useable open space for the 30 beds associated with the residential care facility. The existing open space (measuring approx. 32-ft x 70-ft or 2,240 sq ft) complies with this requirement.

- C. **Rear Yard.** Planning Code Section 136 outlines the rear yard requirement for projects constructing new dwelling units within the RH-3 Zoning District. The minimum rear yard shall be equal to 45 percent of the total depth of the lot within the RH-3 Zoning District.

The existing rear yard is noncomplying as the residential care facility is located in the rear yard. The addition of a new bed would not affect the rear yard requirement.

- D. **Parking.** Planning Code Section 151 states that no off-street parking spaces are required for residential care facilities located within RH-3 Zoning Districts.

Currently, the subject property does not possess any off-street parking spaces. Further, the proposed project does not provide any new off-street parking spaces, nor is additional parking required. Therefore, the project meets this Planning Code requirement.

- E. **Density Limitations for Group Housing.** Planning Section 208 outlines the requirements for density limitations for residential care facilities within the RH-3 Zoning District.

Within the RH-3 Zoning District, the maximum number of beds allowed for a group housing (residential care facility) on the subject lot is limited to 33. The proposal calls for a total of 30 beds; therefore, the proposal meets this Planning Code requirement.

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:

1. The proposed new use or feature, 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 expansion of the existing residential care facilities from 29 beds to 30 beds would be in keeping with the character and scale of the surrounding neighborhood in that it would retain the existing residential use of the buildings, and would not involve the expansion of the existing facility. The existing buildings are consistent and complimentary with the surrounding neighborhood. This aspect of the project would provide beneficial affordable housing for senior citizens and would not have any negative impacts on the surrounding area. The existing care facility has long provided housing to this population, while maintaining compatibility with the immediate neighborhood. Therefore, this aspect of the project would be compatible with and desirable for the neighborhood and community.

The proposed construction of the new single-family residence (caretaker's dwelling) would not provide a feature that is consistent with the surrounding neighborhood, or that would be considered necessary or desirable. The subject lot is currently overdeveloped in comparison to the typical lots within the surrounding residential neighborhood. Relative to the overall neighborhood character and pattern, the subject lot features a significant amount of development, which currently affects the pattern of mid-block open space. The new single-family residence would be constructed within the existing front yard of the residential care facility, and would diminish the quality of life for the existing residents by reducing the amount of open space, and affecting the character of this open space. Currently, the facility's residents are afforded a large front yard, which functions as the primary open space. The new single-family residence would subdivide this open space, and would introduce additional square footage on the subject lot. The existing residential care facility currently incorporates an on-site staff apartment within the one-story connector between 658 and 666 Shotwell Street.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The expansion of the existing residential care facility from 29 beds to 30 beds would not result in an increase to the height or bulk of the existing building. Further, this aspect of the project would not alter the existing appearance or character of the two historic buildings.

The construction of a new, single-family residence (caretaker's dwelling) would exacerbate conditions on the overdeveloped lot, which currently contains two two-story residences (658 and 666 Shotwell Street) and a one-story connector. The two two-story structures have been identified as contributors to an eligible historic district along Shotwell Street, as noted in the adopted South Mission Historic Resource Survey. Currently, the existing buildings occupy a large majority of the existing lot, which allows for a large front yard in front of 658 Shotwell Street. The new

single-family residence would impact the existing residential care facility by reducing the amount and access to useable open space, thus impacting the quality of life for the facility's residents.

- 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section [166](#) of this Code;

The expansion of the existing residential care facility from 29 beds to 30 beds would not result in increased traffic or loading patterns for the existing residential care facility. A residential care facility is not required to provide off-street parking within the RH-3 Zoning District.

Residents of the residential care facility are supervised and neither own nor operate vehicles. Recreational outings for the residents are coordinated daily requiring two (2) vehicle trips during non-peak hours, to mitigate impacts to the street and neighborhood traffic patterns. Residents are instructed to wait for the vehicles at the front of the facility to ensure efficient traffic circulation (Pick up 9am-10am) (Drop off 2:30 pm-3:30pm).

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

The proposal is subject to conditions of approval to prevent noxious or offensive emissions, such as noise, glare, dust and odor.

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

The proposed expansion of the existing residential care facility from 29 beds to 30 beds would not entail any new landscaping, screening, open space, or parking. The addition of one bed to a residential care facility does not trigger landscape or other street improvement requirements, as noted in Planning Code Section 138.1. The Department shall review all proposed signs for the Residential Care Facility pursuant to Article 6 of the Code; however, the proposed project does not include any new signage for the existing residential care facility.

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

The proposal to expand the residential care facility from 29 to 30 beds complies with applicable provisions as noted in the findings and conditions of approval.

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

HOUSING

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.2:

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

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.3:

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

Policy 11.5:

Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.

Policy 11.8:

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

The proposed project would expand an existing residential care facility from 29 to 30 beds, thus providing additional housing opportunities and care for the developmentally disabled and elderly. The expansion of this facility would not result in new exterior expansion of the existing residential care facility; thus, this aspect of the project would not impact the surrounding neighborhood's character.

The new construction of a single-family residence (caretaker's dwelling) would not be consistent with the character of the surrounding neighborhood, and would adversely impact the existing open space afforded to the residents of the existing residential care facility. Although the new single-family residence is designed in an architectural style that is similar to the surrounding neighborhood, the overall development on the subject lot far exceeds the pattern found within the surrounding neighborhood. The new single-family residence would result in an overdeveloped lot that would disrupt the character of the surrounding neighborhood.

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 proposed project would expand an existing residential care facility, which is an essential human service provider that provides care for disable and elderly residents.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposed project is within a residential district and would not impact any neighborhood-serving retail uses. The project will not displace a retail use.

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

The proposed project would add one bed to the existing residential care facility for a total of thirty (30) beds. Both of the existing buildings and the existing open space shall remain, thus positively contributing to the immediate neighborhood.

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

The proposed project does not include or affect any affordable housing.

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

The addition of one (1) new bed to the existing residential care facility would not increase the number of car trips to the immediate neighborhood. All residents of the care facility are not permitted to operate a vehicle. "Morning Star Residence" provides a private bus for its planned recreational outings.

- 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 proposed project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The proposed project would be designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The architecturally significant buildings are not proposed to undergo any physical renovation per the approved project, thus the historic buildings will be preserved.

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

The proposed project will have no impact on existing parks and open spaces. The project does not have an impact on any publically accessible open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2010.0101CV** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 31, 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 October 10, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 10, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of an existing residential care facility from 29 beds to 30 beds (d.b.a. Morning Star Residential Care Facility) located at 658-666 Shotwell Street, Block 3611, Lot 062, pursuant to Planning Code Section(s) 209.3(c) and 303 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated May 31, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0101CV and subject to conditions of approval reviewed and approved by the Commission on October 10, 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 October 10, 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

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

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

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

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

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 – COMPLIANCE AT PLAN STAGE

Construction of Single-Family Dwelling. The Project Sponsor shall not be permitted to construct a new, single-family dwelling (caretaker's dwelling) on the subject lot, due to overdevelopment on the subject lot and the impact on the open space for the residential care facility.

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

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 building permit plans. 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.sfplanning.org

PARKING AND TRAFFIC

Bicycle Parking. For the residential care facility, the Project shall provide no fewer than three (3) Class 1 bicycle parking spaces as required by Planning Code Sections 155.2.

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

MONITORING - AFTER ENTITLEMENT

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.sfplanning.org

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.sfplanning.org

OPERATION

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>

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>

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

Parcel Map



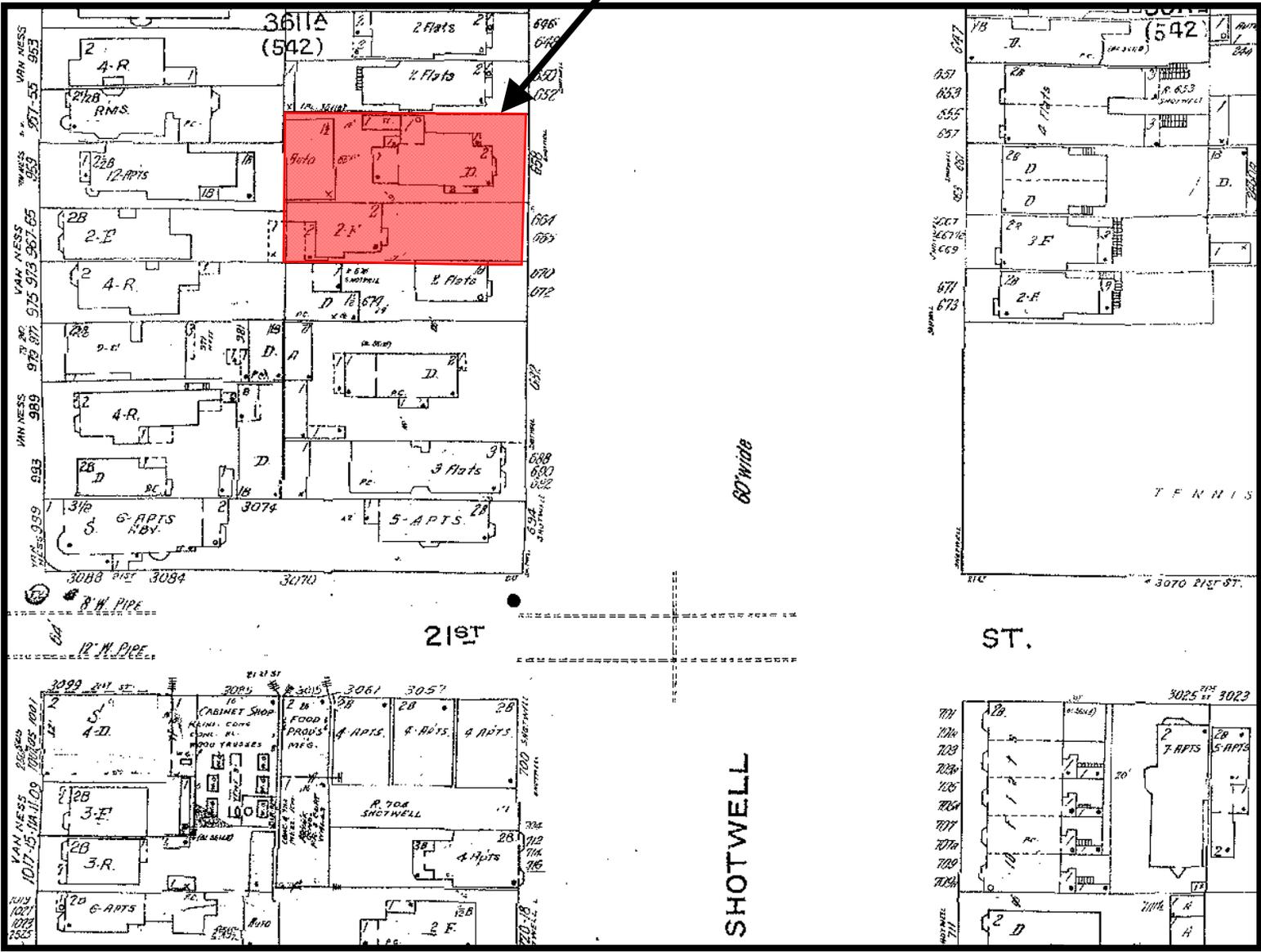
SUBJECT PROPERTY

Conditional Use Authorization/Variance
 Case Number 2010.0101CV
 658-666 Shotwell Street



Sanborn Map*

SUBJECT PROPERTY

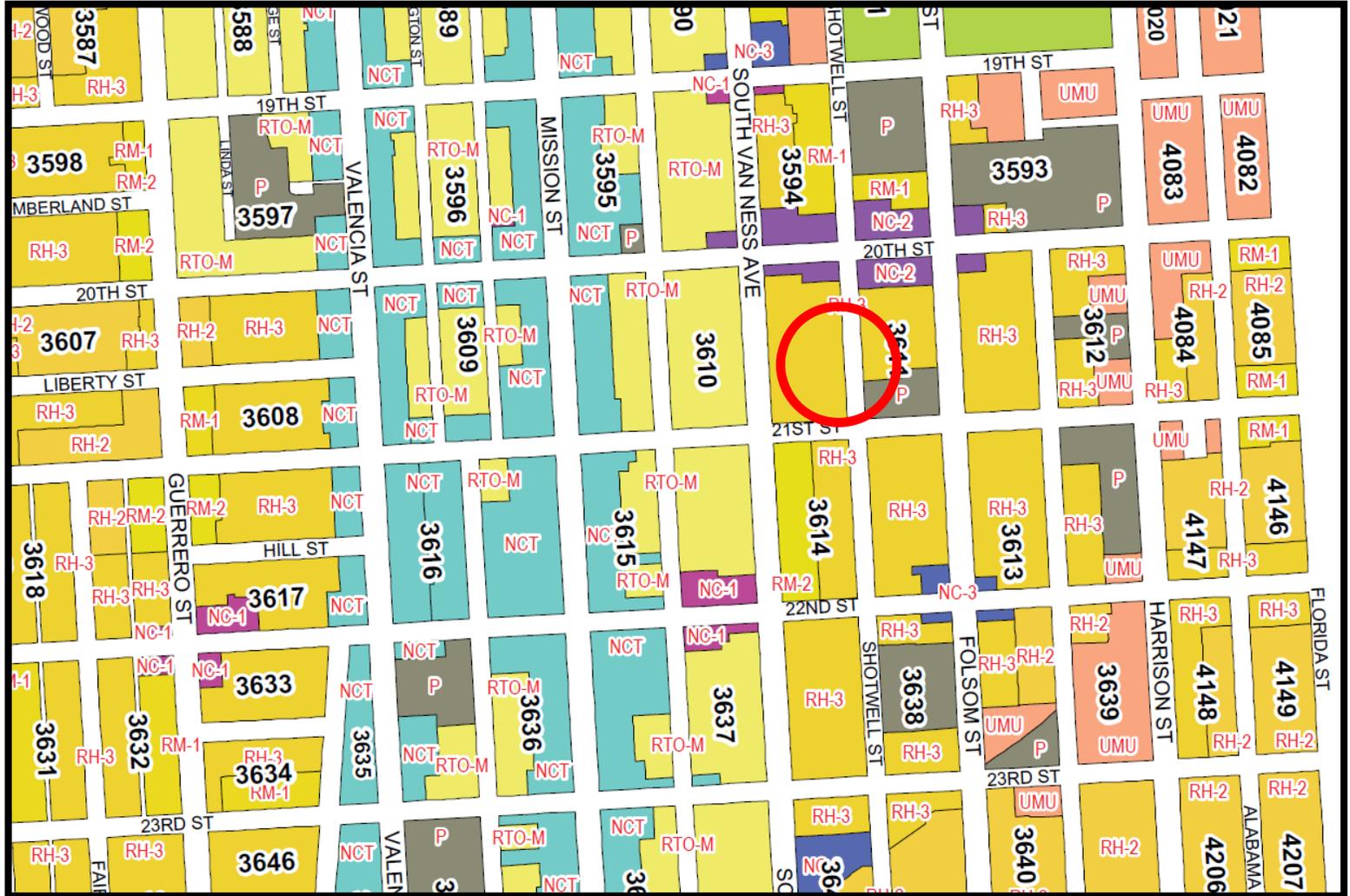


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

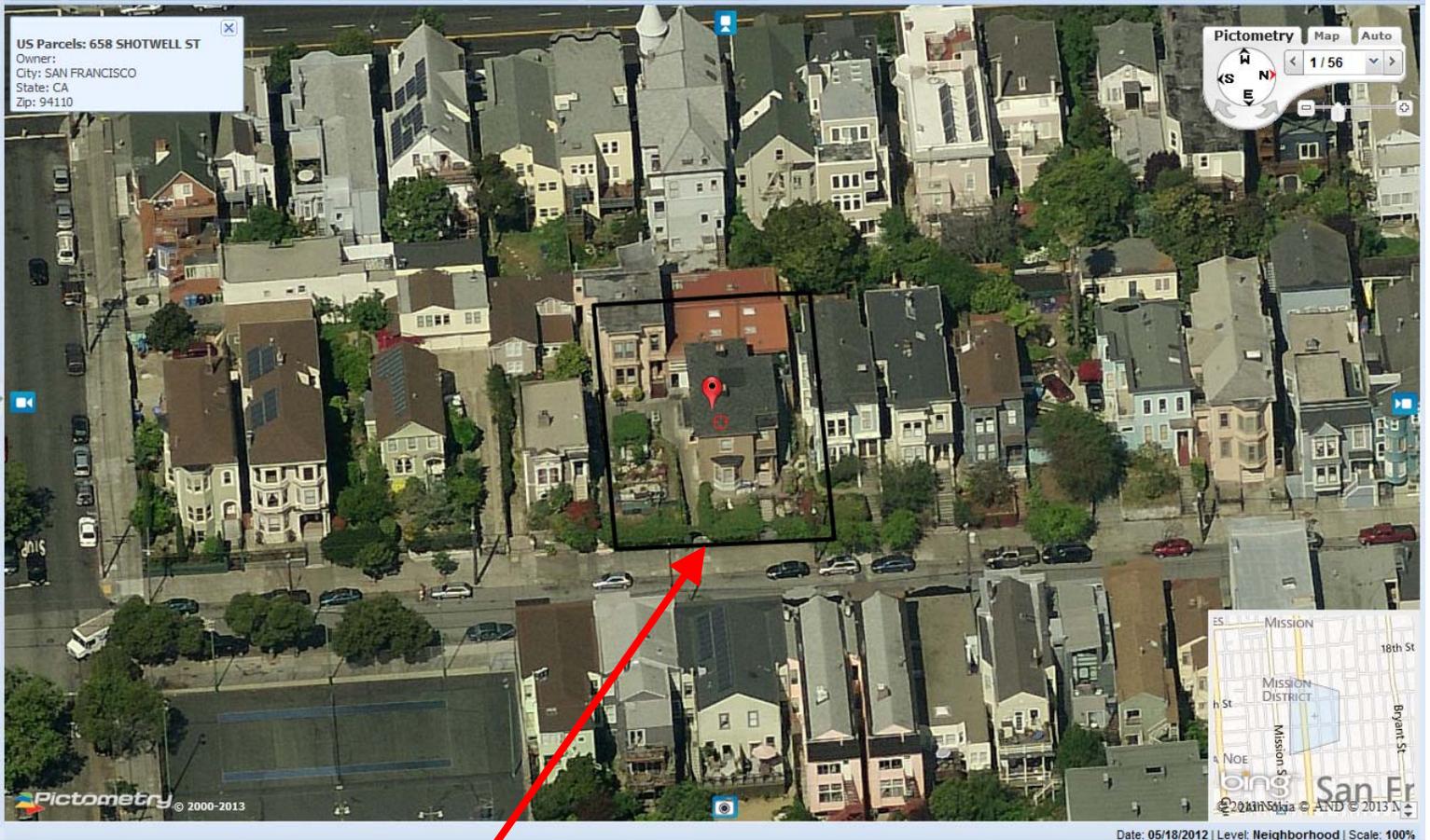


Zoning Map



Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

Aerial Photo



658-666 Shotwell St



Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

Site Photo



658-666 Shotwell Street

Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

Site Photo



658 Shotwell Street

Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

Site Photo



666 Shotwell Street

Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street

Site Photo



Open Space in front of 666 Shotwell Street

Conditional Use Authorization/Variance
Case Number 2010.0101CV
658-666 Shotwell Street



MATERIALS

SIDING	COVER BOARD
WINDOWS	WOOD
RAILINGS	WROUGHT IRON
RET. WALLS	STUCCO
TRIM	WOOD

INTENT

IMAGE, SCALE, MASSING, MATERIALS, DETAILS, FINISHES TO BE IN KEEPING W/ THE CHARACTER OF THE IMMEDIATE SURROUNDING AREA.

IMAGE FROM SHOTWELL
LOOKING WEST

c. steven swason

ARCHITECT

12800 Shenandoah Road
Plymouth, CA 95669
(209) 245-4376 Fax: 245-5613

PROJECT OWNER

MORNINGSTAR RESID
91 LAKEWOOD AVE
SAN FRANCISCO 94127
415-297-1946

PROJECT DATA

666 SHOTWELL
SAN FRANCISCO 94110
BLOCK 3011 LOT 002
ZONING RA-3
USE SFD
CONST VB
STORIES 2

APPLICABLE CODES

2010 CBC, CEC, CPC, CMC
TITLE 24

SCOPE OF WORK

SINGLE FAMILY RESID
ENLARGE ACCESS RAMP

SHEET INDEX

- A1 PROJECT IMAGE
- A2 SITE PLAN - PROP.
- A3 " " "
- A4 " " - EXIST'G
PROP - REDUCED
- A5 FLOOR PLANS
- A6 BLDG ELEV - STREET
- A7 " " - NORTH
- A8 DETAILS
- A9 PROJECT PHOTOS
- A10 COURT "
- A11 FLOOR PLANS
COND. USE
- A12 SHE PLAN - COND
USE REDUCED

666 SHOTWELL
SAN FRANCISCO
10.01.2013
PROJECT IMAGE

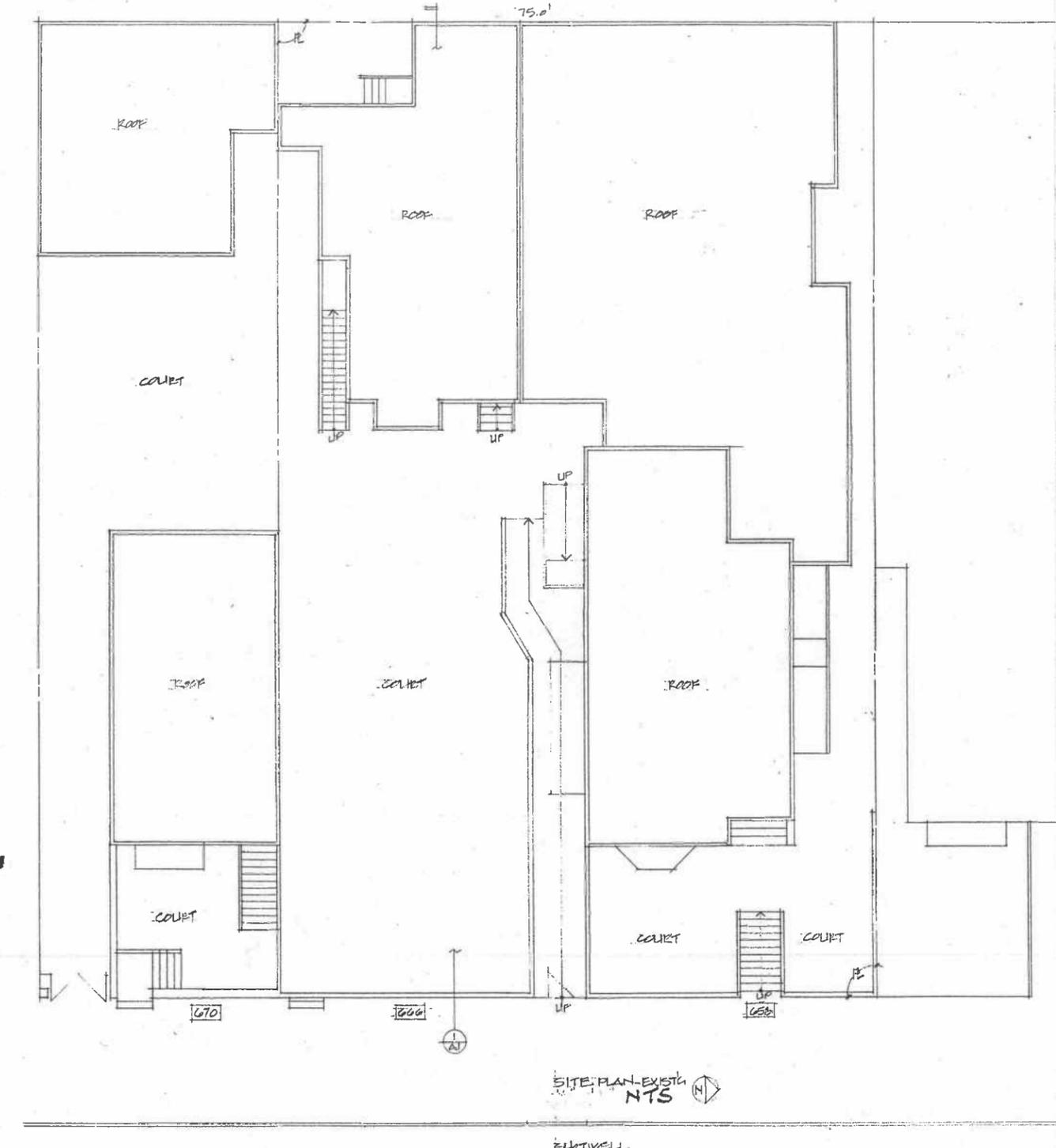
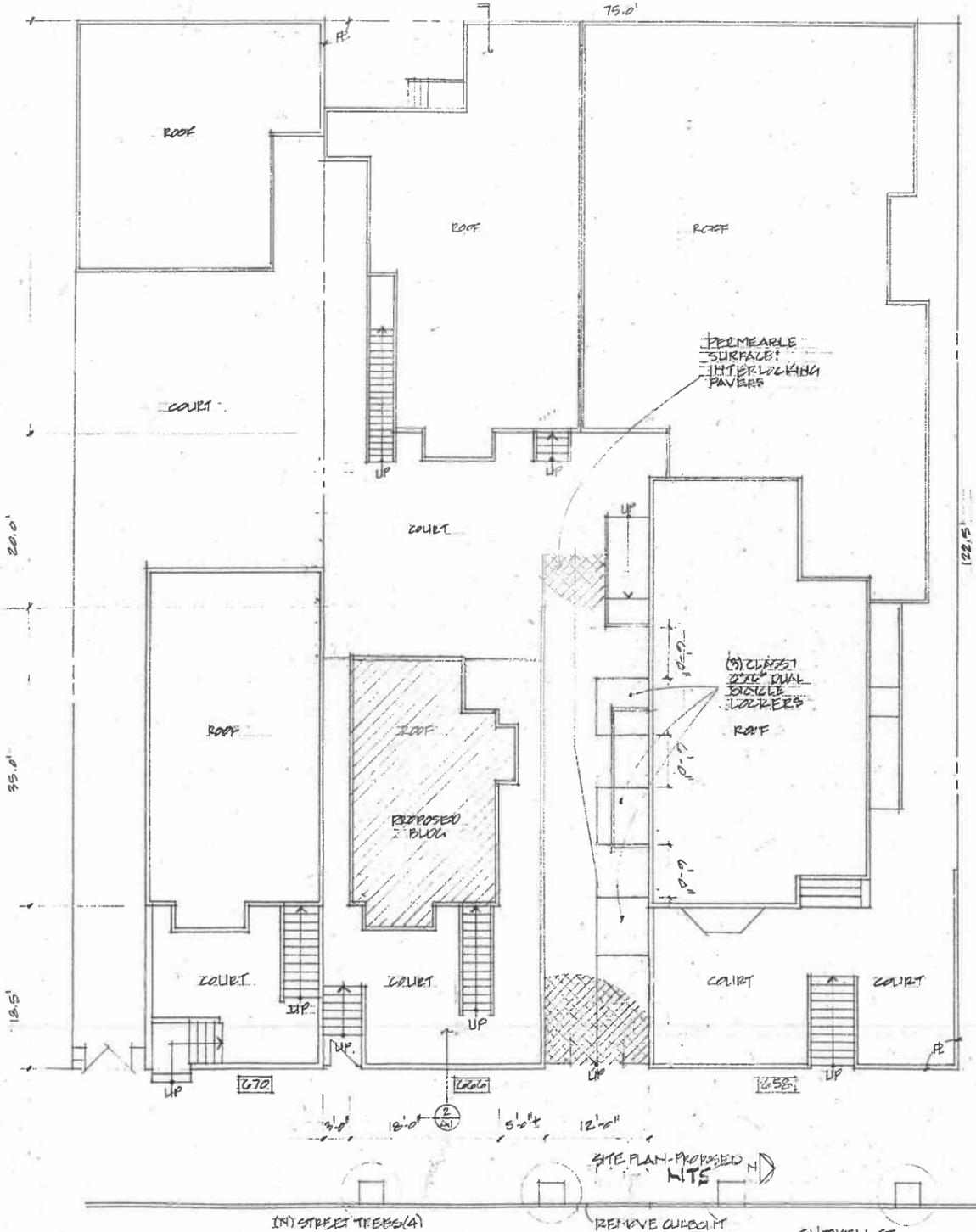
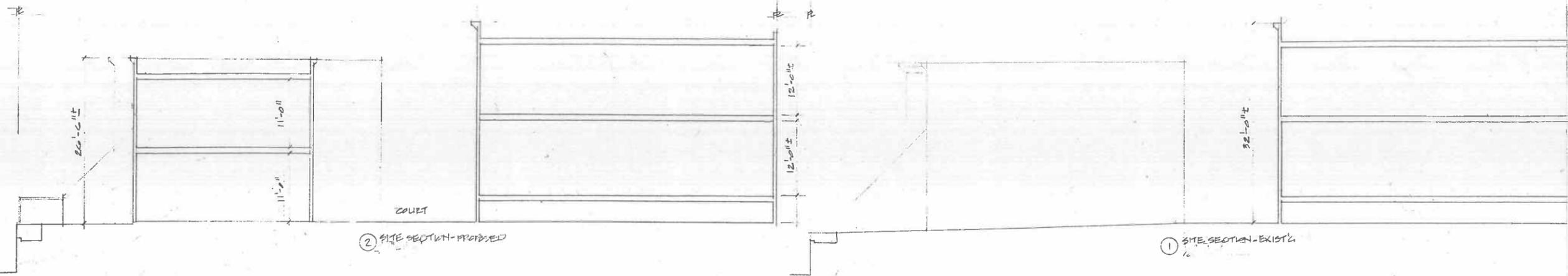
c. steven swason

ARCHITECT

12800 Shenandoah Road

Plymouth, CA 95669

(209) 245-4376 Fax: 245-5613

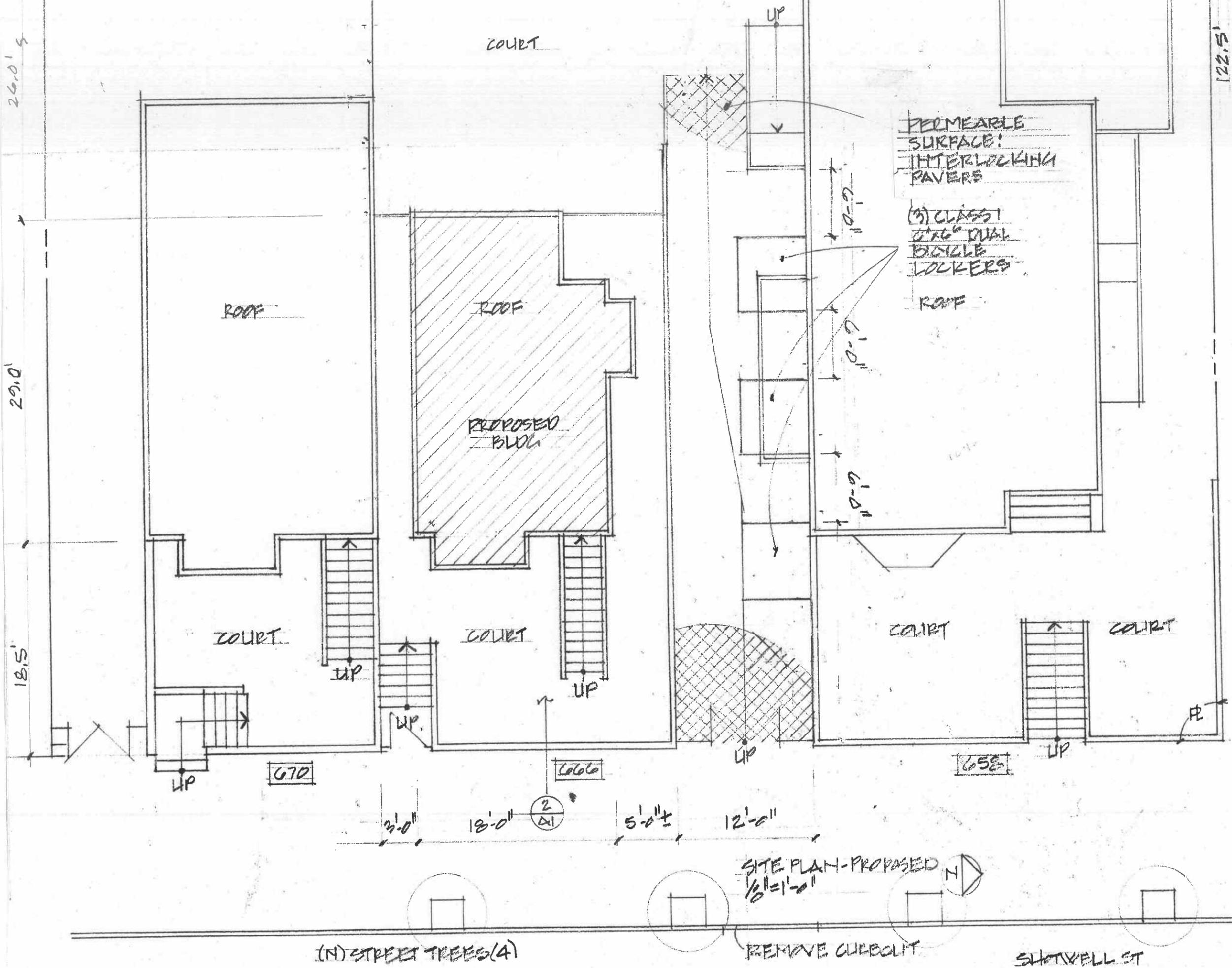


666 SLOTTWELL
 SAN FRANCISCO 10.01.2013
 SITE PLAN - EXIST'G + PROP
 REDUCED

IN STREET TREES (A)
 REMOVE CURB CUT
 SLOTTWELL ST

SLOTTWELL

AS

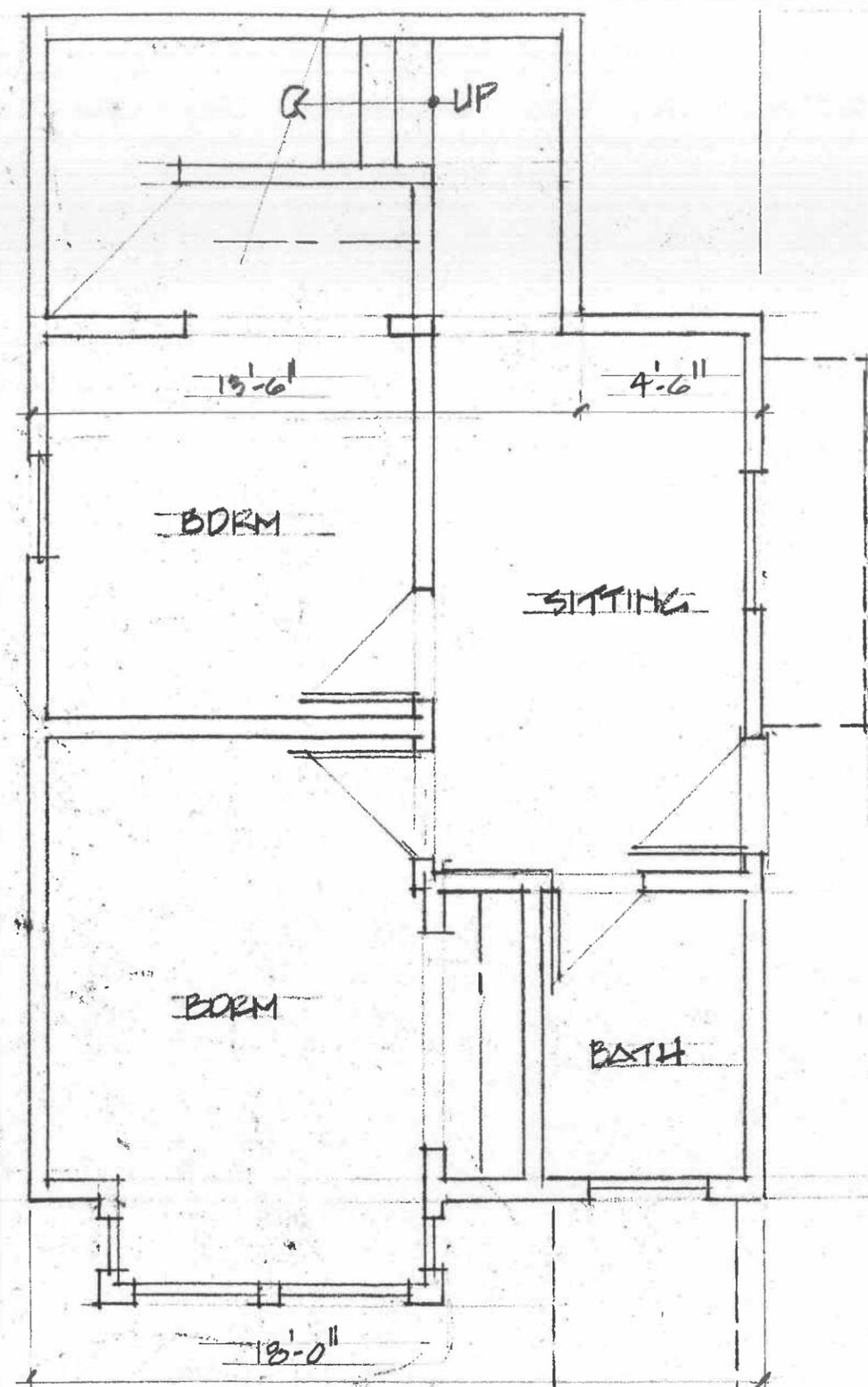


266 SHOTWELL
SAN FRANCISCO 10.01.2013
SITE PLAN-PROPOSED

c. steven swason

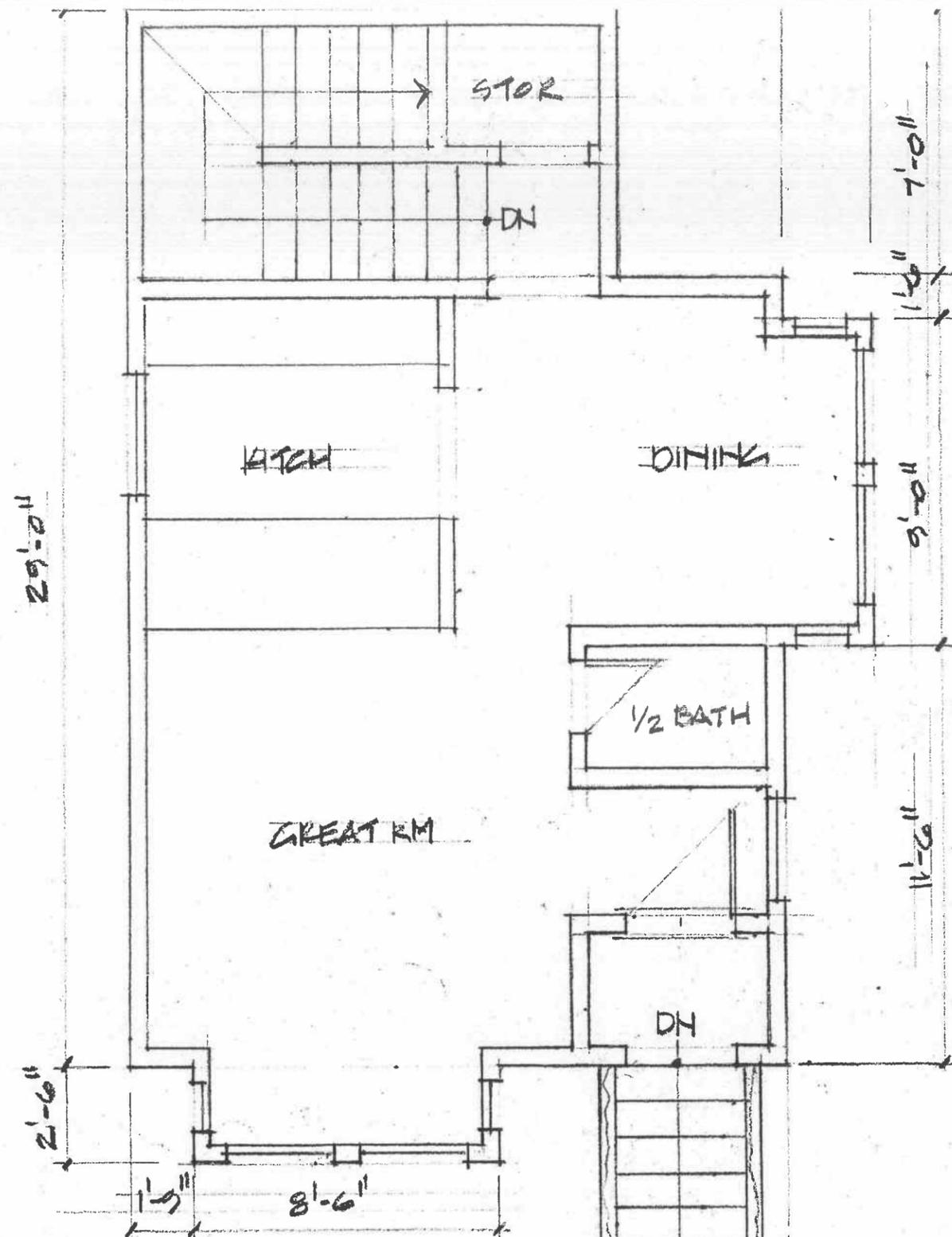
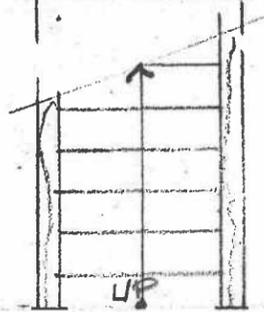
ARCHITECT

12800 Shenandoah Road
Plymouth, CA 95669
(209) 245-4376 Fax: 245-5613



GRADE LEVEL PLAN

1/4" = 1'-0"
520 #



UPPER LEVEL PLAN

1/4" = 1'-0"
540 #

266 SLOTTWELL
SAN FRANCISCO 10.01.2012

FLOOR PLANS

c. steven swason

ARCHITECT

12800 Shenandoah Road
Plymouth, CA 95669
(209) 245-4376 Fax: 245-5613



ALIGN

WROUGHT IRON

STUCCO

670

666

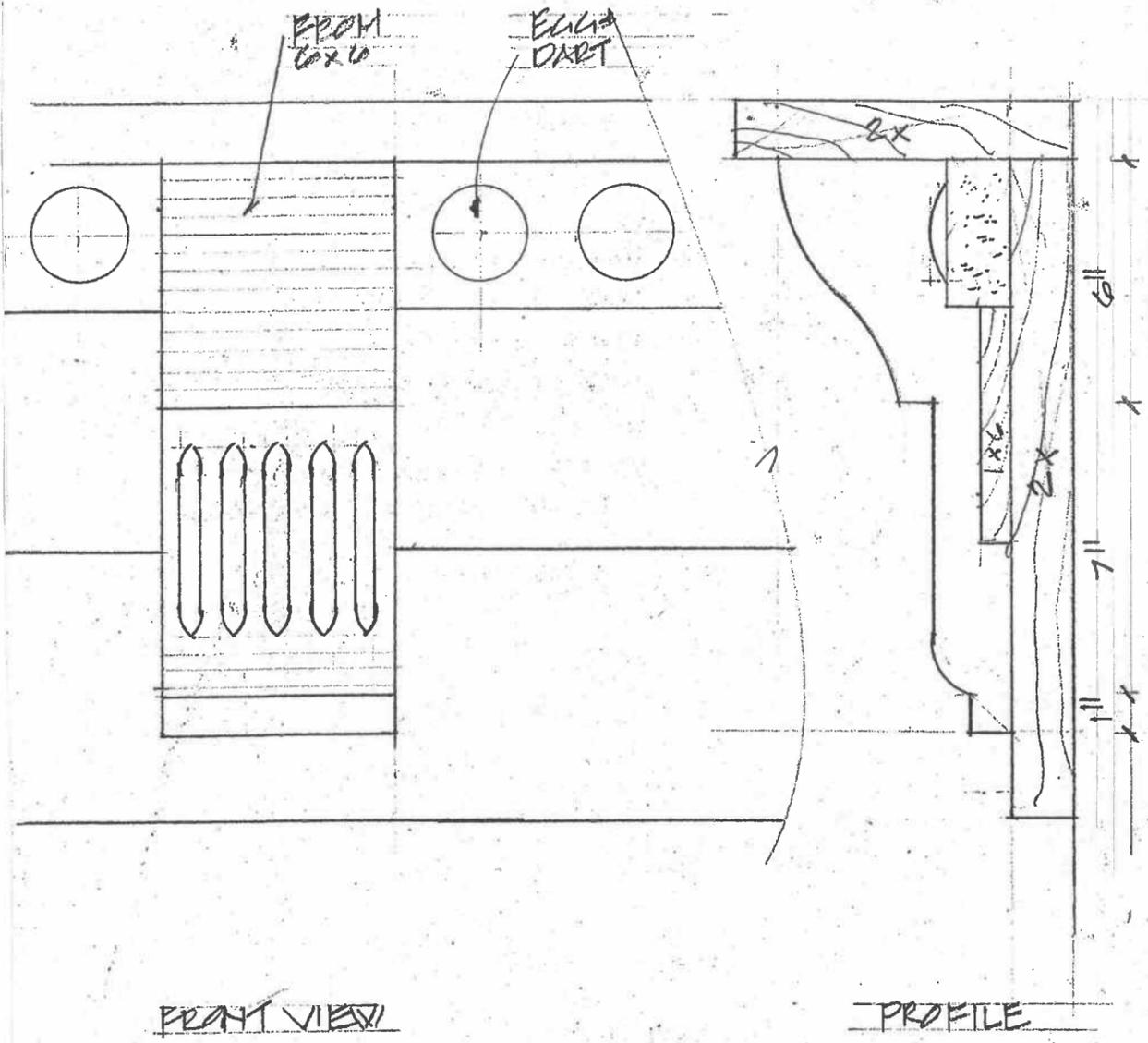
RAMP

658

STREET ELEV (EAST)
3/16" = 1'-0"

666 SLOTWELL
SAN FRANCISCO 10.01.201

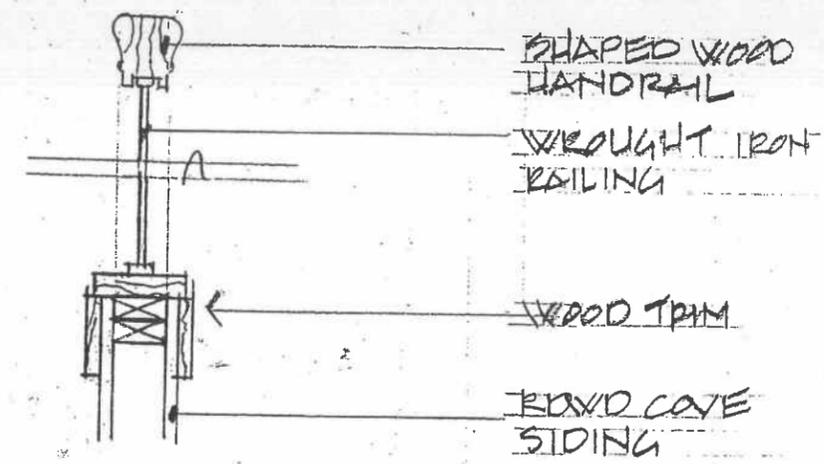
BLDG ELEV - STREET



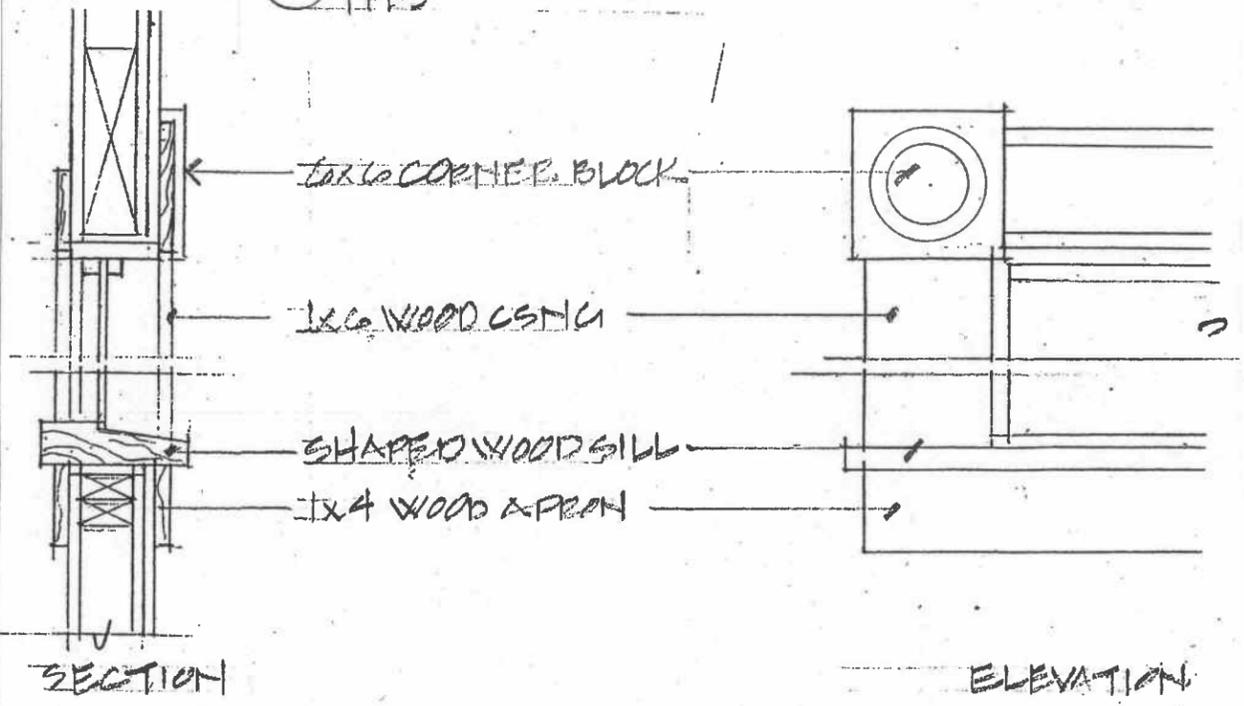
FRONT VIEW

PROFILE

2 CORBELL DETAIL
3 1/2" = 1'-0"



3 RAILING DETAIL
1/2" = 1'-0"



SECTION

ELEVATION

1 WINDOW DETAIL
1/2" = 1'-0"

266 SHOTWELL
SAN FRANCISCO 10.01.2013

DETAILS

c. steven swason

A R C H I T E C T

12800 Shenandoah Road
Plymouth, CA 95669
(209) 245-4376 Fax: 245-5613



666 SLOTTWELL
SAN FRANCISCO
10.21.2013

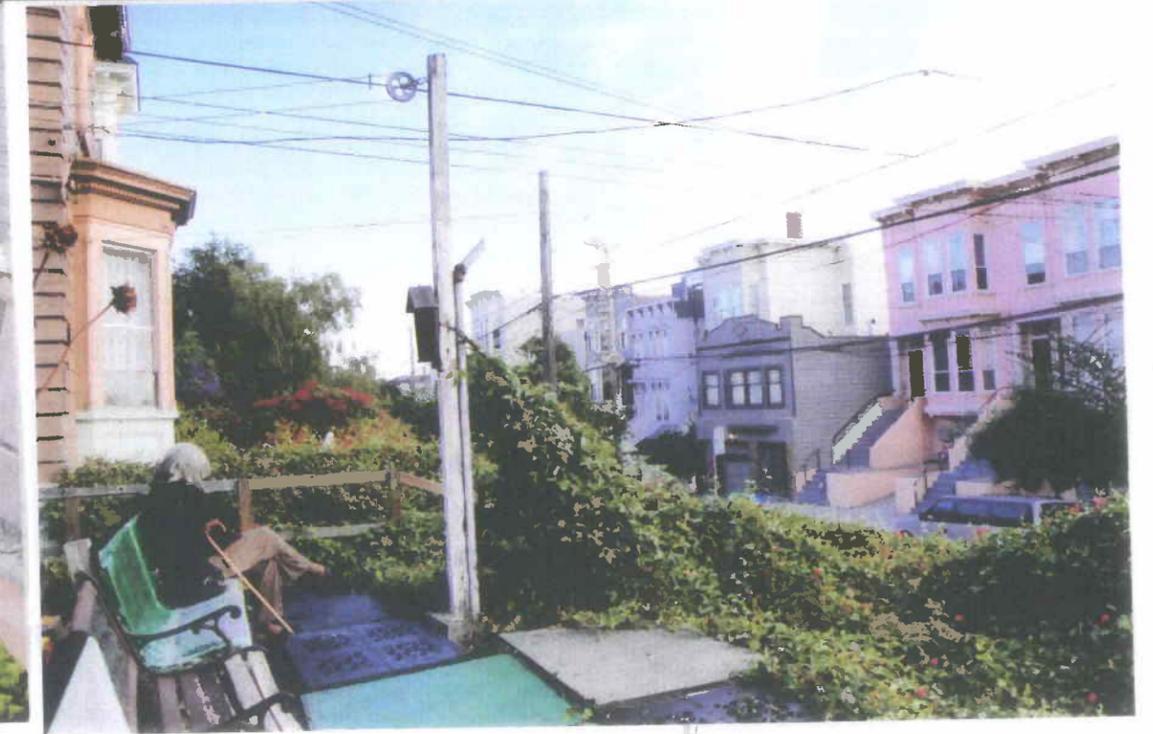
PROJECT PHOTOS

c. steven swason

ARCHITECT

12800 Shenandoah Road
Plymouth, CA 95669

(209) 245-4376 Fax: 245-5613



266 BLOTTWELL
SAN FRANCISCO
10.01.2013
COURTYARD - EXIST'G

c. steven swason

ARCHITECT

12800 Shenandoah Road
Plymouth, CA 95669
(209) 245-4376 Fax: 245-5613

SCOPE OF WORK

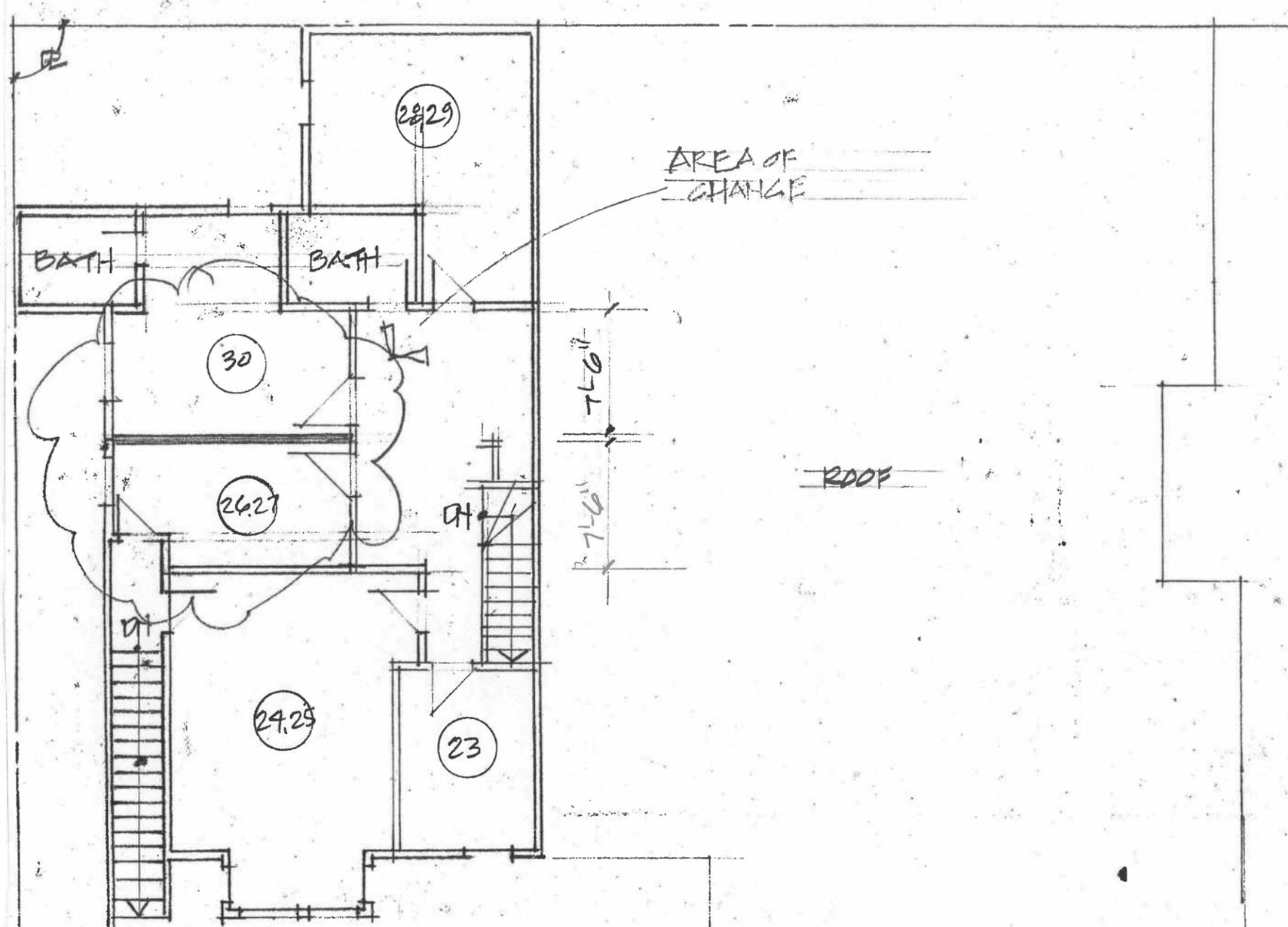
ADD CLIENT BEDROOM
AT LEVEL TWO OF
REAR BLDG.

○ DENOTES CLIENT

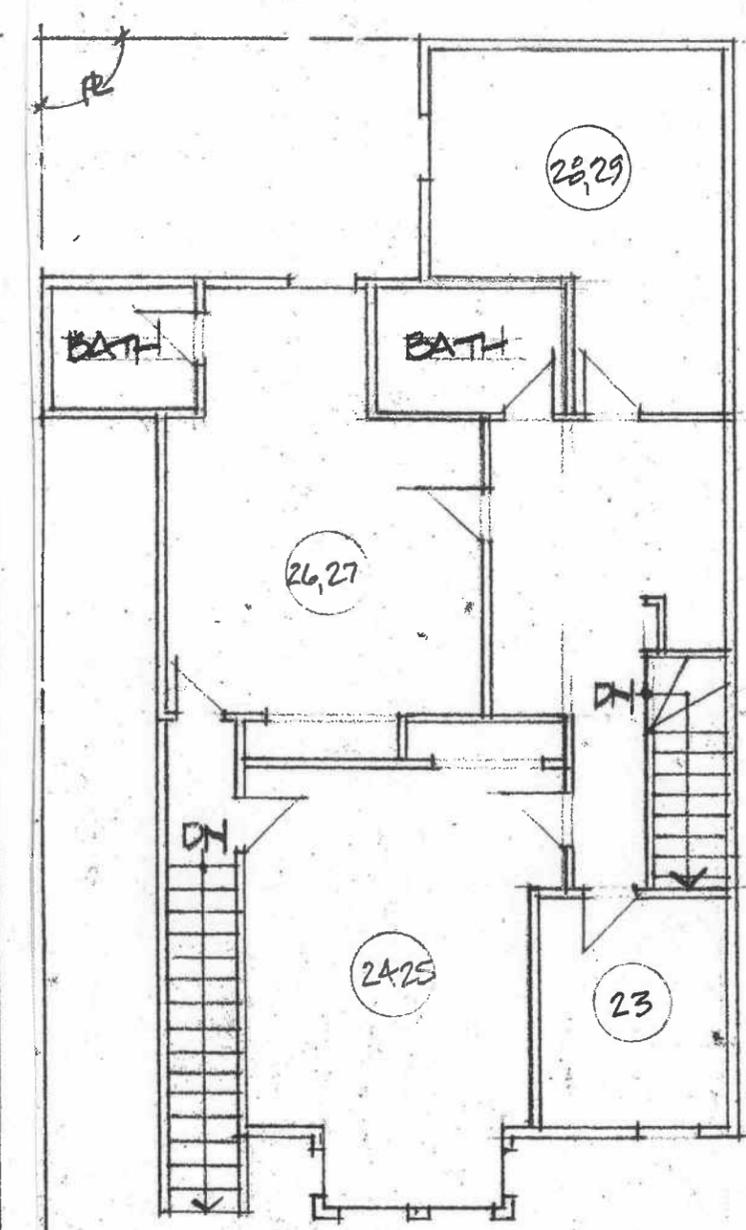
NOTE: SEE SHEET A12

1666 SLOTTWELL
SAN FRANCISCO 10.01.2013

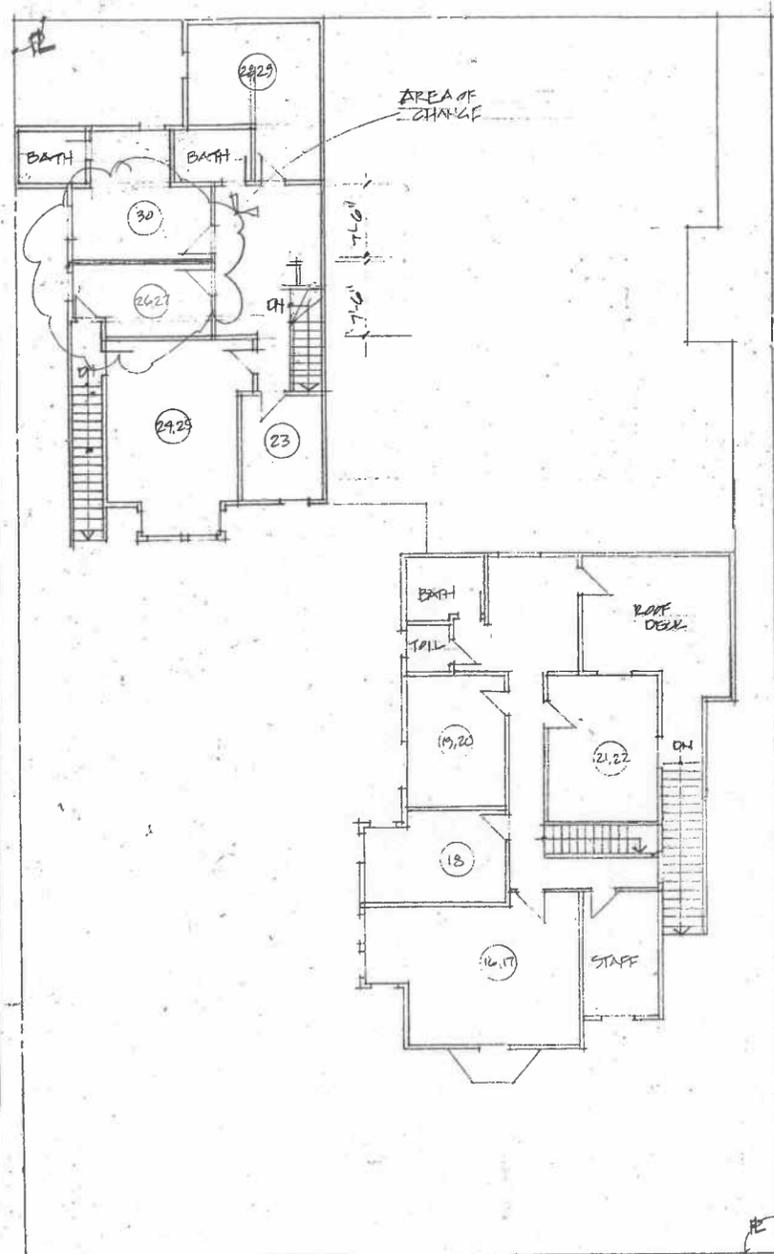
FLOOR PLANS



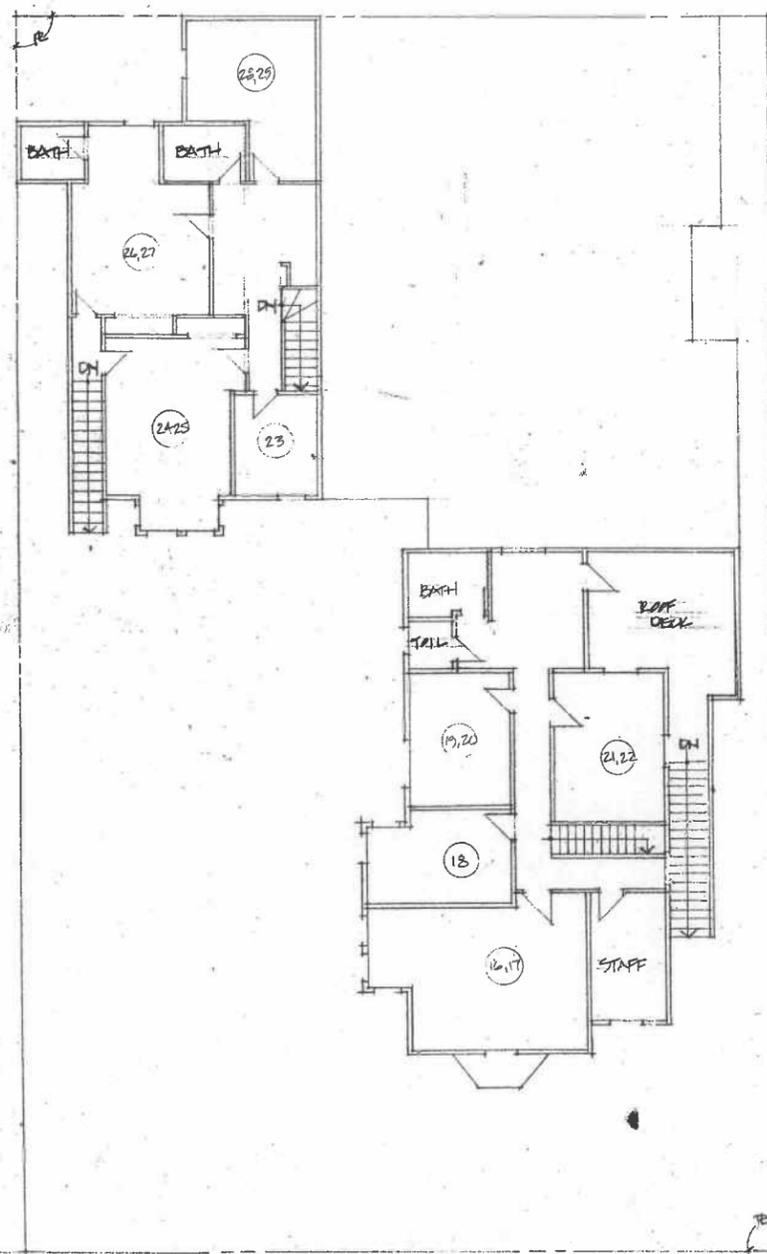
LEVEL TWO - PROPOSED
1/8" = 1'-0"



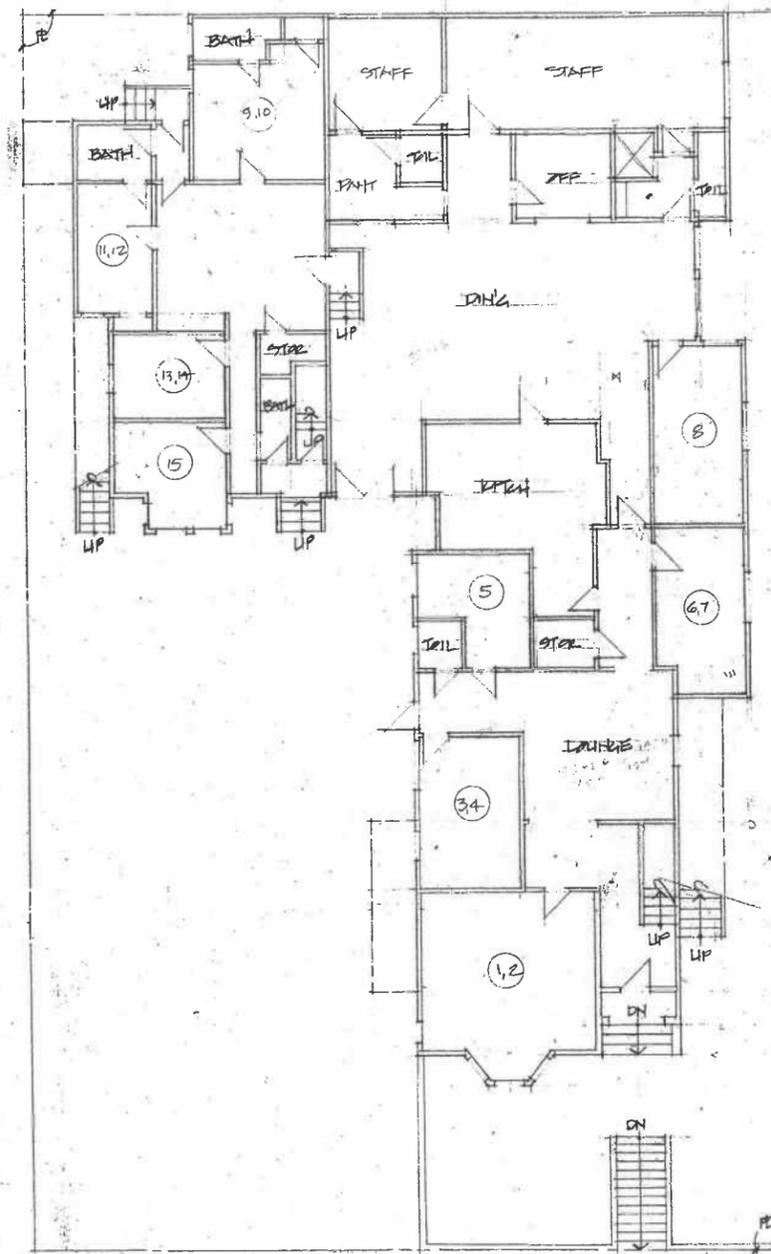
LEVEL TWO - EXIST'G
1/8" = 1'-0"



LEVEL TWO - PROPOSED
NTS



LEVEL TWO - EXIST'G
NTS



GROUND LEVEL - EXIST'G
NTS

266 SLOTTWELL
SAN FRANCISCO 10.01.2013
SITE PLAN - EXIST'G + PROP.
REVISED

CASE 2010.0101E Project: 658-666 Shotwell St.

Project Sponsor: Larry Mateo 415-279-1366

Project Architect: Steve Swason 415-297-1946

Project Planner: Richard Sucre 415-575-9108

HISTORY

July 9, 2012, Responded to NOPDR dated June 12, 2012. See attached.

April 16, 2012 Completed neighborhood outreach as recommended by Planning Department. See attached.

January 8, 2013 As recommended by Planning Department, completed neighborhood outreach meeting with the presence of two facilitators from Community Boards. See attached meeting notes.

See attached letters from neighbors dated January 22, 2013 and January 25, 2013.

March 4, 2013 Completed second neighborhood outreach meeting. Concerned neighbors wanted additional information regarding the project. Neighbors also requested representatives from Planning Department, Ombudsman, Community Care Licensing and Department of Public Health to be present at next meeting so as to address questions and concerns directly from them. Two Facilitators from Community Boards facilitated this meeting. See attached.

April 8, 2013 Completed second neighborhood outreach meeting. Two Facilitators from Community Boards facilitated this meeting. Representatives from Ombudsman and Department of Public Health, Placement Team attended the meeting and provided feedback. Licensed Program Analyst representative from Community Care Licensing was invited but not allowed to attend this type of forum. Planning Department representative was not available. See attached.

Project Sponsor and Project Architect addressed all neighbor concerns from the March 4th meeting. Project Sponsor also submitted anti-loitering program to help address loitering problem around the immediate neighborhood.

April 17, 2013 In previous meetings, immediate neighbor and owner of 670 Shotwell stated that the proposed project was too close to her property. The proposed design was 3 feet between the two properties which meets code. Project Architect submitted revised drawing to expand the separation from 3 feet to five feet .

May 8, 2013 Project Planner to review revised drawing with director. Several days later we were informed by Project Planner that the recommendation is to approve the conditional use of adding one more bed space capacity but to not recommend the new building construction due to overdevelopment of the lot, specifically open space to residents.

May 31, 2013 Project Architect submitted another revised drawing to address two major concerns from neighbors.

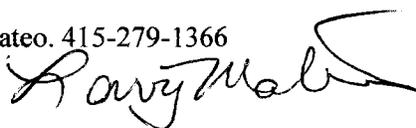
One, meet immediate neighbor concern to increase building separation from 3 to 5 feet.

Two, increase the open space between the project construction and existing building directly behind it (666 Shotwell) from 20 feet to 25 feet. This proposal reduces the square footage of living space.

Based on the history of several meetings and revised drawings, we feel that we have exhausted all available avenues, addressed and exceeded all concerns from immediate neighbors and Planning Department. Please review and approve the new project construction and conditional use.

Thank you very much for your attention.

Larry Mateo. 415-279-1366



morningstar658@gmail.com

July 9, 2012

From: Larry Mateo
To: Mr. Richard Sucre

RESPONSE TO NOPDR #1 dated June 27, 2012

RE: 658- 666 Shotwell St (Address of Permit Work)
3611/062 (Assessor's Block/Lot)
2010.0101C

1. Conditional Use Authorization & Use Clarification. As noted in the Conditional Use Authorization Application, the proposed project appears to be expanding the existing residential care facility from 29 beds to 30 beds, and appears to be constructing a new single- family residence on the project site.

Currently, there are two existing buildings on this extra large parcel and licensed as board and care homes.

The first building is addressed at 658 Shotwell St. It is licensed for 15 beds. No expansion on this building.

The second building is addressed at 666 Shotwell Street. It is licensed for 14 beds. The proposal is to convert a large bedroom in the second floor from 1 to 2 beds. See attached drawing.

Location	Current # of beds	Add proposed # of beds	Total
658 Shotwell St	15	0	15
666 Shotwell St	<u>14</u>	<u>1</u>	<u>15</u>
Grand total # of beds	29	1	30

The Department requires clarification on the use and relationship of the new single- family residence and the existing residential care facility.

Will the new singlefamily residence have a relationship to the existing residential care facility?

Yes. It will be a family residence for the owners only. The goal is for the owners to live onsite so as to better manage and supervise the daily operations of the care home residents and staff.

Will the new residence house a caretaker associated with the facility?

No.

If the single- family residence has no relationship to the existing residential care facility, it shall be evaluated under separate criteria. In order to proceed with a public hearing, the Department will need to have a clear understanding of how the proposed project will function relative to the existing facility.

Yes, the single family residence is related to the care facility. The care facility will remain as a care facility. The proposed new family residence will be for owners only. The goal is for the

owners to live onsite so as to better manage and supervise the daily operations of the care home residents and staff.

2. Existing and Proposed Plans. Since the proposal appears to involve the expansion of the existing residential care facility from 29 to 30 residents, the Department will require a set of architectural drawings showing the existing floor plan and the proposed floor plan. In particular, this set of architectural drawings should clearly illustrate and label the existing rooms and their uses, and the proposed rooms. The architectural drawings should illustrate each floor level, including the existing site plan and proposed plan.

See attached architectural drawings.

3. Site Visit. Prior to the public hearing, the Department will request a site visit and tour of the existing facility. Department staff will be in touch to schedule the site visit.

Please call Larry Mateo, 415-279-1366 or email morningstar658@yahoo.com to schedule a site visit.

April 16, 2012

Case No. 2010.0101E Project: 658-666 Shotwell St. Block/Lot: 3611/062

Project Sponsor: Larry Mateo, Morning Star Residence 415-279-1366

Planner-Planning Department: Richcard Sucre 415-575-9108

Project: To build single family house Goal: Conduct neighborhood outreach, explain project
 Expectation: Response will be either in favor or opposed

List of the neighborhood groups registered with the Planning Department for the Mission

Note: From those who were contacted, none were opposed.

Ricardo Alva Mission Language & Voc. Sch. Inc. 2929 - 19th Street San Francisco, CA 94110	In favor 4-10-2012	Tom Gold for Eileen Gold (decesased) 19th Street/Oakwood Neighborhood 3631 - 19th St. San Francisco, CA 94110	In favor 4-11-2012
Bernardo Gonzales Twenty-Fourth St. Merch. Assn. 2720 - 24th St. San Francisco, CA 94110	In favor 4-11-2012	Mrs. Frank Morales Mission Playground 3554 19th Street San Francisco, CA 94110	In favor 4-11-2012
Marilyn Bair Inner Mission Neighbors 705 Capp Street San Francisco, CA 94110	In favor 4-10-2012	Gwen Kaplan, Ron Ross-Gen. Mgr. Northeast Mission Business Assn. 2757 16th Street San Francisco, CA 94103	In favor 4-11-2012
Rebecca Gordon, Director St. John Evangelist Julian Neighbors 1661 15th Street San Francisco, CA 94103	In favor 4-11-2012	Luis Grandados Mission Economic Development Assn. 2301 Mission Street #301 San Francisco, CA 94110	In favor 4-10-2012
Antonio Diaz, Charlie Schiammas PODER 474 Valencia Street #125 San Francisco, CA 94103	In favor 4-11-2012	Ally Janes, General Manager for Zoe Astrachen Central 26th Street Neighborhood Coalition 3443 26th Street San Francisco, CA 94114	

Immediate Neighborhood Businesses near 658-666 Shotwell Street

Address	Type	Name	Comments
600 Shotwell	Condo complex	Rebecca, mgr Peggy Schellen, owner	In favor 2/4/2012
602 Shotwell	Ginger Rubio Salon	Rebecca, mgr Peggy Schellen, owner	In favor 2/4/2012
628 Shotwell	Lorne House, Inc. Care Home	Stephanie Clark, owner	In favor 1/26/2012
901 South Van Ness	San Jalisco Restaurant	Alfonso Reyes	In favor 2/7/2012
937 South Van Ness	The Inn SF	Marty Neel	In favor 2/7/2012
937 South Van Ness	The Inn SF	Marty Neel	In favor 2/7/2012
999 South Van Ness	Muzio's Liquors	Max Abrahason	In favor, 2/1/2012
3349 20 th St	Shotwell's Bar	David Hall, owner	In favor, 4/12/2012
3325 20 th St	Akron Meats	Bill Wong	In favor, 2/7/2012
3354 20 th St	Balance In Motion Physical Therapy	Meredith Slater	In favor, 4/12/2012
3361 20 st St	Condo complex HOA Board Member	Ben Manilla	In favor, 2/7/2012
3363 20 th St	Andrea Total Skin Care HOA Board Member	Andrea Sanchez, tenant Ben Manilla	In favor, 4/11/2012
3365	U Gallery HOA Board Member	Ben Manilla	In favor, 2/7/2012

Immediate Neighbors near 658-666 Shotwell St.

604 Shotwell	Claudia Victoria		In favor 2/4/2012
618 ½ Shotwell	Molly Fong, 2ldg.. owner		In favor 2/4/2012
625 Shotwell	Molly Fong, 2ldg.. owner		In favor 2/4/2012
627 Shotwell	Molly Fong, 2ldg.. owner		In favor 2/4/2012
629 Shotwell	Molly Fong, 2ldg.. owner		In favor 2/4/2012
631 Shotwell	Kim Churton, owner	Assured her that this is not our goal because the open space requirement will be at maximum capacity for that lot.	In favor but concerned that it may be converted to carehome. 2/1/2012
632 Shotwell	Emil Reiman, owner		In favor 2/6/2012
634 Shotwell	Emil Reiman, owner David Chang, tenant		In favor 2/6/2012
634 ½ Shotwell	Emil Reiman, owner		In favor 2/6/2012
639 A Shotwell	Michael Dowd		In favor 2/4/2012
642 Shotwell	Tony Manzo		In favor 2/1/2012
647 Shotwell	Luther Watson		In favor 2/4/2012
650 Shotwell	Joy Fermin		In favor 2/4/2012
652 Shotwell	Michelle Kim		In favor 2/1/2012
653 Shotwell	Rachel Stephanson		In favor 2/4/2012
657 Shotwell	Aurellano Sandoval		In favor, 4/11/2012
658 Shotwell	Flordelino Mateo		In favor 1/25/2012
661 Shotwell	McKees		In favor, 2/4/2012
666 Shotwell	Flordelino Mateo		In favor, 1/25/2012
667 Shotwell	Chris Sollars		In favor, 2/4/2012
680 Shotwell	Mary Lee Smith, owner		In favor, 2/1/2012
682 Shotwell	Mary Lee Smith, owner		In favor, 2/1/2012
690 Shotwell	Debolina Dutta		In favor, 2/1/2012
692 Shotwell	Jonathan Solas		In favor, 2/1/2012
907 South Van Ness	Kevin Omura		In favor 2/7/2012
953 #2 South Van Ness	Sam Khamis		In favor, 2/7/2012
967 South Van Ness	Kim Zylker		In favor, 2/7/2012
3379 21 st St	Carlos Martinez		In favor, 2/7/2012

Immediate Neighbors near 658-666 Shotwell St.

618 Shotwell	David Brownell		Opposed 2/4/2012
648 Shotwell	Beth	In a hurry	Opposed 2/4/2012
672 Shotwell	Anita Margrill	Assured her that this is not our goal because the open space requirement will be at maximum capacity for that lot.	Opposed Concerned that it may be converted to carehome. 4-12-2012
671 Shotwell	David Vigil		Opposed 2-4-2012
673 Shotwell	David Vigil		Opposed 2-4-2012

Pre-Application Meeting Sign-in Sheet

Meeting Date: 1.08.13
 Meeting Time: 6-9:00 P.M.
 Meeting Address: 1322 DELARO ST.
 Project Address: 658-666 SHOTWELL
 Property Owner Name: LARRY MATEO
 Project Sponsor/Representative: STEVE SWASON

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
Scott Gossing				<input type="checkbox"/>
1. Scott Gossing			scott.gossing.egg@gmail.com	<input type="checkbox"/>
2. CHAD THIGPEN			CHADTHIGPEN@SBCOMcast.NET	<input type="checkbox"/>
3. Nathaniel Glochler			nglochler@gmail.com	<input type="checkbox"/>
4. ANITA MARGRELL			anitamargre@gmail.com	<input type="checkbox"/>
5. BONNIE FEINBERG			bfeinberg_99@yahoo.com	<input type="checkbox"/>
6. Joyce Ferman			joyceferman@yahoo.com	<input type="checkbox"/>
7. David Vicit			DVicit671@yahoo.com	<input type="checkbox"/>
8. Mary Ann Hartman		965 So Van Ness		<input type="checkbox"/>
9. JIM TYLER (824-2851)		959 So Van Ness		<input type="checkbox"/>
10. Jeremy Paul			jeremy@paukedrawsfr.com	<input type="checkbox"/>
11. Ed Bingham			edubingham@gmail.com	<input type="checkbox"/>
12. JULIAN GAY			julian.gay@gmail.com	<input type="checkbox"/>
13. David Brownell			dbbrownell@aol.com	<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Concerns, Questions, and Requests Charted

Morningstar Meeting on January 8th

Concerns expressed:

- The set back of three feet is not enough- it should be more.
- The second hand smoke is a real issue- there should be an area where the smoke isn't so bothersome.
- Where will the Morningstar residents go if the open space areas in the front of the building get filled up? The concern is that with less space, the loitering and smoke would become more of an issue.
 - The Mateos suggested that the space between the new building and the existing building could be a place for them to hang out.
When this was expressed, another neighbor doubted that they would want to hang out in this space because there wouldn't be much light and it could be cold in the shade.
- There should be more supervision since the following activities that Morningstar residents are involved in create problems in the neighborhood:
 - Urinating
 - Smoking near buildings
 - Pan-handling
 - Loitering
- Some of the concern is regarding the residents performing these activities in the park and neighborhood in general.
 - The Morningstar owners expressed that not all the people performing these activities in the park and neighborhood in general are the residents, but high school students and other people.
- If the Morningstar staff can't manage the current number of clients/beds they have, then they shouldn't add another bed.
- They shouldn't be hanging out in the back as this is where the fire started on Anita's house.
- The courtyard in the front should remain as a garden and not become a hang out space.
 - Later in the meeting, Flor Mateo stated that it would remain a garden.
- The next building will block the facade of the existing historic building where Morningstar is.
 - The architect stated that there would still be a way to view the facade of the existing building from the street.

- Several neighbors expressed concern about not having received a notice about this meeting.

Questions:

- How many square feet are required per resident?
- What are the qualifications of the Mateos?
 - Both Mateos shared their qualifications
- Will there be a suitable smoking space so that residents won't be compelled to go into the streets?
- Can the "private residence" (single family unit) be converted to more beds?
 - The architect explained that they aren't allow to convert the single family unit into commercial property and have additional beds for additional clients.

Requests

The following requests were for the next meeting:

- Have more neighbors
- Have chairs
- Have a warmer space
- Develop an action plan to mitigate concerns
- Have representatives from the following organizations:
 - City Planning Department
 - Or another organization that can address questions like how many square feet are required for each resident
 - Department of Public Health/ OCL
 - To speak to rules and make suggestions for managing ambulatory people with disabilities in public space

EXPANSION OF MORNINGSTAR CONGREGATE CARE FACILITY 658-666 SHOTWELL STREET

Inbox



Jan 25



anita margrill architecture <anitamargrill@gmail.com>

to richard.sucre, steve, bcc: me

Gentlemen:

On January 8, 2013, ten Shotwell Street neighbors attended the Morningstar Congregate Care Home Pre-Application meeting, dedicated to viewing Momingstar's proposed plan to expand their facility @ 666-658 Shotwell Street. The mtg facilitator, Chad Thigpen, recorded our views, during a lively discussion (pls see attached.) We plan to organize another mtg of the Shotwell community, to continue this discussion of the Morningstar proposal to expand, which all ten of us adamantly oppose.

To amplify some of our comments, based on the architect's plans:

- The proposed structure greatly reduces the existing open space available to Morningstar's 29 current clients (plus an additional proposed client). The proposed plan designates two open spaces (pls see A and B indicated on attached site plan.) totaling 870 sf. However, Mr. Mateo, the owner of Morningstar, told us that, operationally, site B (330 sf - the terrace in front of 658 Shotwell), would be "off limits" to clients. That wld leave 540 sf effective open space available to 30 clients.

- The deleterious environmental impact on this historic Shotwell 600 block: The proposed structure will block the view to the existing historic 666 Shotwell building, as it is seen from the street. The architect's elevation drawing of the front façade of the proposed structure is misleading, because, in reality, only the view to the one story 'modern' common room in the rear of the site will be visible from Shotwell Street.

The architect's attempt to mitigate this situation, by removing a portion of the existing retaining wall of the terrace, in order to increase the width of the existing sloped walkway between 658 Shotwell and proposed new structure - from current 12 feet to 14 feet - to, supposedly, create a view to the historic 666 Shotwell in the rear, is not effective in providing a view to the existing 666 Shotwell.

- The proposed structure impacts the spatial relationship of the homes on this historic street. This spatial relationship is interrupted by the proposed new structure, shown to be 3'0" from the free-standing, historic 670 Shotwell Street next door.

Other, very spirited comments were directed towards the operational ethics of Morningstar's owners, Flor and Larry Mateo: These comments include:

- The lack of supervision of Morningstar clients, as evidence by their clients wandering our streets all during the day and often late @ night. The Mateos told us that their clients suffered from mental problems, including schizophrenia and bi-polar disorder. The Mateo's CV, as described to us @ the mtg, does not include any qualifications related to the care of the mentally disabled and/or elderly. This lack of qualified supervision impacts the health and safety of Morningstar clients.

- The impact on the quality of life for Shotwell St. neighbors: Morningstar clients panhandle neighbors, invade our property, cause suspicious fires (police reports and photographs available on request). Currently, some Morningstar clients have been associating w/the drug dealers who hang out on Shotwell Street, a safety issue we have addressed to the SF Police.

Respectfully,

Anita Margrill, RA
670-672 Shotwell Street
San Francisco, CA 94110



Expansion of Morningstar Congregate Care Facility, 658-666 Shotwell Street

Inbox



Fix Shotwell <fixshotwell@gmail.com>

Jan 22



to richard.sucra, steve, me

Dear Sirs:

I represent the Central Mission Neighborhood Organization, which comprises about 150 members and their resident families who live in the area roughly bounded by 18th Street, Mission Street, Folsom Street and 22nd Street. It has come to my attention that there is an effort underway to expand the Morningstar care facility on the 600 block of Shotwell Street. Neighbors have expressed to me that there was very little notice about a recent planning meeting, and I feel the existing community adjacent to the facility were highly underrepresented at the meeting on January 8 of this year.

I understand there is at least one future public meeting being scheduled. I would like to request that you notify all of the appropriate persons in the area of that meeting well in advance, and that you cc me on the invitation (I live on the 500 block of Shotwell). In addition to your efforts to reach all potentially affected parties of this expansion, I will be sure to pass that information on to our entire group so that you may get a true sampling of the sentiment of the community regarding this expansion.

Thank you, and I await your reply.

Andrew Oglesby



Larry Mateo <morningstar658@gmail.com>

Feb 4



to Fix, Steve

Hi Andrew,

I ordered the address labels and sent the meeting notification based on the requirements from SF Planning. The addresses were only for the immediate neighbors near our property. Looking ahead, should the Planning Dept. wants to move forward with the project, they will send letters to neighbors within 300 foot radius.

Thanks for your concern.

[Signature]



Larry Mateo <morningstar658@gmail.com>

Mar 4



to Fix, Steve

Hi Andrew,

Reminder, the meeting is tonite, Monday Mar 4th, at 6:30pm at Morning Star, 658 Shotwell St. I hope you were notified by one of the neighbors, who was coordinating this meeting.

See you then.

[Signature]

Meeting Notes from March 4, 2013.

Discussed on April 8, 2013 meeting.

Larry Mateo

Questions and concerns for which persons would like answers

- What is the legally required amount of open space?
- How much open space will be lost through the proposed development? How much open space will remain? Is 30 feet enough space to provide open space for Morningstar residents?
- Will reducing current open space worsen loitering and safety issues?
- Could the proposed set-backs be increased to five feet?
- What are the legal considerations regarding smoking areas?
- Is there an actual need for a Planning Department representative to be in attendance at the next meeting?
- What are the pertinent Health & Safety Code considerations?
- What are the categories of persons residing at Morningstar, and what is their degree of handicap?
- Why have concerns about Morningstar not been addressed by Morningstar previously?
- How will the problems raised at tonight's meeting be addressed? Will there be a formal complaint process? The on-site phone number at Morningstar is 415-285-1368? Larry Mateo can be reached at
Is there a particular person callers should ask for when complaining to Morningstar staff?
- Concern was expressed that the proposed single-family residence would be used for Morningstar residents in the future. Someone wanted to hear directly from the Planning Department on this issue.

Proposal by Jim Taylor

One person suggested that there should be greater visibility of 666 Shotwell from the street. Jim suggested that the Mateo's move the current 666 Shotwell building to the front of the lot. New construction could be hidden behind the 666 Shotwell after it has been moved.

Next Steps

- Another meeting will be held approximately two weeks from now.
- Steve will ask his Planning Department to come to the next meeting.

- Larry will ask Community Care and Licensing if they can come to the next meeting.
- Jim Tyler will ask the Long-Term Care Ombudsman to come to the next meeting. The Ombudsman can be reached at 415-751-9788.
- The Mateo's will propose an action plan regarding loitering at the next meeting.
- Sean Case will get all of this information up on the Next Door website. Sean can be reached at 415-297-8680, or at

Notes from the April 8, 2013 meeting with Morningstar

Agenda

- Welcome
- Objective – to continue dialogue and address issues between Morningstar & the neighbors
- Review what was covered in the last meeting (March 4th)
- Follow up on action items
 - Outreach that took place
 - Mateos' proposal to address loitering
 - Review and address questions
 - Determine how to address outstanding questions
- Next steps

Ground Rules

- Speak one at a time
- Participate actively and respectfully
- Respect the process and objective

Concerns

- Quality of care for residents
- Residents might be impacted by the building of the residence.
- Residents have the right to dwell in private neighborhoods.
- How much supervision is needed to ensure that the residents aren't involved in excessive use of alcohol or substances?
- What government entity can the neighborhood count on regarding neighborhood complaints re Morningstar residents?

Outreach: CCL and the Planning Dept. declined to attend.

Community Care & Licensing

- Provides client oversight ()
- Go to the above website in order to become educated as to standards of care

Other Concern: The new building will take away open space from the residents.

Action: Ask for the recent 809's on record at CCL's office (ask for Moira Aguillar).

Benson (Ombudsman)

- Recommends that Morningstar residents go to large day centers (e.g. the one in Bayview). Such facilities are nice places for residents to go during the day.
- Ombudsman does not regulate how facilities are used.

Planning Dept.

- Planning says new construction at Morningstar can only be a single-family residence. The owners want to live on-site at Morningstar for the purpose of management.
- Steve contacted his contact in the Planning Dept., who said he could make himself available for questions.
- Rich Sucre / 415-575-9108 /
- David will contact Rich

Dept. of Health

- The Department of Public Health provides housing for otherwise homeless, handicapped persons.
- It's very unfortunate that CCL is not present at tonight's meeting.
- The Dept. of Health provides tacit enforcement of rules, as Morningstar is currently maxed out.
- DPH will let David know who to contact at CCL. CCL can be reached at (650) 266-8800. This number should be called in order to lodge complaints with CCL.

Open space

- Steve (architect) stated that tonight's plans meet the required amount of open space.
- Jim believes that reducing the current open space will worsen the loitering.
- Steve stated that (in contrast to the current plans) that the proposed set-backs can be increased to five feet.

Re smoking areas & legal considerations:

- Currently set for 15 feet from the facility
- This design complies with the City ordinance

Re: Meeting invitation--Morning Star Residence from Morning Star to 1 recipient

Thank you Moira. Have a great day.

Morning Star Residence
We Do Care for Life
Larry Mateo Cell: 415-279-1366

From: "Aguilar, Moira@DSS" <Moira.Aguilar@dss.ca.gov>
To: Morning Star <morningstar658@yahoo.com>
Sent: Thursday, March 14, 2013 8:20 AM
Subject: RE: Meeting invitation--Morning Star Residence

Hi Larry,

I heard from my Manager who has informed me that we are not permitted to attend a meeting of this kind.

Moira Aguilar
Licensing Program Analyst
Community Care Licensing
San Francisco Coastal Adult and Senior Care Regional Office
851 Traeger Avenue, Suite 360
San Bruno, California 94066
(650) 266-8810
FAX (650) 266-8841

From: Morning Star [mailto:morningstar658@yahoo.com]
Sent: Monday, March 11, 2013 1:20 PM
To: Aguilar, Moira@DSS
Subject: Re: Meeting invitation--Morning Star Residence

OK. Thank you.

Morning Star Residence
We Do Care for Life
Larry Mateo Cell: 415-279-1366
From: "Aguilar, Moira@DSS" <Moira.Aguilar@dss.ca.gov>
To: Morning Star <morningstar658@yahoo.com>
Cc: "Gill, Pam@DSS" <Pam.Gill@dss.ca.gov>
Sent: Monday, March 11, 2013 1:10 PM
Subject: RE: Meeting invitation--Morning Star Residence

April 7, 2013

From March 4, 2013 meeting follow-up:

1-Anita M. wanted to know the website for some of the regulations that Morning Star Residence and all other care home must abide. It is found in

<http://www.leginfo.ca.gov/cgi-bin/calawquery?codesection=hsc&codebody=&hits=20>.
Division 2, CHAPTER 3. CALIFORNIA COMMUNITY CARE FACILITIES ACT

2-Morning Star Residence does not plan to expand beyond 15 clients because it will require and additional employee from 10pm to 6am. It is not cost effective to hire another employee for this purpose. See regulation below.

<http://www.dss.cahwnet.gov/ord/entres/getinfo/pdf/rcfeman3.pdf>

87415 NIGHT SUPERVISION 87415

- (a) The following persons providing night supervision from 10:00 p.m. to 6:00 a.m. shall be familiar with the facility's planned emergency procedures, shall be trained in first aid as required in Section 87465, Incidental Medical and Dental Care Services, and shall be available as indicated below to assist in caring for residents in the event of an emergency.
- (2) In facilities caring for **sixteen (16)** to one hundred (100) residents at least **one employee shall be on duty on the premises, and awake**. Another employee shall be on call, and capable of responding within ten minutes.

3-Please read Community Care Licensing Regulation below regarding client personal rights.

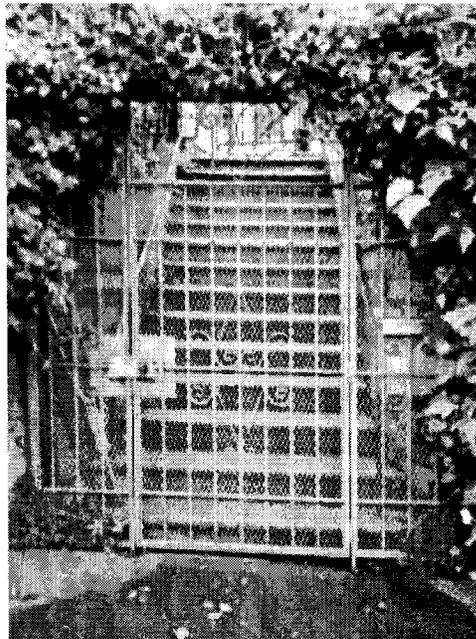
<http://www.dss.cahwnet.gov/ord/entres/getinfo/pdf/rcfeman3.pdf>

Regulations RESIDENTIAL CARE FACILITIES FOR THE ELDERLY 87468 (Cont.) 87468 PERSONAL RIGHTS (Continued) 87468

(6) **To leave or depart the facility at any time** and to not be locked into any room, building, or on facility premises by day or night. This does not prohibit the establishment of house rules, such as the locking of doors at night, for the protection of residents; nor does it prohibit, with permission of the licensing agency, the barring of windows against intruders.

MORNING STAR PROPOSALS AND ACTIONS TAKEN TO REDUCE LOITERING

A: To help stop unwanted guests from sitting at front stairwells, one suggestion for property owners is to invest in an iron gate. See picture .



B: Partner with neighbors as one entity to address loitering, wandering to proper authorities. I.E. Contact John O'Connell High School – inform them what some of their students are doing (sitting at front stairs, smoking marijuana, drinking alcohol, graffiti) during class and after school.

C: All neighbors are encouraged report complaints to duty administrator at 415-285-1368 from 9am-5pm. Email to morningstar658@gmail.com.

D: To show proof that our clients are loitering or causing problems, please ask their name and/or take pictures. The picture will be shown to them as proof. The picture will also reveal whether they are our clients or not.

E: Started patrolling the 600 block of Shotwell every two hours from 9am to 5pm and bring clients who are loitering back to our facility. This includes sitting at neighbor's front steps. If clients are found in between our rounds, please call the duty administrator at 415-285-1368. Once again, if possible ask the name of person loitering or take picture. We need to show proof to our clients.

F: Posted signs in dining and living areas to remind clients not to loiter or sit on other neighbor's front stairs.

G: Remind our clients daily not to loiter.

H: Continue to highly encourage clients to attend senior day center programs.

I: Morning Star amended admission agreement, Line 11 and house rules. Loitering, sitting on other neighbor's front steps are not acceptable.

RESPECT OUR NEIGHBORHOOD

It is ok to go outside and enjoy the outdoors, but please **DO NOT** sit at our neighbor's front stairs at all times. Violators will be asked to move on and/or go back inside our care home.

NO

LOITERING

BEGGING

TRESPASSING

SITTING AT

STAIRS

CONCERNED SHOTWELL NEIGHBORS



Committed to the Future
of Historic Shotwell Street
ShotwellNeighbors.Tumblr.Com

Organized Community Response:
Case Number 2010.010 E C V
658 – 666 Shotwell Street

Opposing the Proposed Expansion of
Morningstar Residential Care Facility

President Fong & Honorable Planning Commissioners:

The Morningstar Residential Care Facility operates from a property pictured above in the famous snowfall of February 1887 - it's to the right of the gaslamp, the one with the single-story bay. There are actually three buildings on the site providing essential residential care to mostly elderly and mentally disabled clients.

We care deeply about our neighborhood and we care deeply about our neighbors. Our 29 neighbors at Morningstar often appear neglected and in unhealthy circumstances. Their home is poorly maintained, and the residents often have no options but to wander the streets of the Mission to pass their time. Our hearts go out to our neighbors who must live at Morningstar - we hope this Planning process will shed some light on their situation, and in some way help push the business managers at Morningstar improve the lives of those they are paid to care for.

For the following reasons we ask the Planning Commission to deny this application:

- I. The new building will adversely alter the Proposed Historic District. The original layout of the 600 block of Shotwell Street featured small gardens in front of the houses on the east side of the street and larger setbacks and yards on the western side.

Some of the houses on the west side were on double lots, two of which survive . The house at 666 Shotwell shows on the Sanborn maps in its present location, with no other house on the lot on the maps for 1899-1900, 1905, 1913, and 1935.

There never was a building there, and there should not be one now. The proposed building would intrude on a uniquely preserved historic street.

- II. The proposed building will adversely affect the residents of Morningstar temporarily and permanently. The proposed building would occupy the open space currently used by the 29 residents as their place to sit outdoors and to smoke.



The proposed building would cut up the remaining outdoor space into small parcels which will be shaded and chilly.

Much of what appears on the plan to be unoccupied space is in fact a sloping driveway and a sloping front yard. Morningstar proposes to fill the yard space to bring it up to level with the front of 658 Shotwell. Doing so would increase the extent to which Morningstar presents a high blank wall as its contribution to the street.

In addition, the residents, most of whom have psychiatric problems, would have to live with the noise and clutter of construction, which Mr. Benson Nadell, Program Manager of the San Francisco Long Term Care Ombudsman Program, suggested would severely stress the residents. During construction, most of the remaining open space will be taken up by materials and machinery.

If the residents have inadequate outdoor space, they are driven onto the sidewalks.

- III. The proposed building will increase existing neighborhood problems with the residents of Morningstar. For decades those of us who live in the neighborhood have observed the residents of Morningstar wandering the streets. They habitually wear clothes that don't fit them. Some of them panhandle. They seem to have nothing to do, and some give the impression of being overmedicated, unable to protect themselves from the problems of the street.

Our impression is that the residents are not well cared for. Some of the residents sit out in front of Morning Star to smoke, or smoke on neighboring properties, creating a fire risk and potential liability to the owners of those properties (fires have been started in this way on several occasions).

A review of Morning Star's files with the Department of Social Services supports our impression of very casual attention to the residents' wellbeing.

Here are some documented examples:

1. An inspection of Morning Star #1 (658 Shotwell) on January 13, 2013, found that the temperature of the residence was 64 degrees—4 degrees below the legal minimum. Also, the hot water wasn't hot enough. On January 16th, the temperature in the dining room was 58 degrees. The hot water now was 9 degrees too hot (a severe danger to the frail elderly and sick).

2. A resident of Morning Star #1 was absent the nights of Oct. 30 and 31, and Nov. 1, 2, and 3, 2012. No police report was filed until Nov. 5. The resident's absence was not reported to the Community Care Licensing Division (CCL) of the Department of Social Services (DSS), although the licensee is required to give notice of an absence within 24 hours. Nor was the required Unusual Incident Report filed with CCL. The resident in question had been assaulted on the street twice in September, 2012, and had previously been absent September 20, 2012.

This resident has a seizure disorder, and was not receiving his medication during the period of absence.

3. On August 22, 2012, an unannounced visit was paid by a CCL Evaluator, to investigate complaints that residents are wandering the neighborhood day and night, and are panhandling in public places near the facility. The Evaluator was unable to verify or disprove these complaints and filed a report of "Inconclusive."

4. On February 15, 2012, an Evaluator made an unannounced visit to investigate complaints regarding inadequate lighting, urine-stained chairs in the living room, loose bricks next to benches in garden, and inadequate records of residents' cash resources. Additionally, complaints were made that residents had been warned not to talk to the ombudsman under threat of eviction, that a kitchen staff member yelled at residents, that residents were not allowed to change the TV channel, and that the TV was turned off at 8 p.m., although House Rules say it will be on until 9 p.m. These complaints were all "Substantiated." Other complaints relating to lack of supervision and inadequate level of care were rated "Inconclusive."

5. On July 15, 2011, an Evaluator made an unannounced visit to investigate complaints that residents were warned not to talk to the ombudsman under threat of eviction, that a kitchen staff member yells at residents, that residents were not allowed to change the TV channel, that residents were not assisted with ADLs, and had poor hygiene and dirty clothing, and that evening medications were administered between 5 and 5:30 p.m. Another allegation was that the shower room was kept locked.

The Monthly Operating Statements on file for the four Morning Star residences show that Morning Star budgets \$200 per resident per month for food costs. Presumably staff members also eat this food, as there is no separate line item under "General Administration" for staff food. This amount seems very low, although perhaps explicable by the fact that Morning Star is a for-profit corporation.

Lorne House at 628 Shotwell Street, a similar Residential Care Facility for the Elderly (RCFE) facility on the same block, takes good care of its residents and has operated on good terms with the neighbors for about thirty years. We have no objection to a well-run RCFE as a neighbor, but we feel that Morning Star's operating procedures are such that it should not be allowed to expand. Morning Star states that the new building will be used only as a residence for the owners, but, given the record in all four Morning Star facilities of a continuing process of subdivision to increase the number of residents, we have to assume that sooner or later the new building will house residents, and/or that the existing staff space in the back of the unpermitted building that connects 658 and 666 will be converted to space for residents.

In sum, the following residents of the 600 block of Shotwell Street request that Morning Star's permit application be denied because the proposed building will adversely affect the situation of the residents, will aggravate existing impact on the neighborhood from under-supervised residents, and will detract from this historic neighborhood.

Thank you for your service to San Francisco, for your concern for Shotwell Street, and your compassion for the residents of the Morningstar Residential Care Facility.

Respectfully Submitted,

David Brownell

David McKie

Bonnie Fienberg

Anita Margrill

Mary Ann Hartman

Joyce Ferman

Reynaldo Aparicio

Edward Bingham

Gregory Dicum

(Partial List of Participants)

Sucre, Richard

From: organs@bdcsi.net
Sent: Monday, September 23, 2013 1:32 PM
To: Sucre, Richard
Cc: anitamargrill@gmail.com
Subject: Morningstar residence

I am sure you are aware that a number of neighborhood meetings were held on the topic of Morningstar residence and the owners' intent to build a "caretaker's dwelling" on existing property. I have no way of knowing whether the record of those meetings reflects an alternative proposal I offered, which had some things going for it: the architect said he had "run it by planning" but there was no response.

The gist of the proposal was this: to move the existing building (now located well back on the lot) to a new foundation near the street.

This would put a historically correct facade out where it can be seen and appreciated, well in keeping with the hope that Shotwell can one day be a historic district. The building could easily be rehabilitated for the owners alleged purpose. New construction, purpose-built as a care facility could then be constructed on the rear of the lot. It could even be three-story without exceeding local height, and thus be adequate for several more clients.

The owners acceptance of such a proposal would go a long way toward dispelling our belief that the new "caretaker's dwelling" is intended (sooner or later) to be used to enlarge their facility.

Might this proposal be worth more than a cursory look?

Regards,

Jim Tyler
959 South Van Ness (directly behind Morningstar)

Sucre, Richard

From: Andrea Scarabelli <thesaucyone@me.com>
Sent: Wednesday, October 02, 2013 8:45 AM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street - 2010-010CV - Morningstar Residential Care Expansion

Dear Mr. Sucre,

I am writing as a member of the Central Mission Neighborhood Organization, and a neighbor of the Morning Star Residential Facility, to oppose their proposed expansion.

We, the neighbors, have already expressed concern about the care of the residents. They are regularly seen roaming the streets dazed and unkempt, often dressed inappropriately for the weather. They are constantly panhandling and even asking for clothes. Why is the money available for building not funneled into better care and daytime activities for the residents? This proposed building will take the only safe outdoors space away from the current residents pushing more of them into the streets. Where will the residents go during the day if every inch of safe space is built upon? Frankly, I'm not sure this care facility should even be allowed to operate given the poor care its residents seem to receive, much less be allowed to expand. On a lesser note, I'm also concerned that the proposed building will adversely alter the proposed historic district on Shotwell St.

Thank you,
Andrea Scarabelli
554 Shotwell Street
Central Mission Neighborhood Organization

Sucre, Richard

From: Maria Porter <mariacporter@gmail.com>
Sent: Wednesday, October 02, 2013 10:32 AM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell St., 2010-010CV, Morningstar Residential Care Expansion

Dear Mr. Sucre,

I am writing as a founding member of the Central Mission Neighborhood Organization (<http://centralmission.weebly.com/>), and a close neighbor of the Morningstar facility, to oppose their proposed expansion.

I live on the same block as this facility, at 625 1/2 Shotwell St., and I am concerned about the level of care that current residents are receiving, and the impact that the proposed expansion would have on these residents and our neighborhood. I have lived in this apartment for nine years, and for those nine years have seen Morningstar residents wandering alone in the streets daily, often disheveled and unclean, sometimes panhandling, and certainly vulnerable.

The proposed expansion will remove the only safe outdoor space on the property that the residents currently have, and use constantly. Each day as I walk past their yard to my car for my commute, I see at least four of them sitting in this space, taking in the sun, having a cigarette, and resting. I am concerned that the proposed construction will leave them with little safe open space, and will push more residents out to wander the streets. I would like to see the facility instead focus on caring for the residents that already reside with them.

I am also concerned about the impact of this building on our already densely populated block, and on the historic value of the neighborhood that many neighbors are working to have recognized and preserved.

The expansion of this facility is bad for Morningstar residents, the neighborhood, and neighbors alike. Please deny this proposal.

Thank you,
Maria Porter
625 1/2 Shotwell St.
mariacporter@gmail.com
415-606-9987

--
Maria Porter, MPH, MSW
mariacporter@gmail.com

Sucre, Richard

From: Melissa Murphy <melissa.jean.murphy@gmail.com>
Sent: Wednesday, October 02, 2013 5:09 PM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

Dear Mr. Sucre,

I am writing to oppose the proposed expansion of the Morning Star Residential Facility. I am a member of the Central Mission Neighborhood Organization, a nearby neighbor of the facility, and a social worker by profession.

As a neighbor of the facility, I often observe its current residents wandering the street, appearing unkempt and neglected. Instead of expanding and taking up the only space on the current property that is outdoors and safe for residents, the city and the facility should work towards improving the care and activities of the current residents or closing the facility down completely.

Please let me know if you have any questions or concerns. I appreciate your time and attention to this matter.

Sincerely,

Melissa Murphy

Sucre, Richard

From: anita margrill architecture <anitamargrill@gmail.com>
Sent: Tuesday, October 01, 2013 10:17 PM
To: rich.sucre@sfgov.org
Subject: MORNING STAR CONGREGATE CARE EXPANSION

658-666 Shotwell Street

2010.010CV

Morning Star Congregate Care Expansion

Rich.Sucre@SFGov.ORG

Dear Mr. Sucre:

As a resident of the 600 Shotwell Street block, and as a member of the Central Mission Neighborhood Organization, I strongly oppose the Expansion of the Morning Star Congregate Care Facility for the following reasons:

1. The proposed building @ 666 Shotwell will adversely alter the proposed historic district, because it will intrude on a historic street.

2. The proposed building will adversely affect the residents of the Morningstar facility both permanently and temporarily:

- The proposed building will occupy the existing open space, currently used by the 29 residents. The proposed site plan allows a very limited pocket of remaining open space for these 29 residents, who will have no where to go outdoors during the day.

- The residents, many of whom have psychiatric problems, will have to live with the several years of the noise and disruption of construction.

3. Knowing Morning Star's owner's penchant for converting single family houses to congregate care facilities, I strongly suspect that they will endeavor to convert this proposed building to more client beds in the near future. Granted that congregate care facilities serve a vital constituency, it is also important to note that Morning Star is unable to provide adequate care for its current 29 clients.

4. The level of care @ Morning Star is abysmal – the residents wander the streets unsupervised, even though they have obvious psychiatric problems. They are unkempt, panhandle and access our properties, a dangerous situation both for themselves and us.

- A review of Morning Star's files with the DSS reveals a level of care and lack of building cleanliness that supports my impression of very casual attention to clients' wellbeing.

Respectfully,

Anita Margrill

672 Shotwell Street

San Francisco, CA 94110

Sucre, Richard

From: Jenna Lane <jennalane@gmail.com>
Sent: Thursday, October 03, 2013 9:17 AM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street

Mr. Sucre,

I am a neighbor of the Morningstar Residential Care facility at 658-666 Shotwell St. As you review the Mateos' application to build on the property, I hope you will consider what distinguishes this request from the many others that cross your desk. Though I'm proud of our block's well preserved historic character, I'm sure you deal with historic blocks all the time. The real difference is the clients of Morningstar. They enjoy the open space on that property 24 hours a day. (For more than five years, I have worked odd hours and seen that area in use around the clock.) Many of my neighbors are concerned that the Morningstar clients may not be coherent enough to articulate for you just how important their private open space is. I hope you will hear from the clients themselves before you make a decision on taking that space away.

Thank you,
Jenna Lane

Sucre, Richard

From: Anjali Jameson <anjali.jameson@gmail.com>
Sent: Wednesday, October 02, 2013 3:43 PM
To: rich.sucre@sfgov.org
Subject: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

Dear Mr. Sucre,

There are three reasons why I am writing to ask you to deny the request for expansion by Morningstar.

1. Morningstar cannot handle any more residents... not even one

As a former caretaker of a special needs individual (my Uncle), I understand the importance of a safe and supportive environment for individuals like those in the Morningstar Residential Home. That's why it distresses me to see these residents wandering the neighborhood, sometimes half-clothed, interacting with the corner drunks, panhandling in front of Ginger Rubios, and getting what seems like minimal care. Indeed, even though there are 29 residents, there is no night attendant!

2. Morningstar will be removing the only safe outdoor space for their residents

The one area where the residents seem safe and happy is in the garden designated for them to smoke, chat, and look out on the neighborhood. Removing that area would basically be removing the one open, safe space available to the 29 residents in a dense residential neighborhood. Furthermore, when we pressed Morningstar about where the residents would go, they pointed to a tiny space that would be left once the new building was built. It happens to be such a small space that the small group of neighbors that went to check it out could not fit... certainly not enough space for a group of smoking residents since the space is next to several windows.

3. Morningstar has shown no desire to build something tasteful to fit with this neighborhood

The Shotwell corridor is a gorgeous, old neighborhood with a line of incredible victorians that have been there since before the earthquake. The first plans were to build a strange, modern-looking building. When we objected, they hastily came up with plans to build a fake victorian (and a very poorly designed one at that) that would change the nature of this historical block.... forever.

I urge you to deny this request... and also to look into the care that Morningstar provides their residents.

Thank you,
Anjali

--

Anjali Jameson
1.415.265.8966 (m)
anjali.jameson (skype)

Sucre, Richard

From: Joyce Ferman <joyceferman@yahoo.com>
Sent: Tuesday, October 01, 2013 10:08 PM
To: Sucre, Richard
Subject: expansion at 666 Shotwell St. (#2010.010 CV)

Hello Mr. Sucre,

As a resident of 650 Shotwell St., I am writing to protest the plans for expansion at 666 Shotwell. My property sits on the northern side, and if the open space is built upon there will be no open-air alternative for the clients of Morningstar. They may be forced out onto the street or onto the garden adjoining my property, which is too small to accomodate all of the clients who currently use the area which is to be built upon.

The people at Morningstar, who suffer disabilities, both physical and mental need to have space to smoke, to converse and to enjoy the sunshine. The plans for expansion would greatly interfere with their quality of life. For this reason I am writing you to request that your office deny the proposal for expansion (#2010.010 CV).

Thank you for your kind attention and feel free to contact me to discuss.

JOYCE FERMAN

Certified Guide, San Francisco Tour Guide Guild
home 415-341-0107
cell 415-515-3273

"Wish for a long journey,
May there be many summer mornings
during which, with such pleasure, such joy,
you will enter harbors seen for the first time".

Homer's Odyssey

Sucre, Richard

From: Debolina Dutta <dutta13@gmail.com>
Sent: Wednesday, October 02, 2013 4:39 PM
To: Rich.Sucre@SFGOV.ORG
Subject: Fwd: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

Rich. Please echo Shawn's concerns for me and my husband.

Debolina Dutta
Jason Mickelson
690 Shotwell

Sent from my iPhone

Begin forwarded message:

From: Shawn Case <scase777@gmail.com>
Date: October 2, 2013 3:40:25 PM PDT
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

I am writing to express my concerns on the expansion of the facility.

My main concern is that the space the the new building will occupy will remove the outdoor space in which the residents tend to congregate and will cause them to congregate on the sidewalk, the neighbors steps, or Jose Coronado Park.

There are currently 29 residents in the facility. I understand they owners are seeking a variance allowing less outdoor space than would normally be required, especially considering there is already a property on the rear of the lot.

We already have some issues with the clients loitering. What I do not want to see is that problem get worse. This neighborhood already has a homeless shelter at 1050 S. Van Ness. Those clients are forced to leave the facility in the mornings. They use the neighborhood and Jose Coronado Park as a place to loiter during the day. Since they can not return to the shelter if they have been drinking, they often sleep in and around the park. Of course, what accompanies the loitering is urination and defecation, alcohol, drugs, violence and numerous visits from the police, paramedics and ambulances during the week. The quality of life in the neighborhood is already diminished because of these pressures.

If the clients from Morningstar increase their loitering in the neighborhood our quietly of life will be further diminished. I do understand that there is going to be some outdoor space for the clients. However, I am doubtful that the space is going to be large enough or inviting enough to accommodate the now 29 and proposed 30 clients. In addition, the construction of the new building will be disruptive and will encourage the clients to want to vacate the disruptive atmosphere for the relative solitude of the steet, park and neighboring steps and porches.

A secondary concern is for the safety of the clients. Jose Coronado is already a hot spot as one can see from the many police, paramedic, and ambulances to the area. The clients of Morningstar are mentally disabled and their increased contribution to the loitering will only make matters worse.

I feel that Morningstar is definitely at its carrying capacity (probably a bit over in fact) and to add a bed and limit the outdoor space will force spill over into an area that is already overburdened. It is for this reason, I oppose the expansion.

Sincerely,
Shawn Case
688 Shotwell St.
415-297-8680

Sucre, Richard

From: Tasha Drew <tasha.drew@gmail.com>
Sent: Tuesday, October 01, 2013 9:07 PM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

658-666 Shotwell Street
2010-010CV
Morningstar Residential Care Expansion

Hi Rich,

I live less than a block away from this facility, at 21st and Shotwell.

I did not realize that this was a residential care facility until recently, but I have been very aware that residents of this facility often appear lost, alone, and unable to care for themselves, as they stumble up and down Shotwell and sit on their stoop. I have seen them soiling themselves and appearing to be completely unaware of their surroundings.

I have never seen any one who appeared to be staff caring for any of these people.

I have seen groups of them gather on a stoop on the road together, often in nightshirts and appearing in total disarray.

I walk my dogs by this facility daily, and I would strongly urge investigation and better care for these people. I do not think the facility in any way deserves the option to expand. Instead I think it needs increased oversight and better care for these fragile appearing people. We have a lot of drug dealers, drug addicts, prostitution and people on this corner (21st and Shotwell) who take advantage of the helpless. Let's not add more helpless people to this situation until the ones already present are being well taken care of, and are not subject to abuse.

--Tasha Drew, 3025 21st Street

Sucre, Richard

From: gregory dicum <gregory.dicum@gmail.com> on behalf of Gregory Dicum <gd@dicum.com>
Sent: Wednesday, October 02, 2013 10:50 AM
To: Rich.Sucre@SFGOV.ORG
Subject: re 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

Greeting Rich;

I am writing to you to express my opposition to the proposed expansion of the Morningstar Residential Care facility at 658-666 Shotwell Street.

I live two blocks away, on Capp Street, and am a member of the Central Mission Neighborhood Organization. I have lived here for 13 years, and during that time I have had endless occasion to observe the neglected state of the residents of this facility, both on the streets and during a visit to the facility a few years ago when we were in search of care for my Father-in-Law.

It is clear that Morningstar does not provide quality care, even in comparison to other facilities on the same block. In my view, rather than expanding, they should be investing in their existing facilities and programs. And they certainly should not be creating a new building footprint in the middle of the only outdoor private space the residents have available for their use.

Furthermore, the proposed new building is out of place with the historic character of that block of Shotwell street -- a rare example of a Central Mission block in which nearly all of the original housing stock and the original streetscape is intact.

Please don't hesitate to contact me if you have any questions or would like additional information from me.

All the Best;

Gregory Dicum
+1-415-412-2471
<http://www.dicum.com/>

Sucre, Richard

From: Shawn Case <scase777@gmail.com>
Sent: Wednesday, October 02, 2013 3:40 PM
To: Rich.Sucre@SFGOV.ORG
Subject: 658-666 Shotwell Street 2010-010CV Morningstar Residential Care Expansion

I am writing to express my concerns on the expansion of the facility.

My main concern is that the space the the new building will occupy will remove the outdoor space in which the residents tend to congregate and will cause them to congregate on the sidewalk, the neighbors steps, or Jose Coronado Park.

There are currently 29 residents in the facility. I understand they owners are seeking a variance allowing less outdoor space than would normally be required, especially considering there is already a property on the rear of the lot.

We already have some issues with the clients loitering. What I do not want to see is that problem get worse. This neighborhood already has a homeless shelter at 1050 S. Van Ness. Those clients are forced to leave the facility in the mornings. They use the neighborhood and Jose Coronado Park as a place to loiter during the day. Since they can not return to the shelter if they have been drinking, they often sleep in and around the park. Of course, what accompanies the loitering is urination and defecation, alcohol, drugs, violence and numerous visits from the police, paramedics and ambulances during the week. The quality of life in the neighborhood is already diminished because of these pressures.

If the clients from Morningstar increase their loitering in the neighborhood our quietly of life will be further diminished. I do understand that there is going to be some outdoor space for the clients. However, I am doubtful that the space is going to be large enough or inviting enough to accommodate the now 29 and proposed 30 clients. In addition, the construction of the new building will be disruptive and will encourage the clients to want to vacate the disruptive atmosphere for the relative solitude of the steet, park and neighboring steps and porches.

A secondary concern is for the safety of the clients. Jose Coronado is already a hot spot as one can see from the many police, paramedic, and ambulances to the area. The clients of Morningstar are mentally disabled and their increased contribution to the loitering will only make matters worse.

I feel that Morningstar is definitely at its carrying capacity (probably a bit over in fact) and to add a bed and limit the outdoor space will force spill over into an area that is already overburdened. It is for this reason, I oppose the expansion.

Sincerely,
Shawn Case
688 Shotwell St.
415-297-8680

Sucre, Richard

From: Bingham Rentals <binghamrents@gmail.com>
Sent: Wednesday, October 02, 2013 3:24 PM
To: rich.sucre@sfgov.org
Subject: 658-666 Shotwell Street 2010-010CV, Morningstar Residential Care Expansion

Hi,

I am writing in opposition to the expansion of Morningstar, 658-666 Shotwell Street, San Francisco.

We have been neighbors of this facility since 1983. During that time, we have noticed that the residents of the facility are not consistently cared for. Many residents are left to wander the city on their own, despite severe mental and physical issues. I know of one specific former resident who roamed alone, begging for handouts. She was found murdered on Potrero Hill.

I do not see how the expansion would enhance the facility's care of its residents. In fact, it would reduce the open air space on the property, and force residents out onto the streets, more than likely unattended.

The new structure is just that, new. It would significantly alter the historic aspect of the block. We have been lucky to retain the entire block's historic structures. To drop a new building, no matter how hard they try to make it look old, will diminish the integrity of the neighborhood.

Rather than allowing for more building on the property, the City and County of San Francisco should investigate and improve the well-being and quality of life of the residents of Morningstar.

Sincerely,

Merylee Smith Bingham
682 Shotwell Street
San Francisco, CA 94110

Sucre, Richard

From: Anthony Barreiro <anthonybarreiro@yahoo.com>
Sent: Monday, September 23, 2013 9:56 PM
To: Sucre, Richard
Subject: 658-666 Shotwell St., Case No. 2010.0101CV

Dear Mr. Sucre --

I received a notice of the hearing about Larry Mateo's application to build another building on the lot at 658-666 Shotwell Street. I will not be able to attend the hearing, but I would like to respond to the application.

I live at 973 South Van Ness, Apartment B, on the opposite side of the block from Mr. Mateo's property. The northeast corner of the back yard of my home abuts the southwest corner of the tiny back yard of 658-666 Shotwell. I am opposed to the application to build a new two-story residence on the lot. Our block is already very dense. Having another two-story building right on the edge of my yard would make the yard darker and more crowded than it already is. I don't know enough about the application to expand the residential facility by one bed, but regarding putting up another building, I don't believe it would be good for the residents of Mr. Mateo's board and care home to have less outdoor space than they enjoy today, and to lose any private outdoor space in their home.

Please convey my comments to the Planning Commission and Zoning Administrator. Please let me know if it would be helpful for me to send a hard copy of these comments.

Thanks for your help.

Sincerely,

Anthony Barreiro
973 South Van Ness Avenue Apartment B
San Francisco CA 94110

Phone 415-282-1691

=====
Anthony Barreiro anthonybarreiro@yahoo.com
San Francisco, California, Turtle Island
=====

May all beings be happy, peaceful, and free.
=====



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0101E
 Project Title: 658-666 Shotwell Street
 Zoning: RH-3 (Residential, House, Three-Family),
 40-X Height and Bulk District
 Block/Lot: 3611/062
 Lot Size: 9,186 square feet
 Project Sponsor: Larry Mateo, Morning Star Residence
 (415) 279-1366
 Planning Dept. Reviewer: Richard Sucre
 (415) 575-9108 | richard.sucre@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
 Information:
415.558.6377

PROJECT DESCRIPTION:

The proposed project consists of construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street. The subject property is located on a block bounded by Shotwell Street, 20th Street and South Van Ness Avenue in the Mission District neighborhood. The new residence would serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence would draw from the architectural character of the surrounding buildings in a simplified manner, and would feature access directly from Shotwell Street. A new site wall would be constructed between the front yard and street.

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(a)]

REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

BILL WYCKO
 Environmental Review Officer

Date

CC: Larry Mateo, Morning Star Residence; Historic Preservation Distribution List; Virna Byrd, Bulletin Board and Master Decision File; Exemption/Exclusion File, Supervisor David Campos, District 9

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources, because they appear individually eligible for listing in the California Register of Historical Resource and are part of a historic district eligible for listing in the National Register of Historic Places. The existing buildings on the project site were constructed circa 1887 and were assigned a California Historic Resource Status Codes of "3D" and "3CS" in a qualified historic resource survey, which makes them a "Category A.2" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category A properties are considered historical resources for the purposes of CEQA. As described in the Historic Resource Evaluation Response (HREER) Memorandum¹ (See Attached), 658 and 666 Shotwell Street are individually eligible for inclusion in the California Register and are contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District under Criterion 3 (Architecture). The two buildings are significant as early examples of an Italianate style two-family dwelling and as a Colonial Revival style single-family dwelling, respectively. Furthermore, both buildings contribute to the potential Central Mission Shotwell Street Historic District, which is significant under California Register Criterion 3 (Architecture) for the high concentration of Victorian-era (1860-1900) residences located along Shotwell Street between 20th and 25th Streets.

658 and 666 Shotwell Street are two buildings located on the same parcel (APN 3611 062) that were constructed circa 1887, as noted by historic photographs.² 658 Shotwell Street (also addressed as 620 Shotwell Street in 1900) is located towards the front of the parcel facing Shotwell Street, and is a two-story, wood-frame residence designed in the Colonial Revival architectural style. 666 Shotwell Street (also addressed as 622 Shotwell Street in 1900) is located towards the rear of the subject lot, and is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.³ Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.

¹ Richard Sucre, Historic Preservation Technical Specialist, San Francisco Planning Department, *Historic Resource Evaluation Response: Palega Recreation Center* (December 2, 2011 - Revised).

² Spring Valley Water Company records denote that the two residences first received service starting in 1899. See Tecta Associates, *Historic Resource Evaluation for #658-664-666 Shotwell Street-San Francisco* (no date; received by San Francisco Planning Department April 30, 2010).

³ As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

The character-defining features of 658 Shotwell Street include: two-story massing; corner quoins; one-story slanted bay window; scrollwork; porch; wood-sash windows; wood siding; brackets; cornice; hip roof; and front yard setback.

The character-defining features of 666 Shotwell Street include: two-story massing; wood siding; two-story rectilinear bay window; wood-sash windows; window and door surrounds; scrollwork; entry doors and transom windows; bracket; false front parapet; cornice; brick site wall; and deep front yard.

The character-defining features of the National Register-eligible Central Mission Shotwell Street Historic District include: common front setback and façade alignment; street width; elevated main floor level (either constructed over a built understory or on a hill defined by a retaining wall above the street); prominent straight-run front entry stairs leading directly to the main entrance; retaining walls along the sidewalk or front yard; cast iron fences and gates; horizontal wood siding and ornamental wood trim; two- to-three-story massing (typically elevated above grade); asymmetrical composition; covered porches, recessed entries, and bracketed canopies; bay windows; wood-sash double-hung or picture windows; prominent roof cornice lines and projecting eaves; and Victorian-era ornamentation (broad eaves, soffits, scroll sawn brackets, paneled fascia boards, cornices, bracketed or pedimented openings, carved panels, incised ornament, carved or fluted architraves, and columns).⁴

The proposed project involves the construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street.⁵ The new residence would serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence would be sited within the front yard of the existing property at 666 Shotwell Street. The new residence would align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence would draw from the architectural character of the surrounding buildings in a simplified manner, and would feature access directly from Shotwell Street. A new retaining wall would be constructed between the front yard and street.

Since the building was determined to be a historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The proposed project would retain the existing property's use as a residential care facility, and would maintain the area's residential character. The new construction would introduce a new residence into the historic district, which is consistent with the historic uses found within the Central Mission Shotwell Street Historic District.
- The proposed project would retain the historic character of the existing properties, as well as their eligibility for listing in the California Register of Historical Resources. The

⁴ Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010).

⁵ The proposed project is depicted in architectural drawings provided by C. Steven Swason, Architect, revised October 17, 2011.

exterior character-defining features of the two residences at 658 and 666 Shotwell Street would be retained and preserved, including the two-story massing, wood-sash windows, wood siding, and Victorian-era ornamentation.

- No conjectural features would be added as part of the proposed project.
- New construction is compatible with the existing historic buildings and the surrounding historic district, and is clearly differentiated from the existing building. The new single-family residence would not severely interfere with the visibility of the surrounding historic buildings, and would draw from the architectural vocabulary of the surrounding residences.
- New construction would not affect the overall historic integrity of the property, and may be removed in the future.

The proposed project would construct a new single-family residence that would measure approximately 1,218 sq. ft. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for one single-family residence in a residential zone. Therefore, the proposed addition would be exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project has been found to meet the Secretary of the Interior's *Standards for Rehabilitation*, and thus would not cause a substantial adverse change to an historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15303(a), or Class 3, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The proposed project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Environmental Planner: Brett Bollinger
(415) 575-9024
brett.bollinger@sfgov.org

Preservation Planner: Rich Sucre
(415) 575-9108
richard.sucre@sfgov.org

Project Address: 656-666 Shotwell Street
Block/Lot: 3611/062
Case No.: 2010.0101E

Date of Review: June 6, 2011 (Part I and II); December 2, 2011 (Revised)

PART I: HISTORIC RESOURCE EVALUATION

BUILDING(S) AND PROPERTY DESCRIPTION

658 and 666 Shotwell Street are two buildings located on the same parcel (APN 3611 062) that were constructed circa 1887, as noted by historic photographs.¹ 658 Shotwell Street (also addressed as 620 Shotwell Street in 1900) is located towards the front of the parcel facing Shotwell Street, and is a two-story, wood-frame residence designed in the Colonial Revival architectural style. 666 Shotwell Street (also addressed as 622 Shotwell Street in 1900) is located towards the rear of the subject lot, and is a two-story, wood-frame residence designed in the Italianate architectural style. The two residences are connected by an L-shaped rear addition, which appears to have been constructed after 1998.² Notable historic features of the two residences include: horizontal wood siding, bay windows (one-story slanted bay on 658 Shotwell Street and a two-story rectangular bay on 666 Shotwell Street), prominent cornice lines, and Victorian-era architectural ornamentation (such as quoins, scrollwork, and curved brackets). Due to the location of 666 Shotwell Street, a large front yard is created between 658 Shotwell Street and the adjacent property at 670 Shotwell Street. All properties on this side of Shotwell Street are setback from Shotwell Street and form elevated front yards.

The subject property is located on a large rectangular-shaped lot measuring 75 ft x 122.5 ft on the west side of Shotwell Street between 20th and 21st Streets in the Mission District. The property is located within RH-3 (Residential, House, Three-Family) Zoning District and a 40-X Height and Bulk District.

¹ Spring Valley Water Company records denote that the two residences first received service starting in 1899. See Tecta Associates, *Historical Resource Evaluation for #658-664-666 Shotwell Street-San Francisco* (no date; received by San Francisco Planning Department April 30, 2010).

² As noted in the 1998 Sanborn Fire Insurance Maps, this rear addition appeared as a one-and-one-half-story rear garage, which was not connected to either 658 or 666 Shotwell Street. 658 Shotwell Street had a series of one-story rear additions.

PRE-EXISTING HISTORIC RATING / SURVEY

The two existing buildings, 658 and 666 Shotwell Street, on the subject property are not currently listed in any local, state or national historical register. They were surveyed as part of the recently adopted South Mission Historic Resource Survey, which is a qualified historic resource survey as defined by the California Environmental Quality Act (CEQA). Based upon this survey, the two buildings were determined to be individually-eligible for the California Register of Historical Resources (California Register) and are contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District. 658 and 666 Shotwell Street were preliminarily assigned a California Historic Resource Status Code (CHRSC) of "3D" and "3CS," which determined these two buildings as:

- 3CS – Appears eligible for CR as an individual property through survey evaluation
- 3D - Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.

According to the Planning Department's *San Francisco Preservation Bulletin No. 16: City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources*, properties with a CHRSC of "3" are considered "Category A.2" (Resources listed on adopted local registers, and properties that have been determined to appear or may become eligible, for the California Register) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

NEIGHBORHOOD CONTEXT AND DESCRIPTION

The immediate area along Shotwell Street consists largely of two- and three-story single-family and multi-family residential properties. Predominant architectural styles in this area date from the Victorian-era and include variations of Greek Revival, National, Italianate, and Stick-Eastlake.

The two existing buildings are listed as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District. As noted in the South Mission Historic Resources Survey documentation, this eligible historic district is described as follows:

This north-south linear area in the central Mission District resembles an "ideal" Victorian-era suburban neighborhood: a corridor of mostly high-style architecture and detached, single-family dwellings for the 19th-century middle classes. Located between very early streetcar lines on Howard (South Van Ness Avenue) and Folsom Streets, the area developed as one of the Mission's early, prototypical residential neighborhoods.

This historic district, comprised of 134 contributors and 182 total properties, contains significant concentrations of some of the oldest extant properties in the Mission District, as well as some of the area's finest architectural examples. Here may be found extraordinarily well-preserved buildings that date to the mid- 1860s, including largely unaltered Greek Revival and "National" style folk residences, as well as extremely early Italianate style dwellings. In addition, the district includes grand townhomes, flats and residences from the early 1870s through the turn of the century. Shotwell Street, one of San Francisco's most representative and best-preserved 19th-century streetscapes, serves as the north south spine of the district. The district also includes remnants of the famed

“mansion row” along South Van Ness Avenue, formerly prestigious Howard Street, and portions of Folsom Street. (Pages 1-2)

Highlights of the historic district include the block bounded by South Van Ness Avenue and Shotwell, 20th, and 21st Streets, which is one of the best-preserved historic blocks in the southern Mission District. The Shotwell Street segment features Greek Revival-style and Italianate-style residences, generously set back from the street on their lots, and dating from the mid-to-late 1860s. The South Van Ness Avenue (Howard Street) portion likewise includes 1860s Italianate style buildings, as well as several outstanding residences including the John Coop home at 959 South Van Ness—one of San Francisco’s most dramatic Queen Anne-style mansions. Further south along Shotwell Street between 21st and 22nd Streets are more examples of Greek Revival-style dwellings, mirrored rows of Italianate-style townhouses with angled bays, flat-front Italianate-style residences, and a very rare example of an L-shaped one-story Italianate-style cottage. Another highlight of this district includes seven single-family dwellings designed in early Italianate styles (ca. 1875) located on the west side of Folsom Street south of 25th Street. Five of the houses are flat-front designs and two feature angled bay windows running full height to the cornice. This grouping is distinguished by a shared development history, architectural cohesion and remarkable state of preservation. Several buildings appear to retain their original site walls and iron fencing, and none have garage additions to their front facades. (Pages 3-4)

CEQA HISTORICAL RESOURCE(S) EVALUATION

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is “listed in, or determined to be eligible for listing in, the California Register of Historical Resources.” Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department’s determination is made based on the Department’s historical files on the property and neighborhood and additional research provided by the project sponsor.)

Based on the California Register criteria, staff finds that the two subject buildings (658 and 666 Shotwell Street) are eligible for inclusion in the California Register as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District and as individual historic resources.

658 and 666 Shotwell Street are individually significant under California Register Criterion 3 (Architecture) as examples of the distinctive characteristics of a type and period. Specifically, 658 Shotwell Street is significant as an early example of a Colonial Revival style single-family residence, while 666 Shotwell Street is significant as an early example of an Italianate style two-family residence in San Francisco. The period of significance of the buildings ranges from 1887 (approximate date of construction) to 1905 (pre-1906 Earthquake and Fire).

The National Register-eligible Central Mission Shotwell Street Historic District is significant under California Register Criterion 3 (Architecture) at the national level as an example of the distinctive characteristics of a type and period, and as an area that possesses high artistic values. Specifically, this potential historic district is significant for the high concentration of mid-to-late nineteenth-century residences that were designed mostly in high-style, Victorian-era architectural styles, including the Italianate, Greek Revival, National, and Stick-Eastlake architectural styles. The National Register-eligible Central Mission Shotwell Street Historic District includes 182 total properties, of which 132 are contributing resources and 50 are non-contributing resources. The period of significance of the National Register-eligible historic district ranges from 1865 (earliest date of construction) to 1905 (pre-1906 Earthquake and Fire).

To assist in the evaluation of the buildings, the Project Sponsor has submitted three consultant reports:

- Tecta Associates, *Historic Resource Evaluation for #658-664-666 Shotwell Street, San Francisco* (no date; received by San Francisco Planning Department on April 30, 2010);
- Carey & Co, Inc., *658-666 Shotwell Street, Consistency Analysis, The Secretary of the Interior's Standards for the Treatment of Historic Properties* (November 9, 2010); and
- Carey & Co., Inc., *658-666 Shotwell Street, Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010)

Staff has reviewed these documents and concurs in part with the findings and analysis. The analysis provided in the consultant reports are based upon an older design of the project; therefore, the consultant analysis is not relevant (See Part II. Project Evaluation).

Included is an evaluation of the two subject buildings (658 and 666 Shotwell Street), which are eligible for the California Register of Historical Resources, based on the following criteria:

- | | | | |
|---|--|--|--|
| Criterion 1 - Event: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unable to determine |
| Criterion 2 - Persons: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unable to determine |
| Criterion 3 - Architecture: | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unable to determine |
| Criterion 4 - Information Potential: | <input type="checkbox"/> Further investigation recommended. | | |
| District or Context: | <input checked="" type="checkbox"/> Yes, may contribute to a potential district or significant context | | |
| Period(s) of Significance: | 1887 to 1905 (Individual); 1865 - 1905 (District) | | |

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

As noted by historic photographs, the two buildings at 658 and 666 Shotwell Street were likely constructed in 1887. Originally, 658 Shotwell Street was addressed as 620 Shotwell Street (APN 3611 042), and was constructed as a single-family residence; while 666 Shotwell Street was addressed as 622 Shotwell Street (APN 3611 043) and was constructed as a two-family apartment flat. According to the 1900 Sanborn Fire Insurance Map, 658 Shotwell Street was noted as a two-story, apartment flat with a

small one-story rear shed, while 658 Shotwell Street was noted as a two-story single-family dwelling with a one-story rear porch and a large one-story shed. By 1914, the Sanborn Fire Insurance Maps show that a rear porch had been constructed on 666 Shotwell Street, and two one-story rear additions had been constructed on 658 Shotwell Street. In 1950, the two buildings appear in the same configuration and condition as noted in the 1914 Sanborn Fire Insurance Map.

658 Shotwell Street was likely used as a rental property for most of its history. As recorded in the 1880 census, the original resident of this property was likely Charles Neuman, a produce merchant. Subsequent owners of 658 Shotwell Street include: Eliza Theuerkauf (1894), A.D. Theuerkauf (1901), William F. Garms (1906), Jonathan H. Pein and William F. Garms (1909), Charles Frederick Lurnmann (1914), Eleanor Steinmann (1929), Christian and Andrea Anderson (1938), Primo Maffe (1951), C.C. and Anna Cassity (1952), and Therese Einfeld (1959), among others. None of these individuals appear to be historically significant at the local, state or national level.

666 Shotwell Street was likely used as a single-family residence for most of its history. As recorded in the 1880 census, the original owners were John and Luisa Kip. Subsequent owners of 666 Shotwell Street include: Edmund Bennington (1901), Henrietta E. Farwell (1906), Rosalie and Dennis Nogues (1909), Michael Daly (1920), Nora Daly (1936), Mary Steven (1936), City Title Insurance Co. (1940), Maria Refugio Padilla (1951), and Emma P. and Fernando Nava, among others. None of these individuals appear to be historically significant at the local, state or national level.

The two buildings were originally located on separate lots, but were merged together sometime between 1967 and 1972. During this time, the two properties were used as a rest home. Starting in 1966, Mary Help of Christians Rest Home resided in 658 and 666 Shotwell Street. They continued in this location until 1975, when Morning Star Residence Rest Home occupied the two buildings. Morning Star Residence Rest Home continues to operate the two buildings as a retirement home and elder care facility to the present day.

Based on the information provided in consultant reports, the subject buildings at 658 and 666 Shotwell Street are not eligible for inclusion in the California Register individually or as a contributor to a potential historic district under Criterion 1 (Events). To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past.

Records available at the San Francisco Public Library and Assessor/Recorder's office were consulted, and no persons of known historical significance appear to have been associated with the subject buildings; therefore, 658 and 666 Shotwell Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

658 Shotwell Street is a two-story single-family dwelling, which is currently used as a residential care facility. The building is designed in a Colonial Revival architectural style and exemplifies the hallmarks of this architectural style, as evidenced by the corner quoins, slanted bay window, ornamental window surrounds and decorative swags.

666 Shotwell Street is a two-story, two-family dwelling, which is currently used as a residential care facility. The building is designed in an early Italianate architectural style and exemplifies the hallmarks of this architectural style, as evidenced by the false-front parapet, two-story rectilinear bay window, brackets, window surrounds, molding, and projecting cornice. Compared to other nearby properties, 666 Shotwell Street is further distinguished by its location on the subject lot, which is setback significantly from the street. For its entire history, this property has been defined by a large elevated front yard, which has also allowed for visibility of the south façade of 658 Shotwell Street.

Based on the information provided in consultant reports and survey data available at the Planning Department, the subject buildings at 658 and 666 Shotwell Street are individually eligible for inclusion in the California Register and as contributing resources to the National Register-eligible Central Mission Shotwell Street Historic District under Criterion 3 (Architecture). The two buildings are significant as early examples of an Italianate style two-family dwelling and as a Colonial Revival style single-family dwelling. Furthermore, both buildings contribute to the potential Central Mission Shotwell Street Historic District, which is significant under California Register Criterion 3 (Architecture) for the high concentration of Victorian-era (1860-1900) residences located along Shotwell Street between 20th and 25th Streets.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.

Based upon a review of information in the Departments records, the subject buildings are not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject buildings are not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project's impact upon potential archaeological resources will be required.

Step B: Integrity

To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as "the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance." Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.

Location: Retains Lacks
Association: Retains Lacks
Design: Retains Lacks
Workmanship: Retains Lacks

Setting: Retains Lacks
Feeling: Retains Lacks
Materials: Retains Lacks

658 and 666 Shotwell Street retain historic integrity and convey their significance as an early Colonial Revival and an early Italianate style residence, respectively. Few documented alterations have occurred to either property. Documented alterations include: bathroom modernization (1963 and 1965), sprinkler and fire alarm installation (1964), and a series of interior tenant improvements (1988-2009). Additionally, at some point, the two buildings were connected via a series of rear additions.

Step C: Character-defining Features

If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.

The character-defining features of 658 Shotwell Street include:

- Two-story massing
- Corner quoins
- One-story slanted bay window
- Scrollwork
- Porch
- Wood-sash windows
- Wood siding
- Brackets
- Cornice
- Hip roof
- Front yard setback

The character-defining features of 666 Shotwell Street include:

- Two-story massing
- Wood siding
- Two-story rectilinear bay window
- Wood-sash windows
- Window and door surrounds
- Scrollwork
- Entry doors and transom windows
- Bracket
- False front parapet
- Cornice
- Brick site wall
- Deep front yard

As defined by the consultant reports and staff analysis, the character-defining features of the National Register-eligible Central Mission Shotwell Street Historic District include:

- Common front setback and façade alignment
- Street width
- Elevated main floor level (either constructed over a built understory or on a hill defined by a retaining wall above the street)
- Prominent straight-run front entry stairs leading directly to the main entrance
- Retaining walls along the sidewalk or front yard
- Cast iron fences and gates
- Horizontal wood siding and ornamental wood trim
- Two- to-three-story massing (typically elevated above grade)
- Asymmetrical composition
- Covered porches, recessed entries, and bracketed canopies
- Bay windows
- Wood-sash double-hung or picture windows
- Prominent roof cornice lines and projecting eaves
- Victorian-era ornamentation (broad eaves, soffits, scroll sawn brackets, paneled fascia boards, cornices, bracketed or pedimented openings, carved panels, incised ornament, carved or fluted architraves, and columns)³

CEQA HISTORIC RESOURCE DETERMINATION

No Historic Resource Present

If there is no historic resource present, please have the Senior Preservation Planner review, sign, and process for the Environmental Planning Division.

No Historic Resource Present, but is located within a California Register-eligible historic district

If there is a California Register-eligible historic district present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

Historic Resource Present

If a historic resource is present, please fill out the *Notice of Additional Environmental Evaluation Review* and have the project sponsor file the **Part II: Project Evaluation** application fee directly to the Environmental Planning Division.

³ Carey & Company, *658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties* (March 29, 2010).

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 12-12-2011

PART II: PROJECT EVALUATION

PROPOSED PROJECT Demolition Alteration New Construction

PER DRAWINGS DATED: October 17, 2011 (by: C. Steven Swason, Architect)

PROJECT DESCRIPTION

The proposed project involves the construction of a new, two-story, three-bedroom, single-family residence on the same lot as the two existing multi-unit residential care buildings addressed at 658 and 666 Shotwell Street. The new residence will serve as the home for the operators of existing facility, known as the Morning Star Residential Care Facility. The new residence will be sited within the front yard of the existing property at 666 Shotwell Street. The new residence will align with the two adjacent buildings at 658 and 670 Shotwell Streets, and is designed as a two-story building on top of the site's steeply sloped topography. The new residence will draw from the architectural character of the surrounding buildings in a simplified manner, and will feature access directly from Shotwell Street. A new site wall will be constructed between the front yard and street. The proposed project is depicted in architectural drawings provided by C. Steven Swason, Architect, revised October 17, 2011.

PROJECT EVALUATION

If the property has been determined to be a historic resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.

Subject Property/Historic Resource:

- The project will not cause a significant adverse impact to the historic resource as proposed.
- The project will cause a significant adverse impact to the historic resource as proposed.

California Register-Eligible Historic District or Context:

- The project will not cause a significant adverse impact to a California Register-eligible historic district as proposed.
- The project will cause a significant adverse impact to a California Register-eligible historic district as proposed.

Staff has reviewed the project proposal and the associated consultant reports. The analysis provided in the consultant reports are based upon an older design of the proposed project; therefore, this analysis is not relevant for evaluation of the proposed project.

Staff finds that the proposed project would not cause a substantial adverse change to the historic resource(s) such that the significance of the buildings and the historic district would be materially

impaired. The proposed project will have a not significant adverse impact on the associated historic properties at 658 and 666 Shotwell Street, nor the National Register-eligible Central Mission Shotwell Street Historic District.

The Department finds that the project is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)*. The following is an analysis of the proposed project per the Secretary's Standards:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project will retain the existing property's use as a residential care facility, and will maintain the area's residential character. The new construction will introduce a new residence into the historic district, which is consistent with the historic uses found within the Central Mission Shotwell Street Historic District.

Therefore, the proposed project does comply with Rehabilitation Standard 1.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property will be avoided.

The proposed project will not physically impact the building at 658 and 666 Shotwell Street; however, the proposed project will alter the spatial relationship of 666 Shotwell Street as viewed from the public right-of-way. The relationship of the building to the street, as defined by the open front yard and elevated topography, is a character-defining feature of the individual historic resource at 666 Shotwell Street. The new construction will partially obstruct this spatial relationship with a two-story residence. Despite the introduction of this new element, the project will maintain a strong view corridor to the property at 666 Shotwell Street, which will still be highly visible from the public right-of-way. Further, 666 Shotwell Street will still retain the elevated topography and the new construction will maintain a semblance of an open front yard. Therefore, this aspect of the project would comply with Rehabilitation Standard 2.

The proposed project will slightly alter the historic character of the National Register-eligible Central Mission Shotwell Street Historic District by introducing a new non-contributing, yet compatible, resource that affects the spaces and spatial relationships of this portion of the historic district. This historic district features a continuous row of residential properties, which are elevated from street level. Although the project will alter the overall spatial relationships of this portion of the district, the new construction would be compatible with the character of the historic residences. This new residence will be two-stories tall, as viewed from the street, and will be accessible from street level on the front façade, as is found throughout the district. The new construction will be of a similar scale and configuration as the rest of the district. Therefore, this aspect of the project would comply with Rehabilitation Standards 2, since the project would not alter significant spaces that characterize the district.

Therefore, the overall proposed project does comply with Rehabilitation Standard 2.

Standard 3.

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street. The design of the new single-family residence does echo the Italianate architectural style of the 666 Shotwell Street through the proposed wood siding, cornice, brackets, and window surrounds; however, these elements will be clearly distinguished and differentiated from existing historic materials and will reference the character of the adjacent properties.

Therefore, the proposed project does comply with Rehabilitation Standard 3.

Standard 4.

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, and will not impact the one-story rear additions at 666 Shotwell Street, which have acquired significance in their own since they appear to have been constructed within the period of significance.

The proposed project will not impact any feature of the National Register-eligible Central Mission Shotwell Street Historic District, which has garnered significance in its own right.

Therefore, the proposed project does comply with Rehabilitation Standard 4.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, and will not impact any distinctive materials, features, finishes or construction techniques that characterize the subject properties.

The proposed project will not impact any physical features of the potential Central Mission Shotwell Street Historic District, which characterize the potential historic district.

Therefore, the proposed project does comply with Rehabilitation Standard 5.

Standard 6.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in

design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, nor any other contributing resource in the Central Mission Shotwell Street Historic District. The proposed project involves new construction and does not include physical changes to any on-site and off-site historic resources.

Therefore, the proposed project does comply with Rehabilitation Standard 6.

Standard 7.

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not involve alterations to the existing buildings at 658 and 666 Shotwell Street, nor any other contributing resource in the potential Central Mission Shotwell Street Historic District. No chemical or physical treatments will be undertaken in this project.

Therefore, the proposed project does comply with Rehabilitation Standard 7.

Standard 8.

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project includes excavation for the new single-family residence, which will have one-story below grade. As noted by the Project Sponsor:

If deposits of prehistoric or historic archaeological materials are encountered during project construction, all construction work at the site shall be halted until an archaeologist can examine the find[ings] and make recommendations. If human remains are encountered at any point during project construction, work shall halt, and the San Francisco Coroner shall be notified immediately. If the human remains are of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification.⁴

Appropriate mitigation measures are part of the proposed project.

Therefore, the proposed project does comply with Rehabilitation Standard 8.

⁴ Carey & Company, 658-666 Shotwell Street Historic Resource Evaluation and Project Analysis for adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties (March 29, 2010) Pg. 19.

Standard 9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project includes new construction of a new, two-story single-family residence, which will not physically impact the historic materials of the two buildings at 658 and 666 Shotwell Street or the eligible Central Mission Shotwell Street Historic District. This new residence is clearly differentiated from the existing properties and district by virtue of its design, materials and ornamentation. This new residence draws from the existing architectural vocabulary of the surrounding properties through its usage of similar materials and simplified ornamentation.

Although the new construction alters the historic spatial relationships of 666 Shotwell Street and the Central Mission Shotwell Street Historic District, the overall project is compatible with the massing, size, scale and architectural features of the individual historic property and the surrounding historic district. The district is defined by two-to-three story high residences, an elevated topography in the front setback, and residential entrances accessible from Shotwell Street. The new construction maintains these features in the design of the new single-family residence, and provides for adequate visibility of the residence at 666 Shotwell Street.

Therefore, the proposed project does comply with Rehabilitation Standard 9.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed project includes new construction of a two-story single-family residence, which will not physically impact the historic materials of the two buildings at 658 and 666 Shotwell Street or the Central Mission Shotwell Street Historic District. If removed in the future, the essential form and integrity of the two buildings and the eligible historic district would be unimpaired.

Therefore, the proposed project does comply with Rehabilitation Standard 10.

Summary

The proposed project does comply with the Secretary of the Interior's Standards for Rehabilitation. Therefore, as currently proposed, the project will not have a significant adverse impact upon a historic resource, as defined by CEQA.

PART II: SENIOR PRESERVATION PLANNER REVIEW

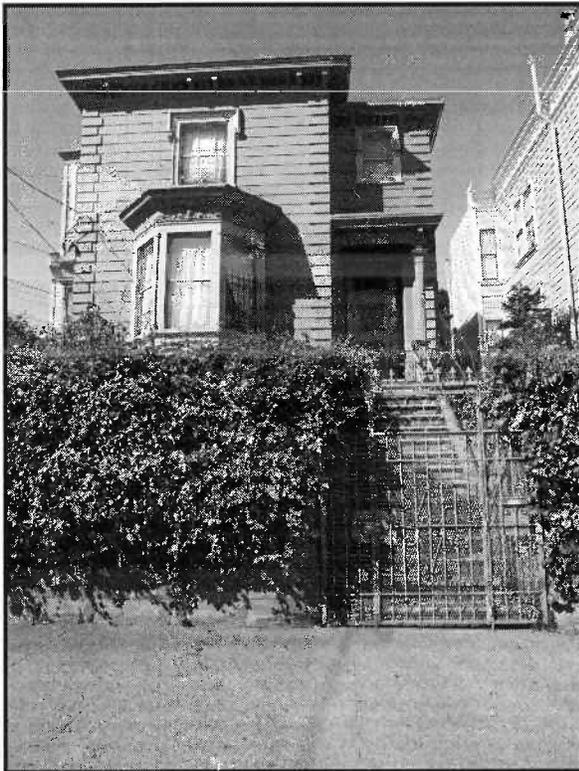
Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 12-12-2011

cc: Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Survey Team
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IMAGES



658 Shotwell Street (View looking west)



666 Shotwell Street (View looking west)



658 and 666 Shotwell Street (View from Shotwell Street looking west)