



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 16, 2012

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

Reception:
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Planning
Information:
415.558.6377

Date: August 2, 2012
Case No.: **2012.0033 ACEFU**
Project Address: **218 – 220 BUCHANAN STREET**
(aka – 55 Laguna Street)
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
RM-3 (Residential, Mixed, Medium Density)
Laguna, Haight, Buchanan and Hermann Streets Special Use District
40-X, 50-X, 85X Height and Bulk Districts
Block/Lot: 870/001, 002 and portions of Lot 003
0857/001,001A
Project Representative:
Steve Vettel, Farela, Braun + Martel
Russ Building, 235 Montgomery, 17th Floor
San Francisco, CA 94104
Project Sponsors: Alta Laguna, LLC
c/o Brian Pianca, Alta Laguna, LLC
20 Sunnyside Avenue, Suite B
Mill Valley, CA 94941
55 Laguna, LP
c/o Seth Kilbourn, Openhouse
870 Market Street, Suite 458
San Francisco, CA 94102
c/o Ramie Dare, Mercy Housing California
1360 Mission Street, #300
San Francisco, CA 94103
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

This Conditional Use application is to modify the project known as the “55 Laguna Project”, which was approved as a Conditional Use (Planned Unit Development) in January, 2008. Modifications to the original project’s site plan through the rearrangement of building footprints, changes in building

architecture and massing; locations of courtyards and open space; and the elimination of interior streets that provided vehicular access have altered how the project meets, or does not meet, various Planning Code requirements. In addition, a number of Planning Code requirements have been adopted since the original Conditional Use/Planned Unit Development entitlement was approved in January, 2008. These project changes require additional Planning Commission review and approval for changes to a previously-approved Conditional Use authorization as a Planned Unit development for modifications to the location of the required rear yard throughout the development, dwelling unit exposure for 53 dwelling units, and transparency and active uses for street frontages in a Neighborhood Commercial District for uses in Richardson Hall fronting Laguna Street.

As with the original project, the land will remain under the ownership of the Regents of the University of California, which will enter into long-term ground-leases with the project sponsors for site development.

Site Layout. The project site would be divided into two separate areas north to south with the proposed Waller Park (located in the former Waller Street right-of-way) bisecting the two distinct areas. The proposed buildings would also be oriented north to south and “read” as ten separate structures; however, one below-grade parking garage, accessed from Laguna Street, would connect buildings 2C, D and E (as well as some above-grade enclosed corridors) and one below-grade parking garage, accessed from Buchanan Street, would connect buildings 1A and B (also with above-grade enclosed corridors). The community garden would be located behind Woods Hall Annex and accessed from Laguna and Haight Streets. The project layout has been modified from the layout approved in 2008 to eliminate an “L”-shaped street configuration that previously bisected the site. The north - south portion of the former Lindhardt Lane has been modified into Palm Lane, a pedestrian and bike thoroughfare, and provides access to the interior of the site from Hermann Street. Buildings are now oriented north to south and step down the site from west to east with the slope of the site.

Dwelling Units. Up to 440 rental units would be constructed and located in eight of the ten buildings on the site. The only buildings not containing dwelling units would be Woods Hall Annex (community center) and the amenity building proposed to contain a resident lounge, clubhouse and gym. On August 4, 2011, the City of San Francisco and Alta Laguna, LLC entered into a Costa-Hawkins agreement to provide for an exception to the rent restrictions of the Costa-Hawkins Act for the development’s inclusionary units.

Inclusionary Housing. On August 4, 2011, the Planning Commission approved Motion 18427 under Case No. 2011.0450C, modifying the inclusionary affordable housing component of the project entitled in 2008. Under Motion 18427, the requirements of Planning Code Section 415 would be met through a combination of on-site units and payment of a fee – to provide a minimum of 10% of the requirement as on-site units and up to the required 15% in the market-rate housing development, or between 32 and 50 BMR on-site units within the market-rate housing development and payment of an Affordable Housing Fee of up to approximately \$6.3 million to comply with Planning Code Section 415. This modification from the definitive 50 on-site BMR units included in the original Conditional Use Authorization was necessitated by the Mayor’s Office of Housing’s inability to immediately fund the full subsidy for the 55 Laguna, LP project that it committed to in the original entitlement process.

As of July 13, 2012, the Mayor’s Office of Housing (MOH) has indicated that financing for up to 35% of the ground lease for the affordable senior housing had been identified in its approved budget. MOH

will request approval of this funding from the Citywide Affordable Housing Loan Committee in September 2012. In addition, the Transit-Oriented Affordable Housing Fund (TOAH) is expected to issue a commitment to fund the remaining ground lease payment for the senior affordable housing component proposed by 55 Laguna, L.P.. Should both of these two sources of funding be secured, Alta Laguna, LLC, would fulfill its inclusionary housing obligation by providing the full 50 BMR units on site, which would fulfill the goal identified during the Stakeholder meeting process in 2011.

Parking. The project will replace three existing surface parking lots with approximately 310 off-street parking spaces in two underground garages. As part of the lease agreement with UC, the project sponsors must replace 51 existing off-street parking spaces for the UC Dental Clinic. Dental Clinic parking would be accessed from Buchanan Street and located under Building 1. No less than 10 car share spaces would be located in the garage below Building 2 with access to Laguna Street. Up to 249 off-street parking spaces would be dedicated to *all* the development's rental dwelling units managed by all project sponsors. As there would be no more than 249 off-street parking spaces for 440 dwelling units, the parking ratio for the development would be .57 parking spaces for each dwelling unit, consistent with the parking standards of the Laguna, Haight, Buchanan and Hermann Streets Special Use District. Of the 249 residential off-street parking spaces approximately 154 will be located in space-efficient stackers. All parking will be "unbundled." No less than 126 Class I bicycle storage spaces will be provided throughout the project.

Publicly Accessible Open Space. As part of the project's public benefits, two new publicly accessible open spaces, Waller Park and a community garden, would be created and maintained by Alta Laguna, LLC. Waller Park, of approximately 28,000 square feet, would extend from the intersection of Waller and Buchanan Streets through the site to the corner of Waller and Laguna Streets. The Park would include benches, built-in seating, trees, at-grade landscaping and overlooks to San Francisco and the East Bay.

A no-fee community garden of not less than 10,600 square feet would be developed and made available to the public and development residents by Alta Laguna LLC. The garden would be located behind Woods Hall Annex at the northeast corner of the site. Access to the garden would be via a stairway and accessible ramp fronting Laguna Street, as well as a stair and gate leading from Haight Street.

Pedestrian, Bicycle and Vehicular Circulation

Pedestrians could cross the site from east to west through Waller Park (the former Waller Street right-of-way) between Laguna and Buchanan Streets. Palm Lane, which provides access north to south, allows pedestrians to cross the site from Hermann Street to Haight Street through Woods Hall Annex or the garden entry on Haight Street. There would be no at-grade vehicular penetration into the site. At-grade bicycle access to the site would be from Palm Lane at Hermann Street.

Rehabilitation and Demolition of Landmark Buildings

On April 18, 2007 the Board of Supervisors designated Richardson Hall (except its Administration Wing), Woods Hall and Woods Hall Annex as local landmarks pursuant to Article 10 of the Planning Code under Ordinance 216-07. Buildings and features to be retained are identified in the Ordinance. Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their exterior facades or rooflines, with the exception of new windows on the interior courtyards and window and door openings on street frontages. Along the south wall of the auditorium in Richardson Hall, original window

openings that were filled in during an earlier renovation would be opened up and new window openings would be added.

The portion of Richardson Hall to be demolished would be the single-story Administration Wing which sits atop the retaining wall facing Laguna Street near Waller Street and a small one-story connecting structure adjacent to the Administration Wing. The proposed new Openhouse building would be constructed in the general location of the Administration Wing of Richardson Hall, and would be separated from the remaining portions of Richardson Hall by a new wall. In addition, Middle Hall would be demolished to accommodate construction of Building 1B, dwelling units and site improvements. The retaining wall along Laguna Street between Waller and Haight Streets and extending westward on Haight Street would also be demolished.

In accordance with the Mitigation Monitoring and Reporting Program, the Historic Preservation Commission approved a Certificate of Appropriateness for alterations to the landmark buildings on May 16, 2012, Case No. 2012.0033A, Motion 0157. The Board of Supervisors voted to uphold the Certificate of Appropriateness under an appeal heard on July 31, 2012.

Retail and Office Space in Richardson Hall

There are two scenarios for the adaptive reuse of Richardson Hall's ground floor at the corner of Hermann and Laguna Streets, which is currently a solid retaining wall. Under Variant A, up to 2,500 square feet of retail space would occupy the ground floor with approximately 2,700 square feet of office space to be occupied by operational offices for Openhouse immediately north of the retail space. Under Variant B, up to 2,500 square feet of space at the corner would be occupied by operational offices for Openhouse and up to three dwelling units, a residential lobby, storage space and building systems would be located immediately north of the office space and fronting Laguna Street.

Senior Community Center in Newly Constructed Openhouse Building

Openhouse will include in its new residential building a senior center of approximately 7,500 square feet. The center would provide senior programming in the activity areas and dining in the larger activity room on the second floor. It is expected that transportation for residents will be provided by van service. It is anticipated that 100-150 people will use the facility each day.

SITE DESCRIPTION AND PRESENT USE

The 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 001 and 001A; and Block 870, Lots 001, 002, and a portion of Lot 003) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The project site was rezoned under the previous entitlement from P (Public) Zoning District within the 80-B and 40-X Height and Bulk Districts, to NC-3 (Moderate-Scale Neighborhood Commercial) and RM-3 (Residential, Mixed, Medium-Density) Districts, the Laguna, Haight, Buchanan and Hermann Streets Special Use District within the 40-X, 50-X AND 85-X Height and Bulk Districts.

The 236,113 square-foot project site (not including the Dental Clinic) currently contains five buildings totaling 119,910 square feet, which were used until 2003 by the University of California (UC)-Berkeley as an extension campus and by the French-American International School (FAIS). These now-unoccupied

buildings include Woods Hall, Woods Hall Annex, Richardson Hall and its Administration Building, and Middle Hall.

A sixth building, located on the southwestern corner of Block 870, Lot 003 at the intersection of Hermann and Buchanan Streets, is a two-story dental clinic of approximately 18,000 square feet in size that is currently occupied by the University of California San Francisco (UCSF) Dental School. The Dental Clinic is not part of the project site and is not proposed to be altered, closed or relocated as part of this Project. At this time, the University of California has no plan for changing the use of this site.

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

SURROUNDING PROPERTIES AND NEIGHBORHOOD

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

ENVIRONMENTAL REVIEW

The original project reviewed in the 55 Laguna Mixed Use Project Final Environment Impact Report (FEIR) was certified by the Planning Commission on January 17, 2008. An Addendum to the 55 Laguna Mixed Use Project Final Environmental Impact Report (FEIR) was prepared and issued May 8, 2012. The Addendum concluded that the analyses conducted and the conclusions reached in the FEIR remain valid for the modified project, and that no supplemental environmental review is required for the proposed project modifications. The modified project would neither cause new significant impacts not identified in the FEIR, or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute significantly, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Therefore, no supplemental environmental review was required beyond the addendum.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 27, 2011	July 27, 2011	20 days
Posted Notice	20 days	July 27, 2011	July 27, 2011	20 days
Mailed Notice	20 days	July 27, 2011	July 27, 2011	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

PUBLIC COMMENT

- As of August 2, the Department has received two letters expressing concern about the revised project. On April 30, 2012, The Hayes Valley Neighborhood Association (HVNA) submitted a letter to the Department expressing concerns that include: that the amount of off-street parking is excessive; the design of garage entrances, newly constructed buildings, and Waller Park are not satisfactory; improved safety and activation of Haight Street; and in support of a retail occupant at the corner of Hermann and Laguna Streets. A second letter from a member of the public expressed concerns about traffic patterns created by the garage on Laguna street and the width of garage entries.

IN-KIND AGREEMENT

On January 17, 2008, under Motion 17537, the San Francisco Planning Commission approved the Conditional Use Authorization/Planned Unit Development allowing construction of a moderate density mixed use development of approximately 330 dwelling units, approximately 110 affordable senior dwelling units, neighborhood-serving retail, parking, and requesting community improvements to include a publicly accessible community facility space, and two separate publicly-accessible open spaces.

Subsequently the Market and Octavia Area Plan was adopted, including enabling legislation which enacted now Section 421 Market and Octavia Development Impact Fee, with an option for providing community improvements in-kind. The Planning Department has worked with the project sponsor to formalize the 2008 proposed in-kind agreement to be consistent with the requirements of Section 421 of the Planning Code and related policies. The attached in-kind agreement is consistent with the proposed 2008 in kind proposal.

The Project Sponsor has submitted a request for a fee waiver for the 55 Laguna Street project based on the draft In-Kind Agreement for the provision of no less than 12,000 square feet of community facility space, no less than 28,000 square feet of open space (the proposed Waller Park) and no less than 10,600 square feet of community gardening space (“In-Kind Improvements”), located at 55 Laguna Street.

All proposed in-kind improvements will be privately operated publicly accessible community improvements. The in-kind agreement and related operations plans will detail steps the project sponsor will take to ensure that the community improvements function as publicly accessible

spaces. The newly created community garden and open space will be maintained and operated by the Project Sponsor. The newly created community facility will be made available to a third party free of rent.

Community Infrastructure Improvement	2008 Estimated Value	2012 Value included for In-Kind Agreement
Waller Park Improvements (25,000 sf)	\$4,050,000	\$6,776,000
Community Garden (10,600 sf)	\$575,000	
Wood Hall Annex Community Center (12,000 sf)	\$1,200,000	
Sub Total	\$5,825,000	\$6,776,000
Community Center Rent Subsidy	\$400,000	None.
Pedestrian Improvements (Laguna-Hermann, Laguna-Waller and Waller Buchanan bulb-outs)	\$140,000	None. Required by Planning Code.
On Street Bicycle Racks (7 racks)	\$6,000	None. Required by Planning Code.
Total	\$6,371,000	\$6,776,000

Based on 2012 fee rates the proposed project would be required to contribute \$4,237,047 to the Market and Octavia Community Improvements Fund. The project sponsor proposes to provide in-kind improvements with an estimated value of \$6,776,000.

ISSUES AND OTHER CONSIDERATIONS

- Waller Street: The City retains ownership of the land underlying Waller Street as this land was never conveyed to another entity (notwithstanding the public street vacation in the 1920s). Accordingly, the project sponsor must obtain approval from the City for use of this land prior to issuance of any building permit for the project. Introduction of an Ordinance for the transfer is expected at the Board of Supervisors in September 2012. The sponsor has submitted an application for the required General Plan Referral.
- Community Facility Programming: The process of determining specific programming for the facility would ultimately be developed in consultation with the community to offer a variety of programs. Alta Laguna, LLC has pledged to fund structural upgrades to the proposed

community center, and will continue to work with the City to determine if ongoing funding dedicated to operation of the center can be leveraged through the Mills Act.

- Historic Preservation Commission (HPC): On July 18, 2012, the San Francisco Historic Preservation Commission reviewed the revised development per the Mitigation Monitoring and Reporting Program of Case No. 2004.0770E and adopted Resolution 0686, which is included in this packet.

REQUIRED COMMISSION ACTION

In order for the revised project to proceed, the Commission must approve Conditional Use authorization to allow for changes to the project approved pursuant to Case No. 2004.0773E!MZTC and Motion 17537. As a result of altering the project's site plan, the following Planning Code modifications must be approved.

- Location of the required rear yard, per Planning Code Section 134, for a rear yard that is provided throughout the development rather than in one contiguous area parallel to the front property line.
- Dwelling unit exposure, per Planning Code Section 140, for 53 dwelling units that do not meet the 25 foot dimensional exposure requirement.
- Transparency and active uses for street frontages in a Neighborhood Commercial District, per Planning Code Section 145.1, for uses at the ground floor of Richardson Hall fronting Laguna Street.

In order for the In-Kind Agreement to proceed, the Commission must approve an impact fee waiver.

**At the time the case documents were distributed, the In-Kind Agreement and accompanying Motion were not complete. These documents will be provided to the Planning Commission on Thursday, August 9, 2012.*

BASIS FOR RECOMMENDATION

- The revised project reintegrates the site with the surrounding neighborhood and City fabric by proposing buildings with fenestration and openings where a retaining wall currently exists, increasing pedestrian activity through a mix of uses and interior pedestrian circulation system, encouraging neighborhood-serving retail and a community facility uses, and introducing Palm Alley (the former Lindhardt Lane) to enable pedestrian penetration into the site.
- As the University of California Regents are not be regulated by the City, the project, which is sponsored by private entities, affords the City the ability to impose zoning controls and design standards.
- The project would provide a net increase of approximately 440 dwelling units where three surface parking lots are currently located. Up to 110 dwelling units will be 100% affordable to seniors (55 Laguna, LP) and up to 330 dwelling units are subject to an inclusionary housing component (Alta Laguna, LLC).

- Alta Laguna, LLC will create Waller Park on the vacated Waller Street right-of-way. This 28,000 square foot pedestrian and passive-use open space will be open to the public and appropriately landscaped for the user’s enjoyment.
- Alta Laguna, LLC would create a community garden of 10,600 square feet that would be available to project residents and the public.
- The project would create a 12,000 square foot community center. Alta Laguna, LLC will structurally upgrade an existing building and seek funding opportunities for ongoing financial support of the center.
- The project site is well served by public transit and incorporates parking performance standards to reduce the overall use of vehicles. There would be on-site storage for 126 bicycles. The project would provide seven additional car share spaces than are required by the Planning Code.
- The project promotes the adaptive reuse of Landmark buildings.
- Identified Plan Need. The Market and Octavia Plan identified a need for open space and community facilities within the plan area. These improvements are eligible for fee expenditure per Section 421 of the Planning Code.
- Community Support for Proposed Improvements. The project sponsors continue to work with the community to identify, refine and develop the proposed community improvements including the open space, community garden and proposed community center. The proposed community improvements are consistent with the 2008 Planning Commission approved public benefits proposal.

RECOMMENDATION:	Approval with Conditions
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Attachments:

- Draft Motion
- Zoning District Map
- Special Use District Map
- Height and Bulk Map
- Sanborn Map
- Context Photographs
- Historic Preservation Commission Resolution No. 0686
- Addendum to Environmental Impact Report
- Project Sponsor Submittal
- Project Sponsor Graphics Submittal:
 - Project data
 - Floor Plans
 - Arial Photo
 - Openhouse Plans
 - Site Plan
 - Richardson Hall Plans
 - Renderings
 - Woods Hall Plans
 - Elevations

Draft Planning Commission Motion approving proposed in-kind agreement (*Thursday, August 9, 2012*)
Draft In-kind Agreement for 55 Laguna Street (*Thursday, August 9, 2012*)

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> |
| X Environmental Determination | 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 |
| Parcel Map | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Housing Documents |
| X Historic Preservation | <input type="checkbox"/> Inclusionary Affordable Housing |
| Commission Resolution No. 0686 | Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

SV

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A MODIFICATION FOR A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT (CASE No. 2004.07703C) FOR A MIXED-USE PROJECT OF TEN ABOVE-GRADE STRUCTURES (SEVEN NEWLY-CONSTRUCTED BUILDINGS AND THREE TO BE ADAPTIVELY REUSED) CONTAINING UP TO 330 MARKET-RATE RENTAL UNITS (INCLUDING 32 – 50 AFFORDABLE UNITS) AND UP TO 110 SENIOR AFFORDABLE RENTAL DWELLING UNITS, APPROXIMATELY 310 OFF-STREET PARKING SPACES, UP TO 2,500 SQUARE FEET OF RETAIL SPACE, APPROXIMATELY 2,700 SQUARE FEET OF OFFICE SPACE, NO LESS THAN 12,000 SQUARE FEET OF COMMUNITY FACILITY SPACE, NO LESS THAN 28,000 SQUARE FEET OF OPEN SPACE (THE PROPOSED WALLER PARK) AND NO LESS THAN 10,600 SQUARE FEET OF COMMUNITY GARDENING SPACE PURSUANT TO PLANNING CODE SECTIONS 303 AND 304 FOR A PLANNED UNIT DEVELOPMENT TO ALLOW MODIFICATIONS TO THE LOCATION OF THE REAR YARD (SECTION 134), TRANSPARENCY AND ACTIVE USES FOR STREET FRONTAGES IN NC DISTRICTS (SECTION 145.1), AND THE DWELLING UNIT EXPOSURE REQUIREMENT (SECTION 140) FOR PROPERTY LOCATED IN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL), RM-3 (MIXED RESIDENTIAL, MIXED, MEDIUM-DENSITY) DISTRICTS, AND THE LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT WITHIN THE 40-X, 50-X AND 85-X HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PLANNING CODE SECTION 101.1.

PREAMBLE

On January 17, 2008, under Case No. 2004.0770E!MZTC and Motion 17537, the San Francisco Planning Commission approved the Conditional Use Authorization/Planned Unit Development pursuant to Planning Code Sections 303 and 304 allowing construction of a moderate density mixed use development of approximately 330 dwelling units, approximately 110 affordable senior dwelling units, with community facility space, neighborhood-serving retail, parking and two separate publicly-accessible open spaces. The Planning Commission also approved modifications of Planning Code requirements related to location of the required rear yard, dwelling unit exposure, the open space dimensional requirements; made CEQA findings; and forwarded resolutions that the Board of Supervisors approve a General Map Amendment, Special Use District, and change the Zoning Map to reflect new use districts and height/bulk districts. The CU/PUD was upheld on appeal by the Board of Supervisors (Motion M08-0040) on March 4, 2008 (“the original project”).

On April 15, 2008, the Board of Supervisors amended the General Plan, approved ordinances to amend the use districts and height/bulk districts, and create Planning Code Section 249.32, the Laguna, Haight, Buchanan and Hermann Streets Special Use District.

On July 28, 2011, the San Francisco Planning Commission approved a Conditional Use Authorization to modify Conditions of Approval relating to the project’s compliance with the Inclusionary Affordable Housing Program pursuant to Case No. 2011.0450C and Motion No. 18427.

On January 13, 2012, Steve Vettel filed an application (in Conditional Use Application No. 2012.0033C) on behalf of Alta Laguna, LLC and 55 Laguna, LP (hereinafter “Project Sponsor”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections

303 and 304 to modify the previously approved Planned Unit Development to modify the project's site plan, request exceptions to the rear yard location, transparency and active uses for street frontages in NC Districts, and dwelling unit exposure for property located in the NC-3 (Moderate-Scale Neighborhood Commercial), RM-3 (Residential, Mixed, Medium-Density) Districts, and the Laguna, Haight, Buchanan and Hermann Streets Special Use District within the 40-X, 50-X AND 85-X Height and Bulk Districts ("the modified project").

On July 18, 2012, the San Francisco Historic Preservation Commission reviewed the revised development per the MMRP of Case No. 2004.0770E, and adopted Resolution No. 0686 to be forwarded to the Planning Commission.

On August 16, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0033C.

The original project reviewed in the 55 Laguna Mixed Use Project Final Environment Impact Report (FEIR) was certified by the Planning Commission on January 17, 2008. An Addendum to the 55 Laguna Mixed Use Project Final Environmental Impact Report (FEIR) was prepared and issued May 8, 2012. The Addendum concluded that the analyses conducted and the conclusions reached in the FEIR remain valid for the modified project, and that no supplemental environmental review is required for the proposed project modifications. The modified project would neither cause new significant impacts not identified in the FEIR, or result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute significantly, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Therefore, no supplemental environmental review was required beyond this addendum.

The Board of Supervisors affirmed the FEIR certification on April 8, 2012, and the San Francisco Superior Court and California Court of Appeal upheld the adequacy of the FEIR in the case entitled *Save the Laguna Street Campus v. City and County of San Francisco*.

To provide current project information to the Planning Commission and the public, this motion contains a full description of the development (the original project as modified) and its compliance with the Planning Code and General Plan.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0033C, subject to the conditions of Motion Nos. 17537 and 18427, except as specifically modified herein, 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 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 001 and 001A; and Block 870, Lots 001, 002, and a portion of Lot 003) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The project site was rezoned under the previous entitlement from P (Public) Zoning District within the 80-B and 40-X Height and Bulk Districts, to NC-3 (Moderate-Scale Neighborhood Commercial) and RM-3 (Residential, Mixed, Medium-Density) Districts, the Laguna, Haight, Buchanan and Hermann Streets Special Use District and the 40-X, 50-X and 85-X Height and Bulk Districts.

The 236,113 square-foot project site (not including the dental clinic) contains five buildings totaling 119,910 square feet, which were used until 2003 by the University of California (UC)–Berkeley as an extension campus and by the French-American International School (FAIS). These now-unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall and its Administration Building, and Middle Hall.

A sixth building, located on the southwestern corner of Block 870, Lot 003 at the intersection of Hermann and Buchanan Streets, is a two-story dental clinic of approximately 18,000 square feet in size that is currently occupied by the University of California San Francisco (UCSF) Dental School. The Dental Clinic is not part of the project site and is not proposed to be altered, closed or relocated as part of this Project.

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

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

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

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

There are approximately 111 trees on site, 27 of which are “significant” trees pursuant to Public Works Code Section 810A. There are no “landmark” trees as defined by Public Works Code Section 810 on the site. All of the significant trees are proposed for removal and replacement. One existing tree, the “Sacred Palm” which was included in the landmark designation of Woods Hall, and one other palm tree, will be temporarily removed and relocated on the site. Removal and replacement of the significant trees will require a permit from the Department of Public Works. Up to 36 existing street trees are proposed to be replaced.

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

Site Control

The land will remain under the ownership of the Regents of the University of California, which will enter into long-term ground-leases to the project sponsors for site development. Alta Laguna LLC an affiliate of Wood Partners (who purchased the original project sponsor, AF Evans, Inc’s interest in the project) will develop market rate and affordable family housing, Waller Park, a community garden and center, the pedestrian mews, street improvements and off-

street parking. 55 Laguna LP will develop the affordable senior housing, a senior community center, retail space and office space.

Site Layout

The project site would be divided into two separate areas north to south with the proposed Waller Park (located in the former Waller Street right-of-way) bisecting the two distinct areas. The proposed buildings would also be oriented north to south and “read” as ten separate structures; however, one below grade parking garage, accessed from Laguna Street, would connect buildings 2C, D and E (as well as some above-grade enclosed corridors) and one below-grade parking garage, accessed from Buchanan Street, would connect buildings 1A and B (also with above-grade enclosed corridors). The community garden would be located behind Woods Hall Annex and accessed from Laguna and Haight Streets. The project layout has been modified from the layout approved in 2008 to eliminate an “L” shaped street configuration that previously bisected the site. The north - south portion of the former Lindhardt Lane has been modified into a pedestrian/bicycle only Palm Lane and provides access to the interior of the site from Hermann Street. Buildings are now oriented north to south and step down the site from west to east with the slope of the site.

Urban Design

The proposed development would transform the site from an unmaintained and underutilized site that is cut off from the surrounding neighborhood to an active, pedestrian friendly and vibrant amenity that knits the site into the neighborhood. This would be accomplished by: the demolition of retaining walls that limit visual and physical penetration into the site; the introduction of public pedestrian thoroughfares (Waller Park, and Palm Lane) that will permit pedestrians to transverse the site from the east, west and south; and by creating numerous unit and building entrances around the site’s perimeter.

Woods Hall would be adaptively reused as 21 dwelling units. Woods Hall Annex would be adaptively reused as a community center. Richardson Hall (except the Administration Building to be demolished) would be adaptively reused as 40 senior affordable dwelling units, retail space and offices for Openhouse. Middle Hall and the retaining walls on Haight and Laguna Streets would be demolished.

The proposed new buildings would be designed to complement the architectural character of the remaining Landmark buildings, and the surrounding neighborhood. The overall variation of building heights is intended to relate to the size and scale of buildings across Buchanan and Laguna Streets while accounting for the site’s topography.

The proposed new buildings would range in height between four and seven stories. Building 1A and 1B, on the north and south sides of the proposed Waller Park at Buchanan Street would be four stories in height at Buchanan Street, and generally reflect the height of buildings on the opposite blockface. These buildings would replace a chain-link fence and surface parking lot with two volumes and seven new unit entrances and a garage opening on Buchanan Street. Buildings 1A and 1B, and their unit entrances, would also front Waller Park and Palm Lane. Building 2E, at

three stories on Haight Street and seven stories at the corner of Laguna and Waller Streets, would front Waller Park, Palm Lane, and Laguna and Haight Streets. On Laguna Street, the existing retaining wall would be replaced with one building of approximately 275 feet in length that has been separated into at least three different volumes through altering window openings, building detail, fenestration and material changes along the facade. Building 2E would introduce entrances to dwelling units, a single garage entrance and the community garden on Laguna Street, and unit and garden entrances on Haight Street. Dwelling unit entrances would be created on Waller Park. Buildings 2C and 2D are five stories in height, fronts on and would have unit entrances on Waller Park and Palm Lane. At seven stories, the new Openhouse building (Building 5) would be constructed where the existing Administration Wing of Richardson hall now stands. This building would introduce transparent windows facing the sidewalk at Laguna Street with the main entrance at the corner of Laguna Street and the proposed Waller Park. The windows and entrance would replace an existing retaining wall with no openings. Building 3, a gym, clubroom and resident lounge would be located between the west end of Building 1B and Woods Hall.

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

Dwelling Units

Up to 440 rental units would be constructed and located in eleven of the thirteen buildings on the site. The only buildings not containing dwelling units would be Woods Hall Annex (community center) and the amenity building proposed to contain a resident lounge, clubhouse and gym. Alta Laguna LLC would develop and manage up to 330 market-rate rental units in Buildings 1 (new), 2 (new), and 4 (adaptive reuse of Woods Hall). Of these units, approximately 76 would be studio/junior on-bedroom units, 150 would contain one bedroom, 102 would contain two bedrooms and two would contain three bedrooms. Unit size ranges from 650 to 1,541 square feet. The Alta Laguna LLC project would include 32-50 inclusionary below market rate rental units. 55 Laguna LP, a partnership of Openhouse, a non-profit developer serving the LGBT senior community, and Mercy Housing of California would develop and manage up to 110 senior affordable rental units in buildings 5 (new) and 6 (adaptive reuse of Richardson Hall). Of these units, approximately 11 would be studios, 95 would contain one bedroom and four would contain two bedrooms. Unit size ranges from 325 to 840 square feet. The senior affordable units are subject to Planning Code Section 102.6.1, requiring specific physical attributes of senior housing, minimum number of units, minimum age and occupancy.

As a result of the ownership and development structure, all dwelling units, including those fulfilling the inclusionary affordable housing requirement, would be available only for rent. On August 4, 2011, the City of San Francisco and Alta Laguna, LLC entered into a Costa-Hawkins agreement to provide for an exception to the rent restrictions of the Costa-Hawkins Act for the development's inclusionary units.

Vehicular and Bicycle Parking: The project will replace three existing parking lots with approximately 310 off-street parking spaces in two underground garages. As part of the lease agreement with UC, project sponsor(s) must replace up to 51 existing off-street parking spaces for the dental clinic. Dental clinic parking would be accessed from Buchanan Street and located under Building 1. No less than 10 car share spaces would be located in the garage below Building 2 with access to Laguna Street. Up to 249 off-street parking spaces would be dedicated to all the development's rental dwelling units constructed and managed by all project sponsors. Planning Code Section 249.32, the Laguna, Haight, Buchanan and Hermann Streets Special Use District (SUD), restricts residential off-street parking to .75 spaces for each dwelling unit, including senior dwelling units. As there would be no more than 249 off-street parking spaces for 440 dwelling units, the parking ratio for the development would be .57 parking spaces for each dwelling unit. It should be noted that Planning Code Section 151(b) does not require off-street parking for senior affordable housing (the 55 Laguna, LP development). Of the 249 off-street parking spaces provided, no less than 154 of those spaces will be space efficient. Per Exhibit "B", the development meets this standard through the use of parking "stackers." No less than 8 handicapped spaces would be provided. No Less than 126 secure, on-site bicycle parking spaces would be located in four different rooms throughout the site and accessed from both garages and Palm Lane.

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

The dental clinic parking would be made available to the public and residents for a fee outside of its dental clinic business hours.

The project is not required to and does not provide any off-street loading. The project sponsors will apply for white zones on Laguna and Buchanan Streets to accommodate loading needs.

Publicly Accessible Open Space

As part of the development's public benefits, two new publicly accessible open spaces, Waller Park and a community garden, would be created and maintained by Alta Laguna, LLC. Waller Park would extend from the intersection of Waller and Buchanan Streets through the site to the corner of Waller and Laguna Streets, effectively re-introducing Waller Street through the site as a public amenity. Waller Park would provide approximately 28,000 square feet of publicly accessible open space and passive recreational uses. Upper Waller Park would include benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the East Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, and built-in seating on the slope, overlooking the end of Waller Park. Street trees would be planted along all four exterior streets as well as along all internal pedestrian ways.

A no-fee community garden of no less than 10,600 square feet would be developed and made available to the public and development residents by Alta Laguna LLC. The garden would be located behind Woods Hall Annex at the northwest corner of the site. Access to the garden would be through a stairway and accessible ramp fronting Laguna Street, as well as a stair and gate leading from Haight Street.

Private open space would be provided, respectively, through patios and decks for individual units. Common open space would be provided in the large courtyards between buildings and Palm Lane. It is not necessary to count the area of Waller Park or the community garden to satisfy open space requirements of the dwelling units.

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

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

Community Facility Space

As part of the development's public benefits, Alta Laguna, LLC will undertake seismic and accessibility building shell improvements to Woods Hall Annex to be used as a rent-free community center/facility of no less than 12,000 square feet. The use will be determined in consultation with the community. Alta Laguna, LLC will work with the City to determine if ongoing funding dedicated to operation of the center can be leveraged through the Mills Act.

Pedestrian, Bicycle and Vehicular Circulation

Pedestrians could transverse the site from east to west through Waller Park (the former Waller Street right-of-way) between Laguna and Buchanan Streets. Through creation of Palm Lane, which provides access north to south, pedestrians could transverse the site from Hermann Street to Haight Street through Woods Hall Annex or the garden entry on Haight Street. Waller Park and Palm Lane intersect at approximately midway through the site. Vehicular ingress and egress would be limited to the garage entrances on Buchanan and Laguna Streets. There would be no at-grade vehicular penetration into the site. At-grade bicycle access to the site would be from Palm Lane at Hermann Street.

Rehabilitation and Demolition of Landmark Buildings

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

Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their

exterior facades or rooflines, with the exception of new windows on the interior courtyards and window and door openings on street frontages. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space, Openhouse office space, and/or three senior affordable units at the corner of Laguna and Hermann Streets. The sidewalk at the intersection of Laguna and Hermann Streets would also be widened in this location. Along the south wall of the auditorium in Richardson Hall, original window openings that were filled in during an earlier renovation would be opened up as well as the addition of new window openings. There may be new entrances along Laguna and Hermann Streets at the second level of Richardson Hall to allow resident only access to the existing roof deck.

The portion of Richardson Hall to be demolished would be the single-story Administration Wing which sits atop the retaining wall facing Laguna Street near Waller Street and a small one story connecting structure adjacent to the Administration Wing. The proposed new Openhouse building would be constructed in the general location of the Administration Wing of Richardson Hall, and would be separated from the remaining portions of Richardson Hall by a new wall. In addition, Middle Hall would be demolished to accommodate construction of Building 1B, dwelling units and site improvements. The retaining wall along Laguna Street between Waller and Haight Streets and extending westward on Haight Street would also be demolished.

In accordance with the Mitigation Monitoring and Reporting Program, the Historic Preservation Commission approved a Certificate of Appropriateness for alterations to the landmark buildings on May 16, 2012, Case No. 2012.0033A, Motion 0157. The Board of Supervisors voted to uphold the Certificate of Appropriateness under an appeal heard on July 31, 2012.

Retail and Office Space in Richardson Hall

At the time of Planning Commission review, there are two scenarios for the adaptive reuse of Richardson Hall's ground floor at the corner of Hermann and Laguna Streets, which is currently a solid retaining wall. Under Variant A, up to 2,500 square feet of retail space would occupy the ground floor of Richardson Hall at corner of Hermann and Laguna Streets with approximately 2,700 square feet of office space to be occupied by operational offices for Openhouse immediately north of the retail space and fronting Laguna Street. Under Variant B, up to 2,500 square feet of space at the corner would be occupied by operational offices for Openhouse and up to three dwelling units, a residential lobby, storage space and building systems would be located immediately north of the office space and fronting Laguna Street.

Senior Community Center in Newly Constructed Openhouse Building

Openhouse will include in its new residential building a senior center of approximately 7,500 square feet. The center would provide senior programming in the activity areas and dining in the larger activity room on the second floor. It is expected that transportation for residents will be provided by van service. It is anticipated that 100-150 people will use the facility each day.

Green Building Features

This project is a nationally recognized LEED ND (leadership in energy and environmental design for neighborhood developments) project. LEED ND is a program for certifying outstanding

neighborhood scale developments currently being implemented by the United States Green Building Council. It is anticipated that the project is certifiable at the GOLD level. This is primarily due to excellence in site planning, the mix of uses, the transit emphasis, and innovative environmental measure incorporated into the project. These measures include:

Sustainable Site

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

Water Efficiency

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

Energy and Atmosphere

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

Materials & Resources

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

Indoor Environmental Quality

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

Phasing

Construction of the project elements may be phased, with demolition of Middle Hall and the Administration Wing of Richardson Hall and construction of the family dwelling units, Waller Park, Palm Lane, the community garden, and the community facility developed in two initial phases by Alta Laguna, LLC; and the two affordable senior buildings (rehabilitation of

Richardson Hall and Building 5) developed in two subsequent phases when adequate public subsidies are available to 55 Laguna, L.P. for each building.

5. **Public Comment.** As of August 2, the Department has received two letters expressing concern about the revised project. On April 30, 2012, The Hayes Valley Neighborhood Association (HVNA) submitted a letter to the Department expressing concerns that include: that the amount of off-street parking is excessive; the design of garage entrances, newly constructed buildings, and Waller Park are not satisfactory; improved safety and activation of Haight Street; and in support of a retail occupant at the corner of Hermann and Laguna Streets. A second letter from a member of the public expressed concerns about traffic patterns created by the garage on Laguna street and the width of garage entries.
6. **Entitlements Required:** This Conditional Use application is to modify the project known as the “55 Laguna Project”, which was approved as a Conditional Use (Planned Unit Development) in January, 2008. Modifications to the original project’s site plan through the rearrangement of building footprints, changes in building architecture and massing; locations of courtyards and open space; and the elimination of interior streets that provided vehicular access have altered how the project meets, or does not meet, various Planning Code requirements. In addition, a number of Planning Code requirements have been adopted since the original Conditional Use/Planned Unit Development entitlement was approved in January, 2008. These project changes require additional Planning Commission review and approval for changes to a previously-approved Conditional Use authorization as a Planned Unit development for modifications to the location of the required rear yard throughout the development, dwelling unit exposure for 53 dwelling units, and transparency and active uses for street frontages in a Neighborhood Commercial District for uses in Richardson Hall fronting Laguna Street.
7. **Planning Code Compliance:** The Commission finds that the modified Project is consistent with the relevant provisions of the Planning Code in the following manners:

Planning Code requirements for which modifications through a Planned Unit Development are requested.

- A. **Rear Yard.** Planning Code Section 134(a)(1) requires that a rear yard equal to 25 percent of the lot depth be provided for the lot on which each building is situated. Further, Section 134(a)(1)(A) requires that in RM-3 districts, rear yards be provided at grade level and at each succeeding level or story of the building. Section 134(a)(1)(C) requires that in NC-3 Districts, rear yards must be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building. For the subject site, a required rear yard would need to be approximately 59,029 square feet and located at the opposite end of the site’s frontage.
Proposed Parcel A, which will contain the family rental units, is approximately 162,700 square feet (not including Waller Park) with buildings covering approximately 94,700 square feet for an overall lot coverage of 58%, or 42% of undeveloped area that could be considered a rear yard. It should be noted that the lot area below at least four proposed above-grade “bridges” connecting Buildings 2E and D, 1B, and 1A have not been subtracted from the overall square footage of Parcel

A. However, the rear yard area of Parcel A far exceeds the rear yard requirement so that the area not subtracted from the overall totals would not change the development's compliance with the rear yard requirement. Lot Proposed Parcel B.1 is approximately 14,800 square feet with a building coverage of approximately 9,600 square feet for an overall lot coverage of 64% or 36% of undeveloped area that could be considered a rear yard. Proposed Parcel B.2 is approximately 28,400 square feet with a building covering approximately 19,000 square feet for an overall lot coverage of approximately 66%, or 44% of undeveloped area that could be considered a rear yard. Not including Waller Park, the development includes approximately 82,600 square feet of at-grade undeveloped land that could be counted towards the rear yard requirement or 40% of the entire development area. Although the development exceeds the amount of undeveloped land to be counted towards the rear yard requirement, it will not be provided in a single rear yard configuration. Therefore, this Conditional Use/PUD authorization includes a modification to the rear yard requirement so that the open space can be provided throughout the site instead of in one continuous space on the lot that is opposite the site's frontage.

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

Though most units in the development will meet this requirement, a PUD modification is required for 53 units in the development that do meet this requirement.

<i>Bldg. No.</i>	<i># of units</i>	<i>Issue</i>
1	8	Face courtyard of 16'.
2	7	Face courtyard of lot of 11' on lot A. Requirement is met if shared courtyard dimension of lot A and B.1 (15 feet) is counted.
4	1	Face courtyard of 16'.
5	23	On property line with Waller Park (more than 25' wide).
6	14	Face courtyards of less than 25'.
Total	53	

- C. Street Frontages in NC Districts: Planning Code Section 145.1(a)(2)(A), as it relates to the subject development, requires active uses at the street, controls the amount of linear feet that must be dedicated to residential entrances, and provides an exception for historic buildings.

The proposal contains two variants (A and B) for the ground-floor façade design and use of Richardson Hall. At a Historic Preservation Commission (HPC) hearing on May 16, 2012, the HPC voted to limit the number of openings on the ground floor of Richardson Hall fronting Laguna Street to one at the main Openhouse lobby per Variant A. Variant A complies with Section 145.1 because the retail and office uses are "actives uses." However, under Variant B, the ground floor would contain three dwelling units (an active use) that face Laguna Street, but do not provide direct access to the street as required by Section 145.1. Therefore, if dwelling units are proposed for the ground floor in the future, the requirements of Section 145.1 would not be met.

To avoid additional Planning Commission review in the future, a modification for dwelling unit entrances on Laguna Street is included in the PUD request.

The proposed Openhouse building at the corner of Waller Park and Laguna Street is not subject to Section 145.1, as under the Building Code the occupied area accessible from the street is defined as a basement and not a ground floor.

- D. Transparency on Street Frontage in NC District: Planning Code Section 145(c)(6) requires non-active street frontages to provide a minimum transparency of no less than 60 percent of the street frontage.

Modifications to the ground floor of Richardson Hall (Level 1) include new openings in the retaining wall fronting Richardson Hall, a designated City Landmark. In its approval of a Certificate of Appropriateness for Richardson Hall on May 16, 2012, the Historic Preservation Commission limited the number and size of openings on the ground floor of Richardson Hall to preserve the character defining solidarity of the ground floor. This limitation does not meet the 60 percent transparency requirement. A historic building modification from this Code requirement is necessary.

The Development complies with the following Planning Code requirements.

- E. Use. The development includes residential, institutional, community facility, retail, office and accessory uses in the Laguna, Haight, Buchanan and Hermann Streets Special Use District, and RM-3 and NC-3 Districts.

The RM-3 District would include up to 218 market-rate and inclusionary family dwelling units, a community center and garden, an amenity building containing a gym, clubroom and lounge for project residents and accessory uses such as a bicycle maintenance, music and storage rooms. Per Planning Code Section 209.1, the residential use is a principally permitted use in the RM-3 District. The community center requires Conditional Use authorization; however, this use was entitled through Case No. 2004.0773C and Motion 17537. The remaining gym, bicycle and music and storage rooms would be considered accessory uses to the residential use per Planning Code Section 204.1, and are thus permitted. The NC-3 District would include up to 222 senior affordable and market rate and inclusionary family dwelling units, an institutional use of up to 7,500 square feet (senior community center operated by Openhouse), retail space up to 2,500 square feet, approximately 2,700 square feet of Openhouse office space, and tenant storage. Per Planning Code Section 712.90 residential uses are principally permitted uses in the NC-3 District. Planning Code Section 790.50, a large institutional use, the Openhouse community center is permitted in the NC-3 District. Planning Code Sections 712.40 and 712.21 principally permit retail uses up to 5,999 square feet; and Section 712.53 and 712.21 principally permit offices uses up to 5,999 square feet; therefore the retail and office use in Richardson Hall would be permitted. The project complies with use limitations.

- F. Density. Planning Code Sections 209.1 and 712 establish density restrictions for dwelling units in Residential and Neighborhood Commercial districts, respectively. The proposed

residential density is within the limits of these sections. No increase in density is sought by the PUD.

Section 207.4 allows density in NC-3 districts to be equal to that permitted in the nearest Residential District, provided that the maximum density is no less than 1:600. Here, the nearest R zone to the NC-3 district is RM-3, which has a density ratio of 1:400 and 1:200 for senior units. There are 268 units permitted in the project's NC-3 district where 222 units are proposed. The 1:400 density in the site's RM-3 zone permits up to 319 units where 218 units are proposed. The project complies with density limitations.

- G. Floor Area Ratio (FAR). Planning Code Section 124 limits the building square footage in both RM-3 and NC-3 districts to 3.6 square feet of building area for every 1 square feet of lot area. In the NC-3 and RM-3 Districts, FAR limits do not apply to dwellings or to other residential uses, nor do they apply to accessory off-street parking per Planning Code Section 124(b).

The development site would be split into three lots. Parcel A, of approximately 162,700 square feet (not including Waller Park of approximately 28,000 square feet), would contain the Alta Laguna, LLC, residential development, an approximately 12,000 gross square foot community center where FAR limits applicable development to approximately 585,600 square feet. Parcel B.1, of approximately 14,800 square feet, would contain the new Openhouse residential building and community center of approximately 7,500 square feet where FAR limits applicable development to 53,244 square feet. Parcel B.2, of approximately 28,400 square feet, would contain the Openhouse/ Richardson Hall residential units and approximately 2,500 square feet of retail space and 2,700 square feet of office space where FAR limits applicable development to approximately 102,240 square feet. UC has required the garage containing the 51 dental school parking spaces to be a separate lot, proposed Parcel D, of approximately 21,400 square feet to support the 18,000 square foot dental clinic on proposed Parcel C. Under Section 249.32(b)(1), the 51 parking spaces in Parcel D are permitted as accessory parking for the Parcel C dental clinic. The project complies with the FAR limits in both use districts.

- H. Open Space. Planning Code Section 135 requires that 80 square feet of private usable open space be provided for every dwelling unit in NC-3; in RM-3 districts, 60 square feet of private usable open space is required to be provided for every dwelling unit. The open space requirement must be multiplied by 1.33 when provided as common open space. For senior housing, the amount of required open space is ½ the amount otherwise required.

- *NC-3 District – 17 of the family dwelling in the NC-3 district have private open space meeting the minimum requirements of the Planning Code, leaving 95 family units (a requirement of approximately 10,010 square feet) and 110 senior units (a requirement of approximately 5,852 square feet) requiring common open space, for a total of approximately 15,960 square feet of required common open space. The NC-3 district provides approximately 16,000 square feet of common open space.*

- *RM-3 District – 24 of the family dwelling in the RM-3 district have private open space meeting the minimum requirements of the Planning Code, leaving 194 family units (a*

requirement of approximately 15,481 square feet) requiring common open space. The RM-3 District provides more than 17,000 square feet of common open space.

Collectively, the project provides a minimum of 33,740 square feet of common open space meeting the dimensional requirements of Section 135, and thus satisfies open space requirements. Neither Waller Park nor the community garden is included in this calculation of common open space.

- I. Height. Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The development approved in 2008 required legislation to change the height and bulk districts from 40-X and 80-X to 40-X, 50-X and 85-X.

Height of the development has been measured at four points around the site. The project sponsor has chosen to measure the height of Buildings 1A and 1B from Buchanan Street. Building 1A is located in the 50-X District and is approximately 42 feet in height to the roof top measured from the curb on Buchanan Street. Building 1B is primarily located in the 50-X District and is approximately 42 feet in height to the roof top measured from the curb on Buchanan Street, with the portion of the building located in the 40-X District less than 40 feet in height as measured from Buchanan Street. Stair and mechanical penthouses would project slightly above 50 feet, but are exempt per Section 260(b). The project sponsor has chosen to measure the height of Building 2C from Hermann Street. Building 2C is located in the 85-X District and is approximately 63 feet in height measured to the roof top from the curb on Hermann Street. Proposed penthouses would not exceed the height limit. The project sponsor has chosen to measure the height of Buildings 2E and 2D from Haight Street. Building 2E is located in both the 40-X and 50-X Districts, is approximately 260 feet long from Haight Street to Waller Park, is three stories at Haight Street and seven stories at Waller Park, and on a down-sloping lot from Haight Street. At Haight Street, the building is approximately 33 feet in height and complies with the 40-X District. Although the building is seven stories at Waller Park, it complies with the 50-X District as the measurement is taken from Haight Street. Per Planning Code Section 102.12.(b), the measurement of height for this building can exceed a depth of 100 feet because the building does not extend beyond a line that is equidistant between Haight and Hermann Streets. Penthouses for this building extend above the 50-foot height limit, but are exempt per Planning Code Section 260(b). Building 2E is subject to Planning Code Section 260 for buildings on a lateral slope where the height limit is 65 feet or less. The building complies with this requirement as the slope of Haight Street is approximately 12% and no portion of the building exceeds a width of approximately 65 feet. Building 2D is located in both the 40-X and 50-X District, is 33 feet in height as measured from Haight Street. The project sponsor has chosen to measure the height of Building 3 from Haight Street. Building 3 is located in the 40-X District and is approximately 10 feet in height to the roof top measured from the curb on Haight Street. The project sponsor has chosen to measure the height of Building 5 from Laguna Street. Building 5 is located in the 85-X District and is approximately 76 feet in height to the roof top measured from the curb on Laguna Street. The building includes a penthouse of which only a small portion exceeds the height limit. Buildings 4A (Woods Hall), 4A (Woods Hall Annex) and 6 (Richardson Hall) are existing buildings with no proposed vertical additions.

- J. Bulk. Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions.
The site's height and bulk districts are 40-X, 50-X and 85-X. The "X" bulk control has no specific limitations on building bulk. The proposed buildings comply with the bulk requirements.
- K. Off-Street Parking. Planning Code Section 249.32(i-xi), the Laguna, Haight, Buchanan and Hermann Streets Special Use District (SUD), establishes specific off-street parking requirements for any development within the SUD.
No change is the number of parking spaces from that approved by Motion No. 17537 is proposed (310 spaces, including 51 replacement spaces for the UC Dental Clinic and 10 car share spaces) and the parking complies with the requirements of Section 249.32.
- The development (senior affordable units and market-rate units) meets the off-street parking standards of the SUD in the following manners. (i) Ingress and egress for the parking garages do not exceed a width of 20 feet on either Buchanan or Laguna Streets. Haight Street is a Transit Preferential Street; however, there are no curb cuts or garage entries on this street. (ii) Off-street parking is located more than 25 feet from Laguna Street and wrapped with dwelling units. Off-street parking along Buchanan is below the street level. (iii) At-grade vehicular access within the development has been eliminated which will improve pedestrian movement and safety through Waller Park and Palm Lane. The development relocates two existing curb cuts and driveways, ingress and egress improvements through streetscape design will increase pedestrian safety. (iv) Off-street parking will not be visible from any public right-of-way or Waller Park. Off-street parking would be located in two garages, one accessible from Buchanan Street and one accessible from Laguna Street. (v) Off-street parking will be enclosed and entrances, curb cuts and driveways will be no wider than 20 feet. (vi) The project would contain up to 440 dwelling units and no more than 249 off-street parking spaces for a ratio of .57:1, less than the .75:1 ratio permitted. Of the 249 off-street parking spaces no fewer than 154 spaces or 62% of all off-street residential parking, would be accommodated in 2 and 3 car "stackers,." in excess of percentage required. (vii) The development provides up to 51 off-street parking spaces for use by UC's dental clinic. The development would provide up to 10 car share spaces where three would be required. (viii) The development does not include a retail use larger than 20,000 square feet. (ix) The development proposes 10 car share spaces where three are required. (x) This requirement is fulfilled through the development's conditions of approval. (xi) Parking will be unbundled and available to all development residents.*
- L. Car Share Parking. Planning Code Section 166 requires two car share parking space be provided for up to 201 dwelling units and 1 more space for each additional 200 units, or three spaces for the Project. Section 249.32 requires 5% of the 51 non-residential spaces to be for vanpool, car share other joint use spaces, or three spaces for the Project.
The Project would provide 10 car share parking spaces, seven more than required by the Planning Code, to be located in the garage with egress to Laguna Street.

- M. Off-Street Loading. Planning Code Section 249.32 provides that no off-street loading is required and a maximum of two off-street loading spaces could be provided for residential projects that have between 100,001 and 200,000 square feet of floor area.
The project sponsor has elected not to provide off-street loading on the site and will apply for on-street “white” loading zones on the Laguna and Buchanan Street frontages.
- N. Street Trees. Planning Code Section 138.1 requires street trees and other streetscape improvements to be installed by a project sponsor constructing a new building in an RM-3 or NC-3 District at the rate of one tree for each 20 feet of frontage of the property along each street.
Up to 36 existing trees within the public right-of-way and in front setback areas along Haight and Buchanan Streets are proposed to be removed. As required, the development would provide a minimum of 55 street trees; although, the plans for the development’s Better Streets requirement indicates that up to 80 new street trees are proposed.
- O. Shadows. Planning Code Section 295 generally does not permit new buildings over 40-feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.
A shadow fan analysis conducted for the Environmental Impact Report per Case 2004.0770E concluded that the Project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295. An addendum to address revisions to the project was issued per Case 2012.0033E, and the conclusion regarding shadow had not changed.
- P. Street Frontages: Planning Code Section 144 promotes visually interesting and attractive street frontages in relation to the pattern of the neighborhood in R districts so that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. Planning Code Section 145.1 promotes visually interesting and attractive street frontages in relation to the pattern of the neighborhood in NC districts so that adequate areas are provided for front landscaping, street trees and on-street parking between driveways. Specifically, entrances to off-street parking may not exceed one-third of any ground-story frontage, any parking entrance may not exceed 20 feet in width, and entrances to parking shall be at least six feet from a lot corner located at an intersection.
The 55 Laguna development would relocate two existing curb cuts and driveways, each approximately 30 feet wide each on Buchanan and Laguna Streets, both at the Waller Street right-of-way. The curb cut on Buchanan Street would be relocated approximately 100 feet south of its current location and provide access to up to 51 off-street parking spaces for use by the UC Dental Clinic and 70 residential parking spaces. The garage openings for this entry would be no more than 20 feet wide on a building frontage that is approximately 110 feet long. The curb cut on Laguna Street would be relocated approximately 100 feet north of its current location and provide access to up to 189 off-street parking spaces for use by residents of the market rate and all affordable dwellings and car share spaces. The garage openings for this entry would be no more than 18 feet wide on a building frontage that is approximately 260 feet long. The relocation of both

curb cuts from either end of the Waller Street right-of-way will help to create Waller Park, a publicly-used park. On-street parking will continue to be provided on all street frontages.

Overall, all four street frontages will be improved by the proposal through the creation of new plantings in the front setback areas, street trees, street pavers and bulb outs at three intersections and the top and bottom of Waller Park. The development will bring pedestrian interest to all frontages through the introduction of dwelling unit stoops and entries, building lobbies, a retail use, lobbies of up to two community centers and the community garden.

- Q. Bird-Safe Standards: Planning Code Section 139 creates standards for new building construction and replacement facades by regulating building siting and certain building features, such as the square footage of uninterrupted glazing.
The development site is not immediately adjacent to, or within 300 feet of, an open space of at least two acres. As proposed, Waller Park is approximately 28,000 square feet, about ¼ of an acre. The proposed development is located in an R (Residential) zoning district, and exceeds a height of 45 feet in places; therefore, the project will comply with the feature-related glazing treatments required by Planning Code Section 139.
- R. Streetscape and Pedestrian Improvements: Planning Code Section 138.1 implements the Better Streets Plan to improve the public rights-of-way so they are safe, accessible, convenient and attractive to pedestrians and all modes of travel.
The development will greatly improve an existing site that is primarily used as off-street parking and is visually cut off at the pedestrian level with tall retaining walls and chain link fences. The sidewalks of all four street frontages will be resurfaced and will include street trees in basins with a permeable material, landscaping in front setback areas, bulb outs, and permeable pavers between street trees.
- S. Market and Octavia Area Plan Fees: Under Article 4 of the Planning Code, certain housing and community impact fees are required for developments within the Market and Octavia Area Plan.
Between 2004 and 2008, when the initial 55 Laguna project sponsored by AF Evans was under review, the Market and Octavia Area Plan was being developed and reviewed by the Planning Commission and Board of Supervisors. At that time, rather than be subject to fees, the project sponsor wished to provide public amenities such as Waller Park, the community garden, the community center, greening, and pedestrian and bicycle improvements worth approximately \$6,371,000. Language that allows these amenities to be provided rather than pay the fees is incorporated into the Laguna, Haight, Buchanan and Hermann Streets Special Use District, Section 249.32. An In-Kind Agreement for the amenities will be required to ensure they are constructed at the cost not less than the otherwise applicable Market and Octavia Community Infrastructure Impact Fee.

Community Infrastructure Improvement	2008 Estimated Value	2012 Value included for In-Kind Agreement
Waller Park Improvements (25,000 sf)	\$4,050,000	\$6,776,000
Community Garden (10,600 sf)	\$575,000	
Wood Hall Annex Community Center (12,000 sf)	\$1,200,000	
Sub Total	\$5,825,000	\$6,776,000
Community Center Rent Subsidy	\$400,000	None.
Pedestrian Improvements (Laguna-Hermann, Laguna-Waller and Waller Buchanan bulb-outs)	\$140,000	None. Required by Planning Code.
On Street Bicycle Racks (7 racks)	\$6,000	None. Required by Planning Code.
Total	\$6,371,000	\$6,776,000

Based on 2012 fee rates the proposed project would be required to contribute \$4,237,047 to the Market and Octavia Community Improvements Fund. The project sponsor proposes to provide in-kind improvements with an estimated value of \$6,776,000.

- T. Bicycle Parking: Planning Code Section 155.5 requires bicycle parking for residential uses. Housing dedicated to seniors is exempt from this requirement.
For projects of over 50 dwelling units, 25 Class 1 spaces are required, plus one space for every four units over 50. The development would construct up to 330 non-senior units for an overall requirement of 70 Class 1 spaces. The proposal includes up to 125 Class 1 bicycle parking spaces located in at least three separate buildings throughout the site. The Better Streets plan includes five parking racks at the base of Waller Park at Laguna Street and eight parking racks on Haight Street close to the community center entrance.
- U. Inclusionary Affordable Housing: Planning Code Section 415 requires housing project that consists of five or more units where an individual project or a phased project is to be undertaken and where the total undertaking comprises a project with five or more units, even if the development is on separate but adjacent lots to comply with the Inclusionary Affordable Housing Program.
Relevant to the Inclusionary Affordable Housing Program, the 55 Laguna project proposes two types of housing: up to 330 market-rate family housing units to be developed by Alta Laguna, LLC and up to 110 senior affordable housing units to be developed by 55 Laguna, LP.

On August 4, 2011, the Planning Commission approved Motion 18427 under Case No. 2011.0450C, modifying the inclusionary affordable housing component of the project entitled in 2008. Under Motion 18427, Wood Development would satisfy the requirements of Planning Code

Section 415 through Alternative #3 in Section 415.5(g) – a combination of on-site units and payment of a fee – to provide a minimum of 10% of the requirement as on-site units and up to the required 15% in the market rate housing development. This equates to approximately between 32 and 50 BMR on-site units within the market rate housing development and payment of an Affordable Housing Fee of up to approximately \$6.3 million to comply with Planning Code Section 415. This modification from the definitive 50 on-site BMR units included in the original Conditional Use Authorization has been necessitated by the Mayor’s Office of Housing’s inability to immediately fund the full subsidy for the 55 Laguna, LP project that it committed to in the original entitlement process. However, with that “hybrid” inclusionary program proposed by the market rate project sponsor, the Mayor’s Office of Housing had a year to attempt to secure the additional funds to meet its subsidy commitment to the Openhouse project and then provide some or all of the remaining 18 units to achieve the original BMR commitment. The senior housing development would remain 100% affordable. The modified project does not alter the overall number of market rate or affordable senior housing units to be provided within the overall development previously approved.

As of July 13, 2012, the Mayor’s Office of Housing (MOH) has indicated that financing for up to 35% of the ground lease for the affordable senior housing had been identified in its approved budget. MOH will request approval of this funding from the Citywide Affordable Housing Loan Committee in September 2012. In addition, the Transit-Oriented Affordable Housing Fund (TOAH) is expected to issue a commitment to fund the remaining ground lease payment for the senior affordable housing component proposed by 55 Laguna, L.P.. Should both of these two sources of funding be secured, Alta Laguna, LLC, would fulfill its inclusionary housing obligation by providing the full 50 BMR units on site, which would fulfill the goal identified during the Stakeholder meeting process in 2011 and described above.

- V. Lot Size: Planning Code Section 712.11 requires Conditional Use Authorization for lots over 10,000 square feet within the NC-3 (Moderate-Scale Neighborhood Commercial) District.

The current proposal includes three separate lots within the NC-3 District that each exceed 10,000 square feet in area. Parcel A, to be developed by Alta Laguna, LLC, would span both the RH-3 and NC-3 zoning district, with approximately 63,200 square feet of Parcel Area located in the NC-3 District. Parcel B.1, which would contain the newly constructed Openhouse building, would be approximately 14,800 square feet. Parcel B2, containing Richardson Hall, would be approximately 28,400 square feet. Although each of these lots would exceed the principally permitted lot size, the development approved under Case No. 2004.07703, Motion 17537 included conditional use approval and findings for one lot for the entire development site of more than 109,000 square feet.

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project proposes to convert the vacant 236,113 sq. ft. (5.4 acre) UC Extension campus to a moderate density mixed use development of up to 330 market-rate and inclusionary family dwelling units, no less than 12,000 square feet of community space, Waller Park of no less than 28,000 square feet, and a community garden of no less than 10,600 square feet developed by Alta Laguna, LLC, and up to 110 senior affordable dwelling units, no more than 2,500 square feet of neighborhood-serving retail space, approximately 2,700 square feet of office space for Openhouse, and a senior center of up to 7,500 square feet developed by 55 Laguna, L.P. In doing so, the project will result in the adaptive reuse of two and most of a third historically significant buildings, the demolition of the heavily altered Middle Hall and the one-story Administration Wing of Richardson Hall, and the construction of seven new building volumes, two of which would front Buchanan Street, two along Laguna Street, one fronting Haight Street, with the remaining buildings fronting either Waller Park on the former Waller Street right-of-way or Palm Lane. There would be a total of 10 buildings on the project site. Pedestrian access would be provided at the east and west ends of Waller Park, and to Palm Lane/Palm Alley from Hermann Street.

The proposed mixed use project provides: 1. Up to 440 family and senior dwelling units; 2. A pedestrian scale, neighborhood-serving retail use at the corner of Hermann and Laguna Streets; 3. An internal open space system (some of which would be publicly accessible) and a landscaped, attractive internal pedestrian and bicycle circulation system; 4. 12,000 square feet of community facility space in an adaptively reused Woods Hall Annex facing Haight Street; and 5. A community center for seniors residing in the project and throughout the City.

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

Similar to the existing pattern of built forms, the project would locate the single taller building (Openhouse) nearer Market Street and shorter residential buildings closer to the lower-scale residential uses along the site's Haight and Buchanan Street frontages. Project buildings would be three to seven stories in height. New buildings along Buchanan Street would be four stories in height, while new buildings along Laguna Street would range from four to seven stories. New buildings on the interior of the site would be four to six stories in height. The proposed four story buildings on the project site would be approximately one story higher than the predominantly three-story residential buildings along the site's perimeter streets, such as Buchanan, Haight, and Laguna Streets. For example, diagonally across the intersection of Buchanan and Haight Streets, to the project site's northwest, are 195 units in three-story, buildings that comprise the HOPE VI

Western Addition housing development. Immediately west of the project site along Laguna Street and south of the project site along Hermann Street are mid-rise apartment buildings which range in height from four to seven stories. The recently-constructed 93 units at three and four stories located at Church and Hermann Streets are about one block southwest of the project site.

The project building heights reflect nearby building heights and those set forth in the Market and Octavia Area Plan Element of the San Francisco General Plan, adopted by the Board of Supervisors on October 24, 2007 in Ordinance 24607 (“Area Plan”). The Area Plan created 85-foot height limits along Market Street, as well as on Hermann and Laguna Streets across the street from the single proposed mid-rise element of the project. Diagonally across the intersection of Hermann and Buchanan Streets to the site’s southwest, is the approximately 60-foot-tall United States Mint. The tallest project buildings, the two 7-story buildings at the intersection of Waller and Laguna Streets (north and south of the proposed Waller Park), would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street. Thoughtful use of the site’s topography and the surrounding neighborhood streetscape enables the project to be integrated into the surrounding neighborhood and prevents it from appearing walled-off, as it currently exists.

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

The project provides multiple community benefits. Waller Park would transverse the site from east to west in the former Waller Street right-of-way, with new public plazas at each end. A new ground-level retail use along the site’s southeastern corner at Laguna and Hermann Streets in the existing Richardson Hall is proposed. Woods Hall Annex would be adaptively reused as a rent-free community center. A community center would be provided in the new Openhouse building to provide social services to development residents and seniors throughout the City. The project would thus integrate the site’s proposed new uses into the surrounding neighborhood, adding numerous heretofore unavailable community benefits, while enhancing pedestrian connectivity to (and through) a site that in the past was effectively walled off from the surrounding neighborhood.

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

Lastly, the project will provide affordable and high- quality dwelling units with numerous amenities for residents and the public. The development's inclusionary affordable housing component was addressed per Motion 18427 and Case No. 2011.0450C

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

The ten new buildings are configured to enhance the site's natural topography, public accessibility and integration into the residential fabric of the neighborhood while still maximizing habitable space and availability of space for ground floor mixed uses. To be consistent with surrounding building heights, the two tallest two buildings would be constructed along Laguna Street at Waller Park in close proximity to buildings of similar heights on Laguna and Hermann Streets. The rest of the buildings are generally 3 to 5 stories, consistent with the prevailing building heights along the site's Buchanan and Haight Street frontages. The reintroduction of Waller Street as a publicly accessible park creates a block pattern that is more consistent with that of the surrounding neighborhood than the current lot configuration. The proposed Palm Alley will provide an internal, and also publicly accessible, north – south break to the block pattern. The new buildings are thus able to be sited around an internal circulation system that mirrors more closely the prevailing neighborhood pattern. Residents and visitors could traverse the site that more closely resembles a typical block size. The massing and scale of the new buildings is

further broken down with the use of materials, colors and architectural features, including stoops, bay windows and building articulation.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

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

The project will replace these lots with up to 310 off-street spaces in two below-grade parking garages, one accessible from Buchanan Street and one accessible from Laguna Street. The development complies with the off-street parking requirements for the Laguna, Haight, Buchanan and Hermann Streets Special Use District. The proposed number of space efficient parking spaces exceeds the SUD requirement. Approximately 125 secure, on-site bicycle parking spaces would be available in at least four different locations throughout the development.

A traffic study completed for the project's EIR (assuming 450 dwelling and residential care units, rather than the currently proposed 440 dwelling units) found that the project will generate about 260 new p.m. peak hour auto trips. The project would also generate an increase of about 280 transit trips and 112 "other" trips in the weekday p.m. peak hour. Based on the expected number of vehicle trips, the reduced availability of on-site parking, and the 10 on-site car share parking spaces, the parking ratio of roughly .60 space per unit furthers the Area Plan's objective of lessening parking availability to increase use of transit and alternative modes of travel.

Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate pedestrian and bicycle circulation throughout the site, the project proposes to add Palm Alley off of Hermann Street to facilitate north-south access through the site.

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

Since this will primarily be a residential project, unusual noise, odor, dust and glare as a result of its operations will generally not occur. The buildings will comply with Title 24 standards for noise insulation. The materials for the facades of the buildings will not result in glare. The project would generate additional night lighting, but not in amounts

unusual for an urbanized area. Design of exterior lighting will ensure that off-site glare and lighting spillover are minimized.

Construction noise impacts would be less than significant because all construction activities would be conducted in compliance with the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code, as amended November 2008). The SF Board of Supervisors approved the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and of on-site workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection. Therefore, the project sponsor and construction contractor would be required to follow specified practices to control construction dust and compliance with this new ordinance.

2,500 square feet of retail space will be provided at the corner of Laguna and Hermann Streets that may contain a food service use. The proposed food uses are subject to the standard conditions of approval for restaurants and outlined in Exhibit A. Conditions 5 and 6 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.

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

The project's open space plan is unique for a private development. The project would construct Waller Park, of approximately 28,000 square feet, in the former Waller Street right-of-way, a publicly accessible open space that would provide various landscaped seating and passive recreational areas its entire length between Buchanan and Laguna Streets. The upper park area at Buchanan Street would take advantage of the steep slope of the project site by providing a scenic overlook with views of downtown San Francisco and the East Bay. A plaza is proposed at the parks lower end at Laguna Street. Waller Park would include numerous benches and trees, a bioswale for water collection.

Palm Alley would be landscaped with trees on either side, planter boxes and street furniture for seating.

Other privately owned though publicly accessible open spaces would include a 10,600 square foot community garden behind Woods Hall Annex.

Private open spaces for many units would be in the form of balconies and stoops and semi-private courtyards. Common open space in an amount in excess of Planning Code requirements is also provided, in addition to Waller Park and the community garden.

As required by the Planning Code, the development complies with the Better Streets Plan and proposes up to 80 new street trees on all four street frontages, in tree basins that meet minimum

standards with permeable paving between the trees. Front setback areas on Buchanan and Haight Street would be landscaped as well. Dwelling unit entrances on Buchanan, Haight and Laguna Streets include planter boxes in the entry areas.

Parking will be appropriately screened from view. Site lighting will be a combination of pole, building mounted and low level lighting to provide necessary illumination levels, while complementing the site design. The lighting will be designed to support the security of the site and the surrounding neighborhood. The project sponsor intends to utilize full cut off light shields to limit light pollution and to investigate the use of solar powered lighting to mitigate energy consumption.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of NC-3 Districts in that the intended retail use at the corner of Hermann and Laguna Street use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

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

This project furthers multiple existing General Plan and proposed Area Plan policies relating to housing, transportation and circulation, recreation and open space, urban design and historic resources. They are listed in their entirety in Finding10 below.

Specifically this mixed use project will create approximately 440 dwelling units of varying sizes, types and affordability levels in 11 moderately dense buildings in the highly urbanized neighborhood of Hayes Valley bordering Market Street. The project will provide affordable and high quality living units, some of which will be family-sized. In addition, the project will include a community center welcoming to LGBT seniors and their friends.

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

The project is also reintegrating the site back into the immediate neighborhood. It is doing so by reintroducing Waller Street, which was vacated in 1922, back into the site as a publicly-accessible park that will bisect the site into east-west portions. The site is further bisected by a new Mews (Palm Alley) which will enhance internal access and circulation to the interior of the site.

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

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

The new buildings do not mimic the historic Spanish Colonial Revival buildings stylistically, but sympathetically respond to them in terms of scale, massing, proportion, fenestration, color and materials. This way of distinguishing new construction from historic buildings is in keeping with the Secretary of the Interior's Standards and creates a dynamic site that allows for a clear record of its development history. The architecture will be generally modest in character with an emphasis on a timeless, simple and modern aesthetic. The detailing and ornamentation will be restrained, but elegant and appropriate with an emphasis on how the buildings meet the ground.

The richness and variety of architecture emanates from the spaces between the buildings – a response to the characteristics of each street, courtyard, mews and park including its scale, fabric and sun orientation. The architecture along Palm Lane is finer grain and more simple and calm. It emphasizes a 20-foot vertical proportion with continuous front stoops leading to two story townhouses with the building mass above stepping back. The building material is a combination of horizontal cementitious siding and cement plaster. The Waller Park elevations have more variation in scale and height. Bay windows and numerous projecting terraces help take advantage of views up and down the park with most of the terraces on the sunny south facing facades. A leasing office and unit entries face onto the park creating additional activity. Buchanan and Haight Street elevations are lower in scale, also with 20-foot townhouses all with street facing front stoops. The scale and cadence will be very similar to the existing architectural character on these streets. Laguna Street also has front stoops and an entrance to one of the building lobbies as well as the entry into one of the garages. There is a strong rhythm of vertical articulation to help break down the scale of the facade. The overall palette of colors across the site will include subtle variations of white and grey cement plaster with the horizontal siding a darker warm gray. The windows will be aluminum and set back from the building face several inches to create a rich shadow line.

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

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

The project will provide 310 off-street parking spaces in two underground garages. The garage accessed from Laguna Street would include approximately 10 car share spaces, 94 single-car parking spaces, 85 space efficient parking spaces. The garage accessed from Buchanan Street would contain up to 51 single-car replacement spaces for the exclusive use of the dental clinic during business hours, and 69 space efficient parking spaces. Of the total amount of off-street parking, approximately 12 spaces will be handicapped accessible, 6 in each garage. Approximately 125 secure, on-site bike parking spaces would be available, in four locations throughout the development.

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

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

The private, common and public open space provided on site totals approximately 80,000 square feet. The requirements for residential private and common open space under the RM-3 zoning is 60 square feet of private open space per dwelling unit or 80 square feet of common open space per dwelling unit. The requirements for residential private and common open space for NC-3 zoning districts are 80 square feet of private open space per dwelling unit or 106.4 square feet of common open space per dwelling unit. The open space requirement for senior housing is one half of the amount required for family housing. Including Waller Park and Palm Alley there is a surplus of approximately 41,000 square feet of usable open space on the site.

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

The project does not seek any density increase. Under the RM-3 zoning for the northern portion of the site, up to 319 units would be permitted (1:400). There are 268 units permitted in the project's NC-3 district where 222 units are proposed. The 1:400 density in the site's RM-3 zone

permits up to 319 units where 218 units are proposed. The project complies with density limitations.

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

This criterion is applicable only for the portion of the site that is zoned RM-3. The development does not include any commercial/retail activities in the RM-3 District.

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

Planning Code Section 260 requires that all structures be no taller than the height of the applicable height and bulk district. The Project site has height limits of 40-X, 50-X and 85-X. Per the Planning Code analysis above, the Project will comply with the proposed height limits, and thus no exception to height limit is sought.

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

The 2,500 gross square feet of retail area and 2,700 square feet of office space fall below the allowable gross floor area ratio (3.6:1) of up to 386,471 square feet allowed in the NC-3 district. This standard is met.

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

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

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

Housing Element

OBJECTIVE 1: Identify and make available for development adequate sites to meet the City's housing needs, especially permanently affordable housing.

Policy 1.1: Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

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

The project provides a range of rental housing types and sizes, affordable family housing and affordable senior housing in an area where households can easily rely on public transportation on Haight and Market Streets, walking and bicycling for many of their daily trips.

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.

Policy 4.3 Create housing for people with disabilities and aging adults by including universal design principles in new and rehabilitated housing units.

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

Policy 4.5 Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

The project provides housing for LGBT and other senior and includes universal design principals in the senior units. The project also provides rental apartments with a permanent affordable housing component integrated into an established mixed-income neighborhood.

OBJECTIVE 5: Ensure that all residents have equal access to available units.

Policy 5.1 Ensure all residents of San Francisco have equal access to subsidized housing units.

Policy 5.4: Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.

Residents of all income levels will have access to the 330 family dwelling units developed by Alta Laguna, LLC. All lower income seniors will have equal access to the affordable senior units developed by 55 Laguna, L.P. The project provides a range of unit types that would enable residents to move throughout the development as their needs change.

OBJECTIVE 11: Support and respect the diverse and distinct character of San Francisco's neighborhoods.

Policy 11.1: Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

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

- Policy 11.5: Ensure densities in established residential areas promote compatibility with prevailing neighborhood character.
- Policy 11.6: Foster a sense of community through architectural design, using features that promote community interaction.
- Policy 11.7: Respect San Francisco’s historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

The development is well designed, respects the neighborhood character through building height and design, and does not substantially and adversely affect the character of the existing Hayes Valley neighborhood, and is compatible with the three Landmark buildings on-site, which will be preserved and adaptively reused. The project fosters community interaction by including publicly accessible open space, multiple entrances and townhouse units along Laguna, Haight and Buchanan Streets.

OBJECTIVE 12: Balance housing growth with adequate infrastructure that serves the City’s growing population.

- Policy 12.2: Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.
- Policy 12.3: Ensure new housing is sustainably supported by the City’s public infrastructure systems.

The development is sited in an area that currently provides adequate access to infrastructure. As part of the development, new public open space, street improvements, a community center, senior services and a community garden will be constructed. As set forth in the Market and Octavia Area Plan (which the development is located within), the project site is well served by infrastructure and other quality of life elements, including open space and neighborhood services. In addition, the project incorporates significant new open space, community facilities, neighborhood retail and senior services.

OBJECTIVE 13: Prioritize sustainable development in planning for and constructing new housing.

- Policy 13.1: Support “smart” regional growth that locates new housing close to jobs and transit.
- Policy 13.2: Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The project incorporates sustainable development elements to qualify for LEED-ND certification, is located in close proximity to jobs in downtown San Francisco, and has easy access to public transportation, pedestrian and bicycle routes.

Transportation Element

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

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

Pedestrians would be able to walk the length of the former Waller Street right-of-way, east to west, between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate pedestrian and bicycle circulation throughout the site, the project will add a Mews to bisect the site from north to south with an entrance from Hermann Street and termination at Woods Hall. Vehicular entrances to parking garages would be on Laguna and Waller Streets with minimal curb cuts. At least three bulb-outs around the site, and at the top and bottom of Waller Park, will enhance pedestrian safety at most frontages. The only corner without a bulb out will be at the dental school, the intersection of Hermann and Buchanan Streets.

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

The project meets this policy through a number of methods. First, the project complies with the Area Plan’s discouragement of on-site parking through a parking ratio of approximately 0.60 space per unit and approximately 159 space- efficient parking stackers. No less than 10 car share parking spaces are provided to decrease the need for residents to own their own vehicles. No less than 126 Class I bicycle storage spaces will be provided in four areas throughout the development. Fourth, the project’s location furthers the City’s Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega “A” Express, 16BX-Noriega “B” Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

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

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

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

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

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

The development complies with this policy by limiting parking to .75 spaces/unit. The project's 310 on-site spaces is below that ratio, resulting in approximately .60 spaces per unit. The project further satisfies this policy by its transit-rich location. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

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

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

Commerce and Industry Element

Objective 1 Manage economic growth and change to ensure enhancement of the total city living and working environment.

Policy 1.1 Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has undesirable consequences which cannot be mitigated.

This project provides substantial net benefits in the form of adaptively reusing a vacant and underutilized site in the Hayes Valley neighborhood. It provides approximately 440 dwelling units in 11 buildings, including the preservation of three City landmarks on this site. There are 41,000 square feet of publicly accessible open space, including the passive recreation uses provided by Waller Park and Palm Lane. There will be a 12,000 square foot community center for social and cultural use by the neighborhood residents and no more than 2,500 square feet of neighborhood serving retail uses.

All of the new buildings would feature lobbies, and those along public streets and Palm Lane would include individual stoops, porches and/or bay windows to promote an active pedestrian environment. These

features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.

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

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

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

The existing educational site is unused (except for the dental clinic). No existing neighborhood-serving retail business will be displaced. The proposed project will provide up to 2,500 square feet of ground floor, neighborhood serving retail uses. This retail space will provide opportunities for on-site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.

Urban Design Element

Objective 1: Emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and a means of orientation.

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

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

The proposed new buildings would be compatible with its surrounding street pattern by being three to seven stories in height. New buildings along Buchanan Street would be four stories while new buildings along Laguna Street would be between four and seven stories. The tallest buildings would be on the north and south sides of Waller Park at Laguna Street. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

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

The new buildings along with the three preserved landmarks are reflective of the architectural character of the surrounding neighborhood. The buildings' heights will generally reflect those of buildings that front the surrounding streets. All the buildings feature elements that create an active pedestrian environment (e.g.,

stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.

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

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

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

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

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

The massing, materials and color of proposed buildings are consistent with the existing landmark buildings already constructed on the site. The proposed buildings will be consistent with the surrounding neighborhoods in terms of height and unit stoops and entrances.

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

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

The tallest project buildings, the 7-story buildings on either side of Waller Park at Laguna Street, would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street.

Recreation and Open Space Element

- Objective 4 Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.
- Policy 4.5 Require private usable outdoor open space in new residential development.
- Policy 4.6 Assure the provision of adequate public open space to serve new residential development. The acreage of new neighborhood serving parkland and open space should be related to the size of the potential population and the availability of other nearby open space. Major new residential development should be required to provide open space accessible to the general public. This will compensate for the pressure the increased population will put on existing public facilities.
- The requirement of providing publicly accessible open space could be satisfied in a number of ways. Land on a site that is suitable for recreation purposes could be improved and maintained by the developer and made available to the general public.

The Project would provide open space to serve project residents at least equal to the requirements of the Planning Code. In addition, it would provide approximately 41,000 square feet of publicly accessible open space. Waller Park would be privately built and maintained but publicly accessible open space. It would provide 28,000 square feet of open space for passive recreational uses. Upper Waller Park would include benches and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, and potentially built-in seating on the slope, overlooking the end of Waller Park. Street trees would be planted along all four exterior streets as well as along all internal streets. A new alley (“Palm Lane”) would also be privately owned though publicly accessible through the site. These open spaces would also serve for pedestrian access and circulation.

Other privately built and maintained though publicly accessible open spaces include a 10,600 square feet community garden behind Woods Hall. In total, there would be approximately 41,000 square feet of publicly accessible open space provided, all in excess of the open space requirements necessary to serve the approximately 440 proposed dwelling units.

Air Quality Element

- Objective 3 Decrease the air quality impacts of development by coordination of land use and transportation decisions.
- Policy 3.1 Take advantage of the high density development in San Francisco to improve the transit infrastructure and also encourage high density and compact development where an extensive transportation infrastructure exists.

The project satisfies this policy by its location near numerous MUNI lines located on Haight and Market Streets.

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

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

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

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

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

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

11. **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 existing educational site is unused (except for the dental clinic). No existing neighborhood serving retail business will be displaced. The proposed project will provide up to 2,500 square feet of ground floor, neighborhood serving retail uses. Those businesses will provide opportunities for on-site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.

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

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

The project proposes to revitalize the site and the neighborhood in the following ways. First, the project will provide approximately 440 dwelling units and a community center serving seniors living on site and throughout the City. In addition, the project provides approximately 41,000 square feet of publicly accessible open space. Some of that open space will double as internal pedestrian circulation, as the project will reintroduce the former Waller Street right-of-way as a throughway. The project further enhances site accessibility and circulation by creating a Mews. By doing so, the block pattern of the project site more closely resembles the block pattern in the neighborhood. To further enhance the site's character and make it more closely resemble the surrounding neighborhood, some of the buildings feature stoops and porches, directly integrating the new housing units into the existing residential fabric of the surrounding neighborhood.

Lastly, the site includes up to 2,500 square feet of ground floor, neighborhood serving retail space and 12,000 square feet of community center space. This active, pedestrian oriented space will enhance the livability and activities of the project site itself, being a destination for both residents of the project and the surrounding neighborhoods.

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

There is currently no housing on the site. The project will include 110 affordable senior housing units and the family rental project will comply with the Inclusionary Affordable Housing Program per Motion 18427 and Case No. 2011.0450C.

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

Neither existing on-street parking supply nor MUNI will be detrimentally affected by the project. First, the project complies with the Market and Octavia Area Plan's discouragement of on-site parking through a variety of mechanisms (e.g., parking ratio of in approximately .60 spaces per unit. and space efficient parking stackers). Second, the project provides adequate on-site parking for residents via two underground parking garages thus minimizing competition for on-street parking resources in the surrounding neighborhood. 10 carshare parking spaces are provided to decrease the need for residents to own their own vehicles.

Third, the project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6 Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX Noriega "B" Express, 22 Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71 L Haight/Noriega Limited and 71-Haight/Noriega) run right near the project site. MUNI light rail lines J, K, L, M, and N and the F Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the

site should have the high rate of ridership similar to the rest of the neighborhood. Even with a high rate of ridership, there would be no significant effect on MUNI operations.

Fourth, the development proposes up to 125 Class I bicycle spaces in at least four different locations throughout the site.

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

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

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

- G. That landmarks and historic buildings be preserved.

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

The project would demolish Middle Hall and the Administration Wing of Richardson Hall, as well as the retaining wall along Laguna and Haight Streets. Woods Hall, and Richardson Hall would be rehabilitated to provide residential units, plus retail space in the first floor of Richardson Hall. Woods Hall Annex would be converted into community facility space. The proposed retail space located at the basement level of Richardson Hall near the intersection of Hermann and Laguna Streets would necessitate new openings in the retaining wall to access this new use.

On May 16, 2012, the Historic Preservation Commission approved Certificates of Appropriateness for new façade modifications to Richardson Hall, Woods Hall and Woods Hall Annex. At an appeal hearing on July 31, 2012, the Board of Supervisors upheld the Certificates of Appropriateness.

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

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

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

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

EIR Alternatives B (Preservation Alternative) and C (New College/Global Citizen Center Alternative) and a Modified Preservation Alternative, each of which would include the rehabilitation of Middle Hall and the Administration Wing of Richardson Hall and retention of the Laguna and Haight Street retaining walls are not feasible for the reasons set forth in the CEQA Findings, Exhibit C of Motion 17537, Case No. 2004.0773E. On balance, the project would meet the City's preservation goals.

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

A shadow fan analysis conducted for the Environmental Impact Report per Case 2004.0770E concluded that the Project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295. An addendum to address revisions to the project was issued per Case 2012.0033E, and the conclusion regarding shadow had not changed.

12. **California Environmental Quality Act (CEQA) Findings Regarding Alternatives and Overriding Considerations.** The Commission hereby incorporates and restates the CEQA Findings, Exhibit C of Motion 17537, Case No. 2004.0773E in their entirety. The CEQA Findings determined that FEIR Alternatives A, B and C and the Modified Preservation Alternative are each infeasible and that there are overriding benefits of the project that outweigh the unavoidable adverse environmental effects to historic resources. The CEQA Findings apply equally to the project as modified by this approval, and there is no evidence that the financial analyses and conclusions by the prior project sponsor and by Seifel Associates concerning the feasibility of the proposed project and the alternatives have changed since 2008.
13. **Ordinance 66-08.** In its 2008 ordinance amending the General Plan, the Board of Supervisors required (1) that the Planning Commission review the design of the new buildings to assure they are compatible with the existing historic and landmark structures; (2) that the Director consult with the Historic Preservation Commission to ensure the compatibility of the seven newly constructed buildings with the three existing landmark buildings (Woods Hall, Woods Hall Annex and portions of Richardson Hall not to be demolished); and (3) that the Historic Preservation Commission adopt a motion setting forth its recommendation on the compatibility of the new buildings.
On July 18, 2012, at a regularly scheduled hearing of the Historic Preservation Commission (HPC), the Director consulted with the HPC on the compatibility of the seven new buildings and the HPC adopted a motion setting forth its compatibility recommendations. The recommendations are set forth in HPC Resolution No. 0686. The project complies with Ordinance 66-08.
14. 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.
15. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0033C** for modification of a project approved under Case No. 2004.0773C and Motion 17537, subject to the following conditions attached hereto as “EXHIBIT A” and subject to the Conditions of Approval for Planning Commission Motions 17537 and 18427 in general conformance with

plans on file, dated August 16, 2012, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 16, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 16, 2012

EXHIBIT A

AUTHORIZATION

This authorization is to modify a previously approved Conditional Use Authorization/Planned Unit Development (Case No. 2004.0773E!MTZC) to allow a mixed-use development of up to 330 family rental units, 110 senior affordable rental units, an approximately 28,000 square foot public park (Waller Park), an approximately 12,000 square foot community center, an approximately 10,600 square foot community garden, an approximately 7,500 square foot senior center, approximately 2,500 square foot retail space, approximately 2,700 square feet of office space, approximately 310 off-street parking spaces, known as the “55 Laguna” development located at 218 – 220 Buchanan Street, Blocks and Lots 870/001, 002 and portions of Lot 003, 0857/001,001A, pursuant to Planning Code Section(s) 303 and 304 within the NC-3 (Neighborhood Commercial, Moderate Scale) District, RM-3 (Residential, Mixed, Medium Density) District, and Laguna, Haight, Buchanan and Hermann Streets Special Use District and the 40-X, 50-X, 85X Height and Bulk Districts; in general conformance with plans, dated August 16, 2012, and stamped “EXHIBIT B” included in the docket for Case No. 2012.0033ACEF and subject to conditions of approval reviewed and approved by the Commission on August 16, 2012 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 16, 2012** 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 for Motion 17537

The following Conditions contained in Motion 17537 are to be rescinded as the Department has either modified the format of Exhibit A, modified standard language, or modified the condition based on the revised project.

No.	Topic	No.	Topic
1	Format & Language Change	17	Format & Language Change
2	Format & Language Change	20	Subject to Motion No. 18427
3	Format & Language Change	21	Subject to Motion No. 18427
5	Format & Language Change	29	Subject to Motion No. 18427
6	Language Change & Proj. Specific Condition	43	Language Change
9	Format Change & Project Specific Condition	44	Duplicate
11	Format & Language Change	45	Language Change
12	Format & Language Change	51	Format Change & Project Specific Condition
13	Format & Language Change	52	Format Change
15	Format & Language Change	53	Project Specific Condition
16	Project Specific Condition	54	Format Change
		55, 56 ,57	Format Change
		33	Format Change/Language

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1a.2012 Validity and Expiration (Excluding Building 5). The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion for all permits excluding Building 5 (newly constructed Openhouse senior affordable housing). A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider

revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

1b.2012 Validity and Expiration of Building 5. The authorization and right vested by virtue of this action is valid for five years from the effective date of the Motion for all permits relating to Building 5 (newly constructed Openhouse/senior affordable housing). A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within five (5) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

3. Mitigation Measures. Mitigation measures described in the MMRP attached as Exhibit C of Motion 17537 are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.

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

DESIGN

4. Architecture. The sponsors will continue to work with Planning Department staff on building and site design relating, but not limited to: the Laguna Street frontage of Building 2E; Building 3/Amenity Building, its adjacent courtyard and stairway; Waller Park (specifically the wall and courtyard at Laguna Street); window and building details; and the massing and architectural details of Building 5/Openhouse. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

5. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application for each building. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
6. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application for each building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy for the adjacent buildings. The sponsor will provide bulb outs at the corners of Hermann/Laguna, Haight /Buchanan and Haight/Laguna unless it is clearly demonstrated by another City department that they are unable to be constructed. Bulb outs at the top and bottom of Waller Park shall be configured so that the curb cuts and crosswalks align with those on the facing street.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:
 - a. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
 - b. On-site, in a driveway, underground;
 - c. On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
 - d. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
 - e. Public right-of-way, underground; and based on Better Streets Plan guidelines;
 - f. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;

- g. On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

9. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

10. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application for each building indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions, such as street lights, do not permit or public safety could be improved. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

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

11. **Landscaping.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application for each building indicating that 50% of the front setback areas shall be surfaced in permeable materials and further, that 20% of the front setback areas shall be landscaped with approved plant species. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

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

12. **Screening.** Pursuant to Planning Code Section 132, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that the area of land dedicated to the construction of Building 5 shall be attractively screened from view around its perimeter while construction of that building is pending.

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

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

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

- 14. Public Access to Waller Park and Palm Alley.** There shall be no gates, chains, signage, medallions or similar feature(s) serving to regulate pedestrians or bicycles at the entrances, exits or thoroughfares of Waller Park or Palm Alley at any time. To prevent vehicles from entering Palm Lane, up to three narrow removable bollards (or similar feature) may be located at the entrance to Palm Lane at Hermann Street.

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

PARKING AND TRAFFIC

- 15. Parking for Affordable Units.** All off-street parking spaces shall be made available to all Project residents (including Openhouse residents) only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All inclusionary affordable family dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

- 16. Parking Maximum.** Pursuant to Planning Code Section 249.32, the Laguna, Haight, Buchanan and Hermann Streets Special Use District the Project shall provide no more than **310** off-street parking spaces.

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

- 17. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects

to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

PROVISIONS

- 18. Market and Octavia Community Improvements Fund.** Pursuant to Planning Code Section 421 (formerly 326), the Project Sponsor shall comply with the Market Octavia Community Improvements Fund provisions through payment of an Impact Fee in full to the Treasurer, or the execution of a Waiver Agreement, or an In-Kind agreement approved as described per Planning Code Section 421 (formerly 326) prior to the issuance by Department of Building Inspection of the first construction document for the development project.

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

- 19. Waller Park.** Contingent upon the above-mentioned approval for the use of Waller Street, the Project Sponsor shall improve approximately 28,000 square feet of the former Waller Street right-of-way as publicly accessible open space in accordance with a plan approved by the City. The Project Sponsor must enter into an agreement with the City, with such terms as may be agreed upon by the parties each in their sole discretion, to maintain public access to those open space improvements, to assume maintenance and liability responsibilities, and not to permit any aboveground structures to be built on the land other than a small number of encroaching stoops leading to individual unit entrances, landscaping, an approximately 1,500 square foot portion of Palm Lane, landscaping and pedestrian furniture.

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

- 20. Community Garden.** The Project Sponsor shall improve approximately 10,600 square feet of the site in the area to the south of Woods Hall Annex as a publicly accessible community garden and to assume maintenance and liability responsibilities for the common areas of the garden. Garden plots shall be made available at no fee to members of the public, including Project residents, for gardening purposes on a non-discriminatory manner providing all interested gardeners an equal opportunity to be selected for a garden plot. Public access to the garden shall be provided via a ramp and stairway accessed from Laguna Street and an entry from Haight Street. Members of the public maintaining garden plots shall be afforded the same gardening hours and access as Project residents.

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

MONITORING - AFTER ENTITLEMENT

- 21. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be

subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

OPERATION

- 23. 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>

- 24. 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>

- 25. Noise Control.** The retail premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

- 26. Odor Control. Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in any food service use in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 27. 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
- 28. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO PLANNING DEPARTMENT

Addendum to Environmental Impact Report

Addendum Date: May 8, 2012
Case No.: 2012.0033E
Project Title: 218 Buchanan Street, AKA 55 Laguna street
EIR: 55 Laguna Mixed Use Project Final EIR
SCL No. 2005062084, certified January 17, 2008
Zoning: RM-3, NC-3, Laguna, Haight, Buchanan, & Hermann Streets SUD
Height and Bulk: 40-X, 50-X, 85-X
Block/Lots: 0857/001 and 001A; 0870/001, 002, 003
Lot Size: 253,000
Project Sponsor: Jonathan Hayes, Wood Partners, (415) 888-2432
20 Sunnyside Ave, Suite B, Mill Valley, CA 94941
Lead Agency: San Francisco Planning Department
Staff Contact: Nannie Turrell – 415.575.9047
nannie.turrell@sfgov.org

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REMARKS

Background

On January 17, 2008 the San Francisco Planning Commission (Commission) certified the 55 Laguna Mixed Use Project Final Environmental Impact Report EIR (FEIR). This certification was upheld at the Board of Supervisors on March 4, 2008. The proposed project evaluated in the FEIR included approximately 430,800 square feet (sq. ft.) of residential space, up to 5,000 occupied sq. ft. of retail space, approximately 10,000 sq. ft. of community facility space, and approximately 127,360 sq. ft. of parking (310 off-street parking spaces) in seven new buildings and two underground garages on the project site on the former University of California, Berkeley Extension campus. The analyzed project included up to 450 residential units constructed in seven new buildings and three rehabilitated buildings (Woods Hall, Woods Hall Annex, and Richardson Hall). Ground floor retail was proposed to be located at the corner of Laguna and Herman streets in the renovated Richardson Hall, and community space was proposed in the existing Woods Hall Annex. Six of the proposed seven buildings were proposed to be 40-50 feet in height, and a seventh building (the Openhouse building) would be approximately 85 feet in height. See Appendix A. The University of California would retain ownership of the land (to be ground leased to the project sponsors), and the existing U.C. San Francisco Dental Clinic at the corner of Hermann and Buchanan Streets would remain in operation and is not part of the approved or proposed project.

The San Francisco Planning Commission (Planning Commission) adopted a conditional use authorization for a planned unit development (PUD) on the site on January 17, 2008 (Planning Commission Motion 17537). At the time the project included 450 total residential units, including 88 units of senior housing. The San Francisco Board of Supervisors (BOS) adopted the CEQA Findings and project approvals including a General Plan amendment, rezoning and enactment of the Laguna, Haight, Buchanan and Hermann Streets Special Use District on April 15, 2008. The overall number of units approved was reduced from the number analyzed in the FEIR to 418-440 total residential units, including between 88 and 110 senior units (BOS Ordinances 66-08, 67-08, and 68-08). On August 4, 2011, the Planning

Commission approved Motion 18427 modifying the affordable housing conditions of Motion 17537, to permit a mix of on-site affordable units and payment of an affordable housing fee.

PROJECT DESCRIPTION

The project sponsor proposes to further modify the project. This modified project would include a revised site plan and building lay-out for the two-block site. A total of six new buildings are proposed. (Seven new buildings were proposed under the approved project.) The modified project retains the mix of approximately 330 dwelling units and 110 senior affordable dwelling units and the 10,000 sq. ft. community facility space, that was included in the adopted project, but would reduce or eliminate the 4,999 sq. ft. of retail space in the ground floor of Richardson Hall and provide office/program space for Openhouse in its place. Off-street parking would remain at 310 off-street spaces. Buildings would range in height from 45 feet to 85 feet in conformance with the height and bulk limits on the project site, compared to heights from 40 feet to 85 feet in the approved project. Rear yard configuration and unit exposure PUD modifications would continue to be required. Table 1 summarizes the proposed changes to the project.

The project would retain the 25,000 sq. ft. of publicly accessible open space known as Waller Park, the 10,000 sq. ft. of community facility center in Woods Hall Annex and a community garden space near Woods Hall Annex. The two subterranean parking garages would be retained, with up to 51 spaces reserved for use by the UCSF Dental Clinic. One of the previously proposed alleys, Micah Way, would be eliminated, and access to the lower parking garage would be moved out of Waller Park and relocated to the curb cut previously proposed for the Micah Way entrance location on Laguna Street. Garage entries would be located on Buchanan and Laguna streets, respectively. An emergency vehicle entry/exit to the site would be located on Hermann Street.

Wood Partners purchased AF Evans Inc.'s, the previous project sponsor, interest in the project, and will develop the project's dwelling units, parking, open space and community facility space. The senior affordable portion of the project will be developed by 55 Laguna, L.P., a partnership of Openhouse and Mercy Housing California.

The 330 market-rate apartments to be developed by Wood Partners would be located in Woods Hall and five newly constructed buildings. The prior plan assumed six new buildings for the family units. The senior affordable apartments would be located in two buildings: Richardson Hall (previously proposed to be market rate units) and one new building proposed to be located immediately north of Richardson Hall along Laguna street. This building would be reduced in height from the previous proposal from 85 feet to 75 feet. The previous plan assumed the senior housing would occur in only one new building. The current plan includes a senior community center and office/program space for Openhouse. Two variants are proposed for Richardson Hall. One variant includes approximately 2,400 square feet of retail space on the ground floor and the second variant would not include any retail space.

Project construction for the proposed project was estimated in the FEIR to occur in three overlapping phases, lasting an estimated 36 months. The construction duration for the modified project is estimated to last approximately 48 months. The market rate residential portion of the proposed project is estimated to start with demolition in the Fall 2012 and to continue for 30 months. The senior affordable residential portion of the project would lag behind construction of the market rate units because of financing requirements. The work on Richardson Hall is estimated to start in Spring 2014, with the new senior building beginning in Fall 2015, with completion in Spring 2017. The modified project would excavate to a depth of between 12 and 20 feet for the construction of the underground garages. If the soil is suitable

for foundation design then no import of soil would be required. If the soil is unsuitable for foundation design then approximately 40,000CY would be exported as stated in the FEIR and approximately 20,000 – 25,000CY would be imported.

Approvals Required

San Francisco Planning Commission approval of a conditional use of the site as a modified PUD.

San Francisco Board of Supervisors approval of the land underlying the proposed Waller Park land transfer from the City to the University of California with deed restrictions requiring development and maintenance of the park.

San Francisco Historic Preservation Commission approval of Certificate of Appropriateness for alterations to Richardson Hall, Woods Hall and Woods Hall Annex.

San Francisco Department of Public Works approval of new curb cuts on Buchanan and Laguna Streets to provide site access.

ANALYSIS OF POTENTIAL ENVIRONMENTAL EFFECTS

San Francisco Administrative Code Section 31.19(c)(1) states that a modified project must be reevaluated and that "If, on the basis of such reevaluation, the Environmental Review Officer determines, based on the requirements of CEQA, that no additional environmental review is necessary, this determination and the reasons therefore shall be noted in writing in the case record, and no further evaluation shall be required by this Chapter."

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis of a lead agency's decision not to require a Subsequent or Supplemental EIR for a project that is already adequately covered in an existing certified EIR. The lead agency's decision to use an addendum must be supported by substantial evidence that the conditions that would trigger the preparation of a Subsequent EIR, as provided in CEQA Guidelines Section 15162, are not present.

The previously approved project was the subject of an Environmental Impact Report that was certified by the Planning Commission on January 17, 2008. An appeal of the certification of the Final EIR was filed and the Board of Supervisors overturned the appeal and upheld the EIR on March 4, 2008 (Motion No. 17532).

The EIR's Initial Study analyzed the potential impacts of the project as originally proposed and found that it would not have a significant effect on the environment on the following: Land Use (1a), Population and Housing (3b and 3c) Noise, Wind and Shadow, Recreation, Utilities/Public Services, Biology, Geology/Topography, Water, and Energy/Natural Resources, Hazards and Archaeological Resources. The EIR's Initial Study identified the following mitigation measures related to the original 55 Laguna proposed project. Mitigation Measure 1 – Construction Air Quality, to reduce fugitive dust effects during construction work; Mitigation Measure 2 – Avian Survey, to protect nesting birds during construction; Mitigation Measure 3 – Hazards, to protect workers and the general public by preparation and implementation of a site-specific soil management plan (SMP) and a site-specific health and safety plan (HSP); and Mitigation Measure 4 – Archaeology to avoid potentially significant impacts on buried or submerged historical resources. The Initial study identified these measures for the entirety of work at the project site, and all measures would be implemented prior to or during the construction activities at the project site. With regard to Mitigation Measure 1, Construction Air Quality, this measure is no longer deemed applicable. Since certification of the FEIR, the Board of Supervisors passed Ordinance 176-08 (effective July 30, 2008) which requires sponsors to prepare and implement a dust control plan under

review by the Department of Public Health. This ordinance includes all substantive elements and actions called for in Mitigation Measure 1.

The FEIR for the original proposed project analyzed the potential impacts in the areas of Land Use, Visual Quality and Urban Design, Transportation Circulation and Parking, Air Quality, Historic Architectural Resources, Population and Housing, Landmark and Significant Trees, Growth inducement and Other CEQA Topics. Mitigation measures identified in the FEIR, which were adopted as conditions of approval, include: MM HR-1, HABS-Level Recordation to document and record historical resources that would be lost as part of the proposed project; MM HR-2, Interpretive Display, to describe to the public the long and significant history of the site as an early California normal school and as the original site of San Francisco State University, as well as its WPA-era associations, including information about the existing WPA-era mural(s) in Woods Hall Annex; MM-HR-3, Preservation Architect, to retain a qualified preservation architect to act with overall responsibility to ensure compatibility of new structures with the existing buildings and sit, implement historic resource mitigations, monitor work performed, and report to the City bi-monthly and to the State Office of Historic Preservation and National Park Service as requested; MM HR-4, Mural Identification, Testing, and Preservation Procedures, through the Preservation Architect, to design a plan to address protection of significant interior finishes, including murals, during construction; MM HR-5, Arborist, to retain a qualified arborist to ensure the successful re-location of a Canary Palm called the "Sacred Palm."

The original project would result in three impacts that cannot be reduced to a less-than-significant level:

- The substantial alteration or demolition of existing structures which qualify as historical resources (Administrative Wing of Richardson Hall, Middle Hall and the Laguna retaining wall;
- The project may no longer be eligible as a potential campus historic district after completion of the project; and
- Rezoning of the project site would have significant impacts to historic resources that are similar to those of the project.

Since certification of the EIR, the Market/Octavia Plan was adopted (May 30, 2008). The certified EIR evaluated the proposed project in the context of the Market/Octavia Plan and proposed site rezoning in conformity with the Plan. Modifications to the original CU motion, were approved by the Planning Commission after the adoption of the Plan (August 4, 2011), to permit a mix of on-site affordable units and payment of an affordable housing fee. No other changes have occurred in the circumstances under which the original project or the modified project as currently proposed would be implemented, that would change the severity of the physical impacts of implementing the 55 Laguna Mixed Use Project as explained herein, and no new information has emerged that would materially change the analyses or conclusions set forth in the FEIR.

Further, the proposed modified project, as demonstrated below, would not result in any new significant environmental impacts, substantial increases in the significance of previously identified effects, or necessitate implementation of additional or considerably different mitigation measures than those identified in the FEIR. The effects associated with the modified Project would be substantially the same as those reported for the project in the 55 Laguna Mixed Use Project FEIR. The following discussion provides the basis for this conclusion.

Land Use, Plans and Policies

The land uses proposed for the modified project are nearly identical to those analyzed in the original project. The modified project includes six new buildings instead of the proposed seven new buildings for the approved project. The configuration of the buildings and open space has changed slightly as a result, as shown in Appendix A. Similar to the FEIR findings, the modified project would generally reflect, and be compatible with, the surrounding medium-density residential land use in the surrounding area. The modified project would contain the same land uses as the approved project and a similar arrangement of open space and public accessibility. The reduction in or elimination of the retail use at the corner of Laguna and Hermann Street, as proposed in the two variants, respectively, would not change the FEIR conclusions. Further, the modified project, similar to the original project would adaptively reuse buildings on the project site and construct new buildings at a scale generally consistent with the surrounding neighborhood. Building heights would be within the range of heights in the neighborhood and within the height limits allowed for the site. The modified project would reestablish Waller Street, and further integrate the site into the surrounding neighborhood by eliminating surface parking, and creating usable public open space where none currently exists. In sum, changes proposed under the modified project would not result in adverse land use impacts either individually or cumulatively.

Visual Quality and Urban Design

The modified project would result in changes to the project site's visual character and views similar to the approved project as evaluated in the FEIR. The most substantial change in the modified project is that the footprints of the proposed new buildings have been reoriented in some places and consolidated in others. The overall height and massing is similar to the adopted project, and similarly compatible in bulk and scale with several mid-rise buildings in the immediate vicinity of the project site. As with the proposed project, the overall character of the site would appear more intensely developed than under current conditions, but this visual change would not cause significant adverse impacts to the existing visual character of the site. The site would reestablish Waller Street and provide open space, landscaping, and walkways that do not exist currently which would encourage pedestrian traffic through the site.

The modified project would eliminate one building and a portion of a second building which may be considered an historical resource. These demolitions are identical to those proposed for the adopted project and the project evaluated in the FEIR. The impact on historical resources is discussed in the Historic Architectural Resources section of this Addendum. Detailed building design will be developed pursuant to the Market and Octavia Area Plan, and *A Policy Guide to Considering Reuse of the University of California Berkeley Extension's Laguna Street Campus*. The ground floor would be designed consistent with the *Draft Ground Floor Residential Design Guidelines*.

The FEIR concluded that although the adopted project could alter existing views from public viewpoints, because of the proposed development onsite, it would not have a substantial adverse effect on scenic views or vistas. The modified project is similar to the adopted project in height, bulk, and building square footage and open space placement, and would result in similar changes to existing views immediately surrounding the project site boundaries. Similar to the adopted project and the project analyzed in the FEIR, the modified project would not substantially or adversely degrade public views or scenic vistas, result in a degradation of the visual quality or character of the site or surroundings or create substantial new sources of light or glare. Project and cumulative aesthetic effects would be less than significant.

Transportation

The modified project involves construction of the same number of residential units as those analyzed for the approved project: 330 market rate residential units, 110 senior affordable units. The variants for retail space proposed for the site under the modified project are none or 2,410 sq. ft. Under the Approved project, 4,999 square feet of retail was proposed.

Traffic

The FEIR analyzed vehicular entrances and exits to the project site at four access locations: 1) the intersection of Waller and Laguna Streets, 2) the intersection of the proposed Micah Way and Laguna Street, 3) the intersection of the proposed Lindhardt Lane and Herman Street, and 4) from Buchanan Street just north of the dental clinic. The modified project includes only one access/egress on Laguna Street, and an emergency turn-around accessed from Herman Street, and would retain the existing access/egress at the dental clinic on Buchanan Street. The net increase in traffic volumes associated with the adopted project would have resulted in minor changes to the average delay per vehicle at the study intersections, which would continue to operate at LOS D or above. Because the number of units and size of the modified project is identical to the adopted project, with less retail proposed for the modified project, the impacts to vehicular service levels would be less than significant, similar to the conclusions reached in the FEIR. The modified project's contribution to cumulative conditions at the intersection of Market/Laguna/Hermann/Guerrero Streets and Market/Church/14th Streets would be similar to the adopted project and would not be significant.

Transit

Similar to the conclusions reached in the FEIR, the modified project would not cause a substantial increase in transit demand which cannot be accommodated by existing transit capacity. As part of the modified project, the project sponsor would, consistent with the landmark status of Woods Hall and Woods Hall Annex, install eyebolts or make provision for the direct attachment of eyebolts for trolley wires on the project building whenever necessary, or agree to waive all rights to refuse the attachment of eyebolts to the project building if such attachment is done at the City's expense.

Pedestrians

As with the adopted project, new pedestrian trips associated with the modified project would be accommodated on the existing sidewalks and crosswalks adjacent to the project and would not substantially affect current pedestrian conditions. Therefore the modified project's impacts to the pedestrian network would be less than significant.

Bicycle

The modified project would provide 125 bicycle parking spaces, compared to the 126 bicycle spaces proposed for the adopted project. The modified project would provide adequate bicycle parking and would not interfere with existing bicycle facilities and/or plans. The modified project's impact to bicycle circulation would be less than significant.

Parking

Consistent with the findings reported in the Final EIR and presented here for informational purposes, implementation of the modified project would increase parking occupancy (e.g., decrease supply) in the area. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to

night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines § 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 8A.115 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the modified project would be minor. Potential secondary effects associated air quality, noise and pedestrian safety analyses were analyzed in the FEIR and found to be less than significant.

Loading

Similar to the adopted project, the modified project would be required to provide a total of three off-street loading spaces, and proposes to provide one off-street space accessed from Laguna Street. The sponsor would seek an exception for the off-street loading requirement, and approval for up to three curb loading spaces from MTA. With one off-street loading space and additional curb loading spaces, the modified project would have a less than significant impact.

Construction

Construction of the modified project would take approximately 48 months, longer than the 36 months estimated in the FEIR. Construction of market rate units is estimated to begin late 2012/early 2013 and will last approximately 30 months. Richardson Hall would be rehabilitated from approximately Spring 2014 to Spring 2015. Construction of the 70 unit senior building is estimated to begin Fall 2015 and would be complete in Spring 2017. Similar to the project evaluated in the FEIR, sidewalks would be closed during the installation of street trees, and would be open at all other times. Construction staging would occur onsite, and there would be sufficient space to accommodate temporary off-loading and stacking materials. Construction worker parking is also expected to be accommodated on site. It is anticipated that no regular travel lanes or bus stops would need to be closed or relocated during the construction period. Construction-related impacts to transportation, circulation, and parking would be temporary and would be less than significant.

Air Quality

The FEIR found that the project as approved would not violate ambient air quality standards, expose sensitive receptors to substantial pollutant concentrations, create objectionable odors or have a significant impact on cumulative air quality in the Bay Area. The modified project would result in the same impacts. The modified project's contribution to operational emissions would not exceed the Air District's significance thresholds for criteria pollutants. The modified project, which proposes the same number of residential units and off-street parking spaces, would therefore result in less-than-significant project and cumulative impacts related to air quality and greenhouse gas emissions, similar to the findings in the FEIR.

For construction activities, the air quality mitigation measures set forth in the 2004 EIR would no longer apply to the proposed project. San Francisco has adopted a Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008). The Construction Dust Control Ordinance was adopted with the intent of reducing the quantity of dust generated during site preparation, demolition and construction work in order to protect the health of the general public and on-site workers, minimize public nuisance complaints, and avoid orders to stop work by the Department of Building Inspection (DBI).

The proposed modification would not significantly change the project's air quality impacts with respect to either construction or operational effects. Effective 2010, the State revised Appendix G of the CEQA Environmental Checklist to include two criteria that relate to Greenhouse Gas Emissions. These criteria require that a project's impacts on Greenhouse Gas Emissions be evaluated in the context of whether the modified project would generate greenhouse gas emissions that may have a significant impact on the environment, and whether the project would conflict with any applicable plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The modified project would comply with various San Francisco regulations that are part of San Francisco's GHG reduction plan which is considered a "qualified greenhouse gas reduction strategy" and thus the modified project would not contribute significantly to global climate change.

Historic Architectural Resources

The FEIR concluded that all buildings on the project site, which include Richardson Hall, Woods Hall and Woods Hall Annex, and Middle Hall qualify as historical resources for CEQA purposes. These buildings, as well as remnant landscape features dating from 1921-1955 and the retaining wall along Laguna and Haight Streets, would contribute to a potential campus historic district that also qualifies as a historical resource for CEQA purposes. The existing parking lots and associated landscaping would not contribute to a potential campus historic district, and therefore would not qualify as historical resources for CEQA purposes.

Preservation staff has reviewed the modified project and found that there is no substantial change from the adopted project. The modified project would cause no greater impact to historical resources than the project evaluated in the FEIR under Case Number 2004.0773E. The most substantial changes between the modified project and the adopted project are the footprints of the proposed new buildings, which have been reoriented in some places and consolidated in others. The massing and height of the modified project buildings are essentially the same. On balance, these changes would have no greater or lesser impact to the setting of the historic district than the adopted project. Therefore, the modified project would continue to cause significant adverse impacts to historic resources at the site that cannot be

mitigated to a less than significant level. No adverse impacts would be avoided by the Modified project. The significant adverse impacts are:

- 1) The substantial alteration or demolition of existing structures which qualify as historical resources under CEQA (Administration Wing of Richardson Hall, Middle Hall and the Laguna Street retaining wall);
- 2) The project site may no longer be eligible as a potential campus historic district after completion of the modified project;¹ and,
- 3) The rezoning of the project site would have significant impacts to historic resources that are similar to those of the adopted project.²

As the project impacts to historic resources would not change, the mitigation measures identified in the EIR and listed below would remain in place:

- 1) HR-1 (HABS Level Recordation),
- 2) HR-2 (Interpretative Display),
- 3) HR-3 (Preservation Architect),
- 4) HR-4 (Mural Identification, Testing, and Restoration Procedures), and
- 5) HR-5 (Arborist)

Since the EIR was published, HR-3 (Preservation Architect) has been partially completed. As prescribed by the mitigation measure, a window and door survey was completed in November 2008, a mural investigation was completed in October 2008, and design guidelines were completed in December 2008. As per the mitigation measure, a preservation architect will continue to work with the project team to assist in ensuring compatibility of the new structures with the individual historic resources within the historic district; to manage treatment of the retained historic resource buildings; and to act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report to the City through the end of construction.

Population and Housing

The modified project would introduce housing where none currently exists. The modified project is expected to accommodate 814 new residents on the project site, which would result in a population increase of approximately 13 percent within Census Tract 168, or a 25 percent increase in the residential population immediately surrounding the project site. While the proposed project would result in localized population growth at the project site, its population effects would not be considered substantial in the context of the surrounding urban neighborhood or the City as a whole. The project's residential density would fall within the range of densities in the census blocks immediately surrounding the project site. It cannot be concluded that the project would directly or indirectly induce substantial population growth that could have adverse effects on the environment, and therefore the project's population effects are considered less than significant. The project would displace no housing or people; therefore impacts related to displacement are less than significant.

¹ The San Francisco Normal School/State Teacher's College campus was listed on the National Register of Historic Places as a historic district January 7, 2008. Because all of the contributing elements of the historic district were presumed to be historic resources in the EIR analysis, the listing has not resulted in any changes to the level of impact assessed for the project evaluated in the FEIR.

² The rezoning of the project site occurred in January 2008. The current project does not propose any further rezoning of the site.

Landmark and Significant Trees

The project site contains approximately 110 trees, inclusive of street trees. Of these, about 60 trees are located toward the center of the site would be removed. These trees are generally ornamental landscape trees with an average trunk diameter of eight to ten inches. There are several large, healthy trees on the project site that may be candidates for landmark designation upon further evaluation. The "Sacred Palm", a large Canary Palm behind Woods Hall was designated as an historic landmark by the Board of Supervisors on August 14, 2007, pursuant to Article 10 of the Planning Code. "Significant trees are defined as being greater than 12 inches in diameter or greater than 20 feet tall, or have a canopy greater than 15 feet, and are within 10 feet of a public right-of way. The site contains approximately 27 trees that meet these criteria. Removal of "significant" trees requires a tree removal permit from the Department of Public Works (DPW). The proposed project, similar to the approved project would remove all of the trees on the project site, with the exception of the "Sacred Palm" and another large palm tree, both of which would be boxed, stored during construction, and replanted after construction. Implementation of mitigation measure HR-5, which requires retention of a qualified arborist to ensure successful relocation of the sacred Palm, and the requirement by DPW for replacement of all significant trees would ensure a less-than-significant impact on biological resources on the project site.

Other Issues

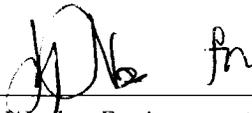
The Initial Study for the Laguna Hill Residential Project determined that, for the following topics, any environmental effects associated with the project would either be insignificant or would be reduced to a level of less-than-significant by implementation of the mitigation measures adopted as conditions of project approval: Land Use (1a), Population (3b and c)Noise, (Wind and Shadow, Utilities/Public Services, Biology, Geology/Topography, Water, Energy/Natural Resources, Hazards, and Archaeological Resources. The FEIR did not discuss these issues further. The Initial Study's mitigation measures would be implemented prior to, or during construction, as applicable to the effect they are intended to address. The significance conclusions reached in the Initial Study would not change based on the project modifications and all mitigation measures from the Initial Study and the FEIR would be applied to the modified project, except the Construction Air Quality Mitigation Measure as discussed above.

CONCLUSION

Based on the foregoing, the Department concludes that the analyses conducted and the conclusions reached in the FEIR certified on January 17, 2008 remain valid, and that no supplemental environmental review is required for the proposed project modifications. The modified project would neither cause new significant impacts not identified in the FEIR, or result in a substantial increase in the severity of previously identified significant impacts, nor result in a substantial increase in the severity of previously identified significant impacts. No changes have occurred with respect to circumstances surrounding the original project that would cause significant environmental impacts to which the modified project would contribute significantly, and no new information has been put forward which shows that the modified project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum.

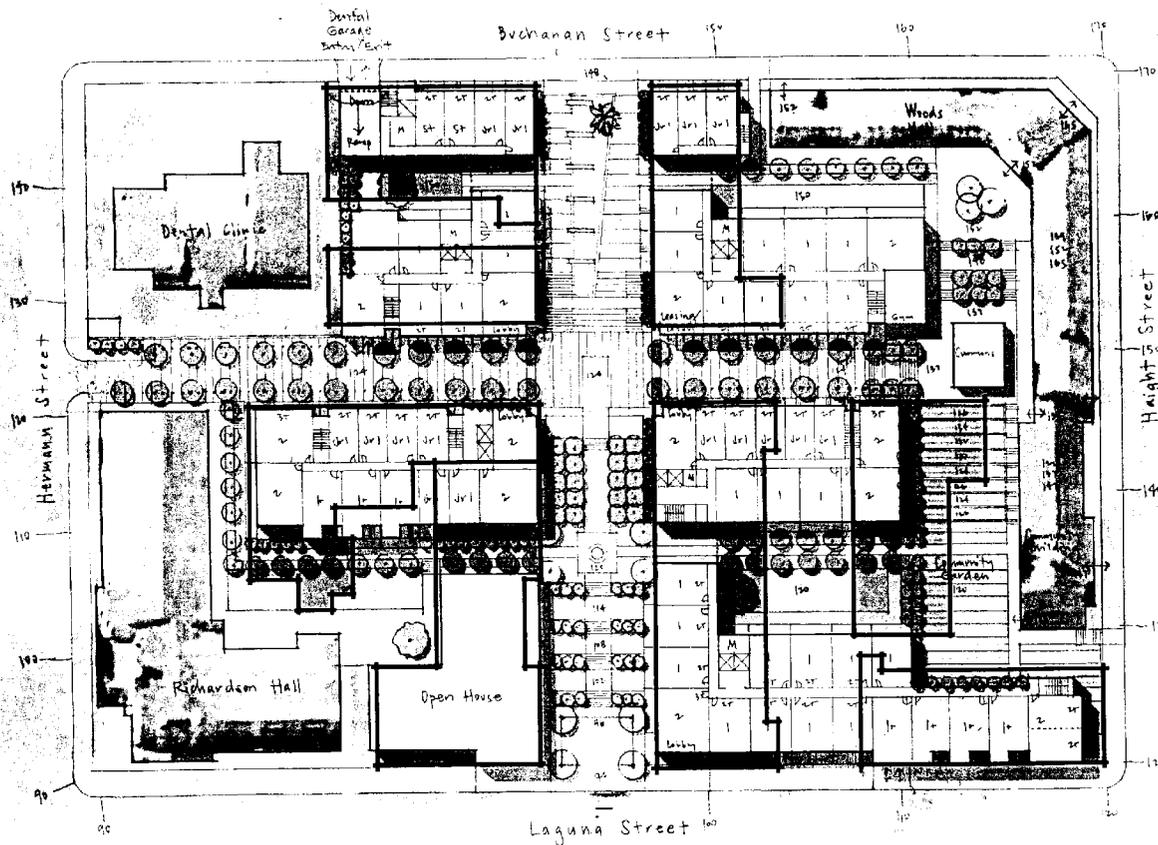
I do hereby certify that the above determination has been made pursuant to State and Local requirements.

DATE 5/7/12



Bill Wycko, Environmental Review Officer
for John Rahaim, Director of Planning

APPENDIX A



55 LAGUNA

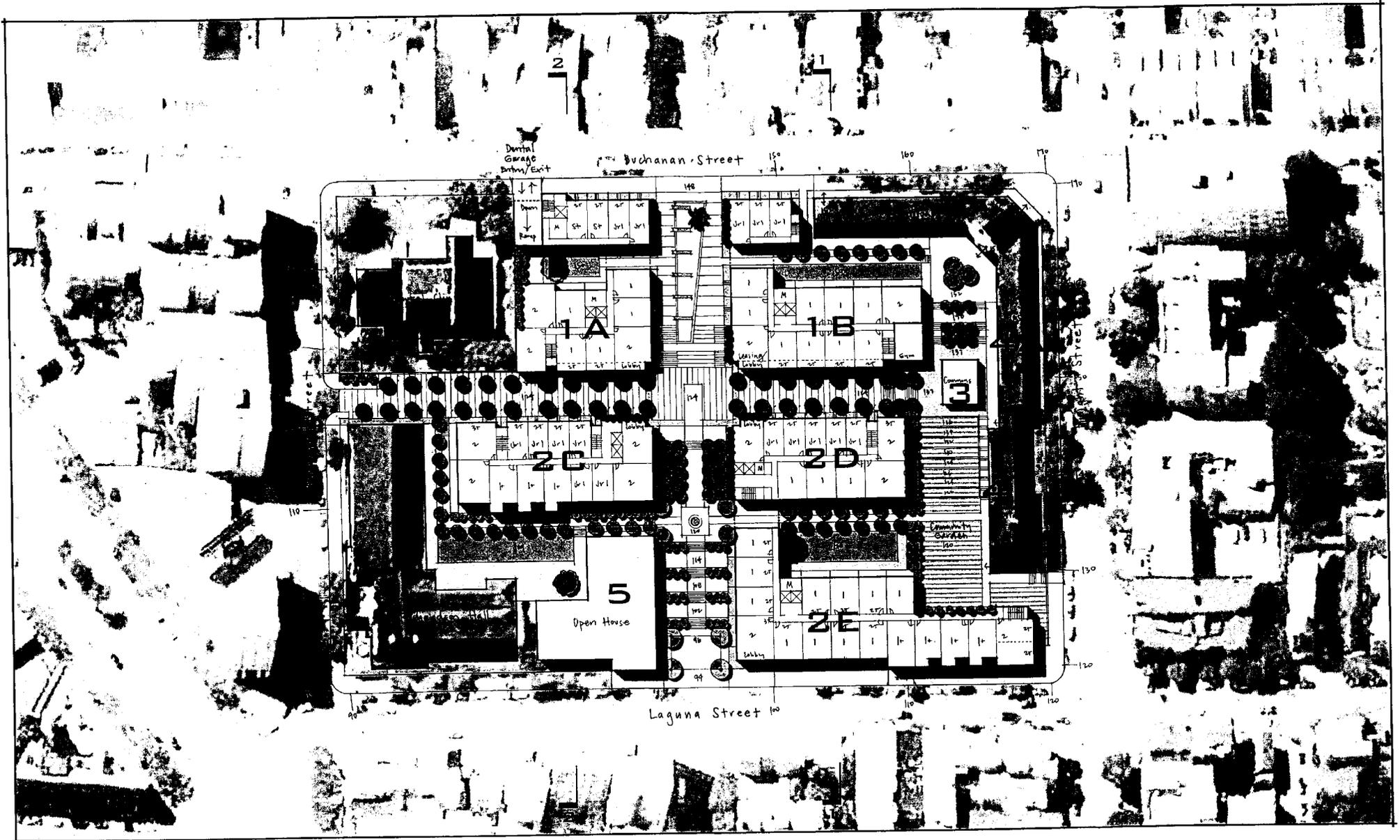
SAN FRANCISCO, CA

PREVIOUS ENT. OVERLAY

01.10.2012



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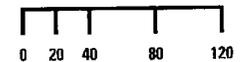


55 LAGUNA

SAN FRANCISCO, CA

SITE PLAN

01.10.2012



Zoning District Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

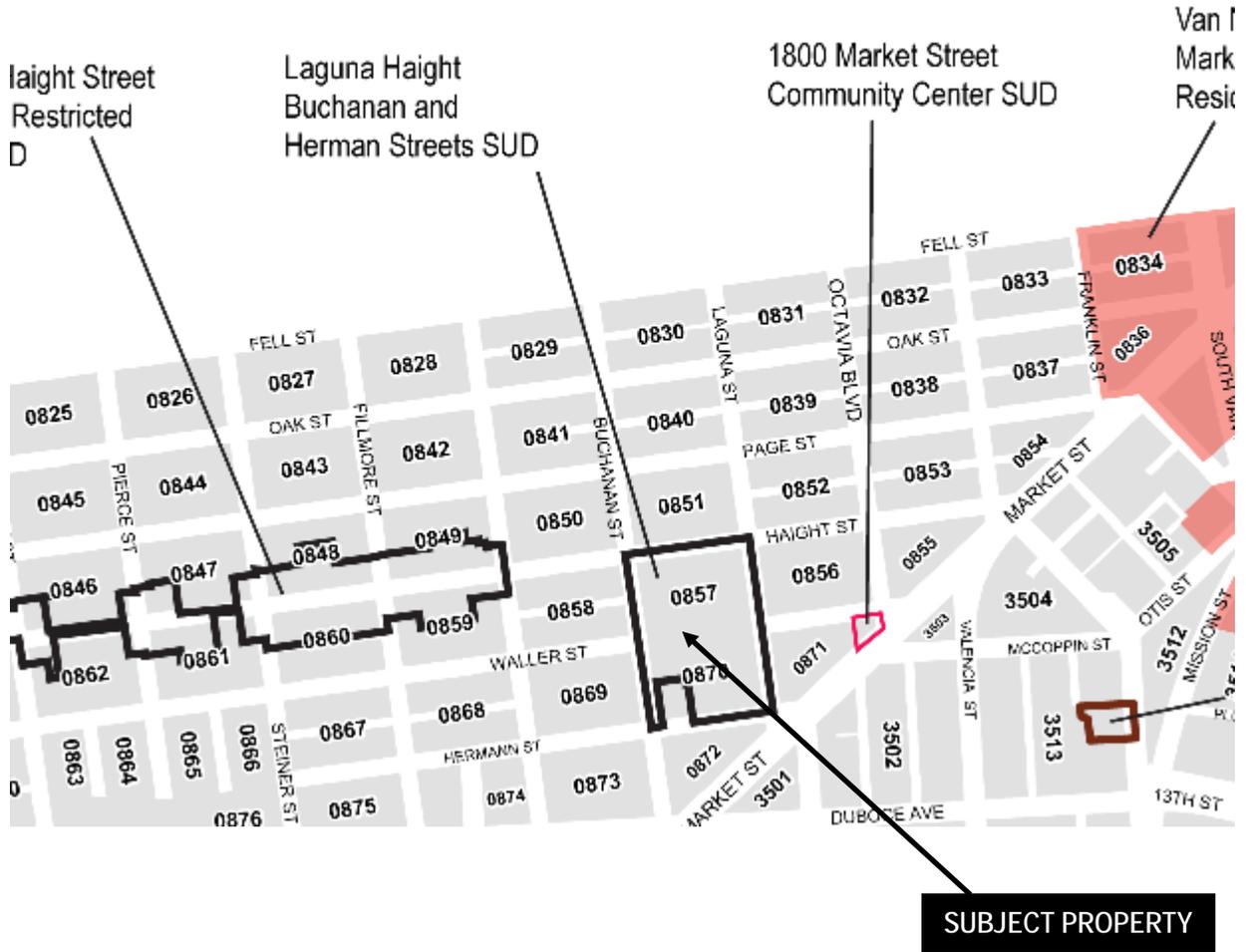
PUBLIC DISTRICT

P



Conditional Use Hearing
 Case Number 2012.0033ACFEU
 218-220 Buchanan Street
 55 Laguna Project

Special Use District Map



Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project

Height and Bulk Map

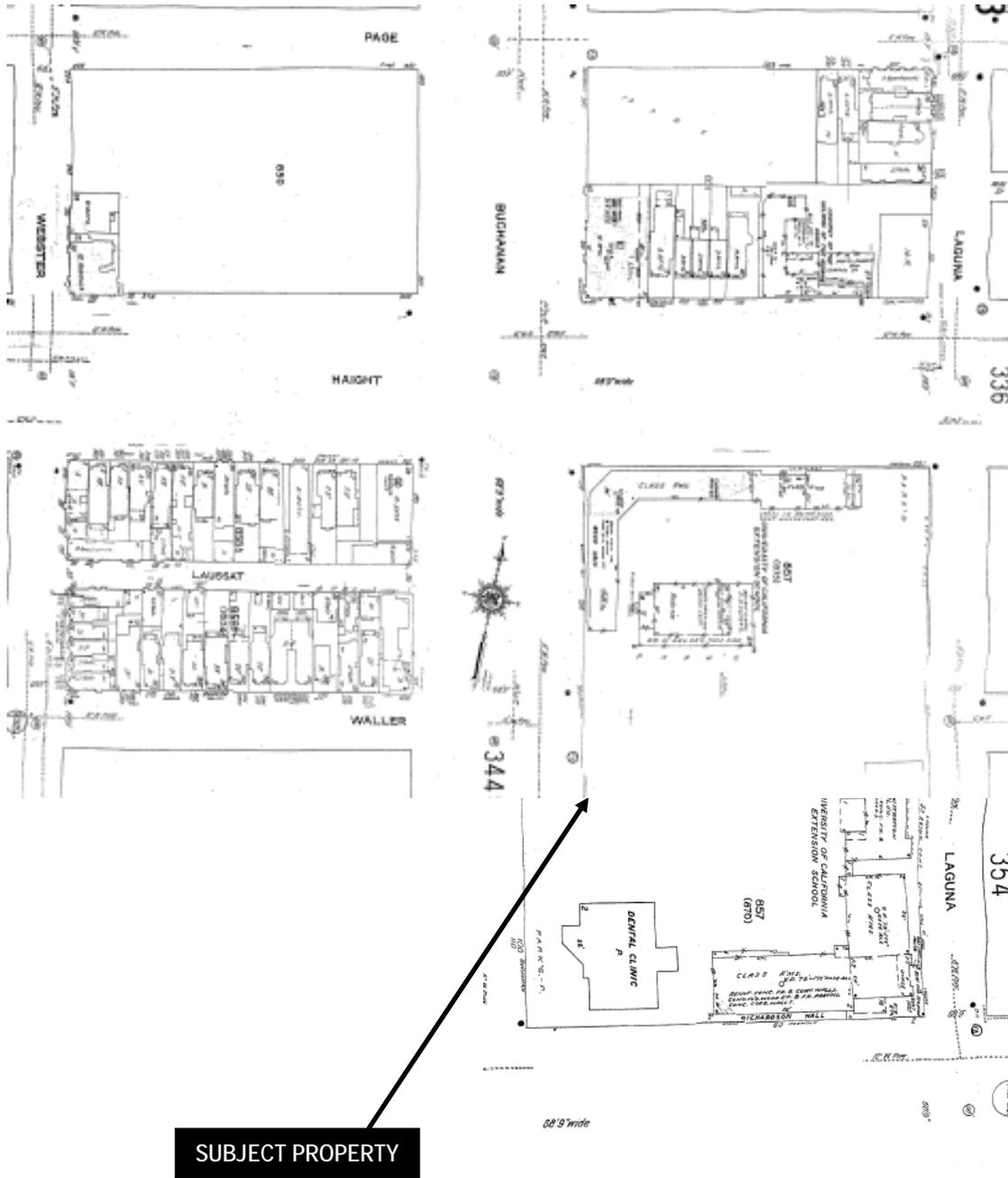


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project

Sanborn Map*



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



Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project

Context Photos



Looking south on Laguna Street from the intersection of Haight Street. Retaining wall to be demolished is on the right.



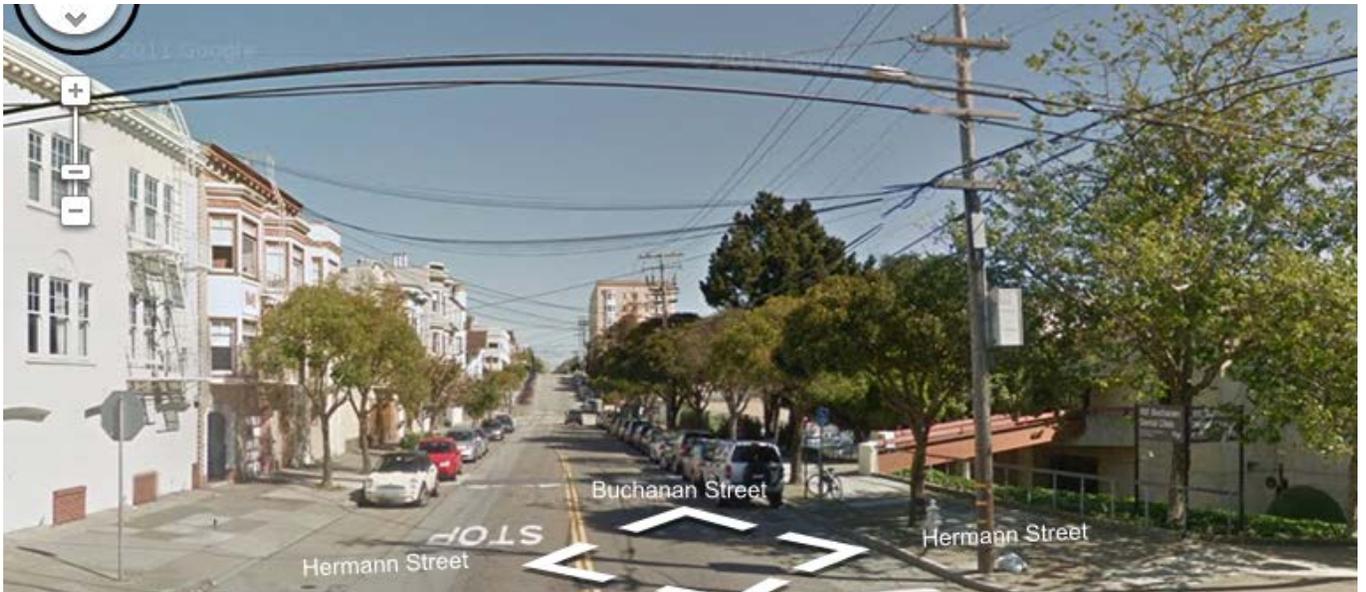
Looking north on Laguna Street from the intersection of Hermann Street. Richardson Hall to be adaptively reused is on the left.

Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project

Context Photos



Looking west on Hermann Street from the intersection of Laguna Street. Richardson Hall to be adaptively reused is on the right.



Looking north on Buchanan Street from the intersection of Hermann Street. Dental Clinic is on the right.

Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project

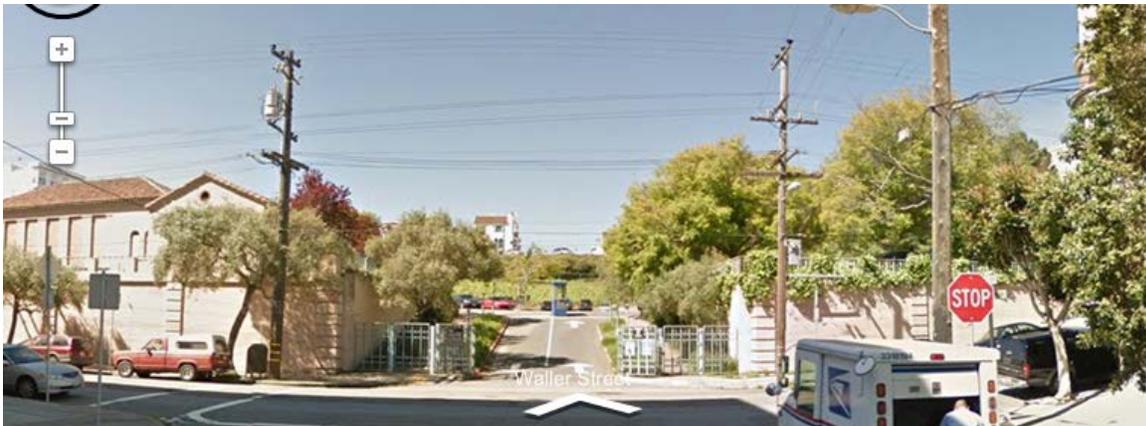
Context Photos



Looking east on Haight Street from the intersection of Buchanan Street. Woods Hall to be adaptively reused is on the right.



Looking east at the top of the proposed Waller Park. Middle Hall to be demolished is on the left.



Looking west at the bottom of the proposed Waller Park. The Administration Building to be demolished is on the left and retaining wall to be demolished is on the right.

Conditional Use Hearing
Case Number 2012.0033ACFEU
218-220 Buchanan Street
55 Laguna Project



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0686

HEARING DATE: JULY 18, 2012

Filing Date: January 10, 2012 (Conditional Use Authorization);
January 17, 2012 (Environmental Evaluation)

Case No.: **2012.0033CE**

Project Address: **55 Laguna Street**

Historic Landmark: Nos. 257, 258 & 259 - Richardson Hall, Woods Hall & Woods Hall Annex

Zoning: RM-3 (Residential, Mixed, Medium Density), NC-3 (Moderate-Scale Neighborhood Commercial), and Laguna-Haight-Buchanan-Hermann Streets SUD (Special Use District) Zoning Districts; 40-X, 50-X, and 85-X Height and Bulk District

Block/Lot: 0857/ 001 & 001a
0870/ 001, 002, & 003

Applicant: Steven Vettel, Farella Braun + Martell LLP
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San Francisco, CA 94104

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Information:
415.558.6377

ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 55 LAGUNA STREET (LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870), LOCATED WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY), NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL), AND LAGUNA-HAIGHT-BUCHANAN-HERMANN STREETS SUD (SPECIAL USE DISTRICT) ZONING DISTRICTS AND A 40-X, 50-X, AND 85-X HEIGHT AND BULK DISTRICTS .

PREAMBLE

WHEREAS, on January 10, 2012 and on January 17, 2012, Steven Vettel, Farella Braun + Martell LLP, (Project Sponsor) filed applications with the San Francisco Planning Department (hereinafter "Department") for a Conditional Use Authorization and Environmental Evaluation to adaptively re-use the San Francisco Normal School/State Teacher's College campus, including demolition of the Richardson Hall Administration Wing and Middle Hall; rehabilitation of Richardson Hall, Woods Hall, and Woods Hall Annex; construction of six (6) infill buildings; and the introduction of new interior pathways and landscaping, including re-location of the Sacred Palm.

WHEREAS, Mitigation Measure HR-3 of the 55 Laguna Street Mixed Use Project Final Environmental Impact Report (FEIR) calls for a preservation architect to “assist with ensuring the compatibility of the new structures with the National Register-listed San Francisco Normal School/State Teacher’s College Historic District and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details, and materials, so as not to detract from the character of the historic district or the setting of the retained individual historic resource buildings.

WHEREAS, the project is also required by the Conditional Use (CU) Authorization issued under Case File No. 2004.0773E!CMTR to seek guidance from the Historic Preservation Commission (hereinafter “Commission”) to create compatible infill design at the site.

WHEREAS, the Project Sponsor’s preservation architect, Page & Turnbull, evaluated the proposed infill buildings and submitted a Compatibility Analysis Report documenting their findings to the Commission.

WHEREAS, on July 18, 2012, the Department presented the Project to the Commission for review of the proposed new construction for the 55 Laguna Street Mixed Use Project with the intent to forward comments to the Planning Commission prior to the scheduled August 16, 2012 Conditional Use Authorization hearing.

WHEREAS, in reviewing the Project, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed new construction at 55 Laguna Street, and the Commission found the following elements to be incompatible with the character of the San Francisco Normal School/State Teacher’s College Historic District and the individual landmarks on the site:

- The Open House Building is not compatible. The Commission recommended modifying the building’s massing and articulation at the upper floors to mitigate its large scale, which is incompatible with the campus buildings.
- The Amenities Building is not compatible. There was a range of opinion among the Commissioners regarding how to modify the area, including removal of the building, reduction of the scale, revision of the architecture in a more contextual style, and relocation of the building farther from the Woods Hall entry.
- The circular stair feature at the terminus of the mews is not compatible. The Commission recommended removal of the structure and replacement with an open stair.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2012.0033CE, to the Planning Commission.

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Resolution on July 18, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

ABSENT: Commissioner Damkroger

ADOPTED: July 18, 2012



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August 2, 2012

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

Re: 55 Laguna Street: Modified conditional use
Case No. 2012.0033 ACFEU
Hearing: August 16, 2012

Dear President Fong and Commissioners:

I am writing on behalf of Openhouse and Mercy Housing California (partnered as 55 Laguna, L.P.) and Alta Laguna, LLC, an affiliate of Wood Partners, the project sponsors of the 55 Laguna Street project, to request your support of our requested modifications to the previously approved conditional use/PUD and for an in-kind agreement. The project includes 330 rental apartments (including on-site BMR units), 110 affordable senior apartments welcoming to LGBT seniors and a senior activities center to be operated by Openhouse, public open space and community facilities, and retail space in seven new buildings and the three rehabilitated landmarks on the two-block former UC Berkeley Extension Campus in Hayes Valley. Compared to the 2008 preliminary design, the revised plan and building layout improves the permeability of the site, increases pedestrian interaction with the neighborhood, provides more separation between the landmark buildings and the new buildings, and achieves compatibility between the landmarks and the new buildings.

Included in your packet are a current set of drawing prepared by the five architects for the project (BAR Architects, Santos Prescott & Associates, Van Meter Williams Pollack, Meyers + Silberberg Land Architects, and Harry Wolf Architecture) plus our preservation architect, Page & Turnbull. The hearing on August 16 is for the Commission to consider this final site plan and building designs, while the land uses, affordability, parking, car share and bike parking, and overall project remains the same as that approved by you in 2008 and 2011.

Background. 55 Laguna has been the subject of at least eight prior hearings, with unanimous approvals by each approval body:



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- In 2007, upon the Commission's unanimous recommendation, the Board of Supervisors unanimously landmarked Richardson Hall, Woods Hall and Woods Hall Annex but declined to landmark the entire site.
- In January 2008, the Commission unanimously certified a Final EIR and approved the 55 Laguna project.
- In April 2008, the Board of Supervisors unanimously upheld the EIR certification and approved General Plan amendments, rezoning and a Special Use District for the project.
- In 2009, in a lawsuit filed by Save the Laguna Street Campus, the San Francisco Superior Court upheld the adequacy of the Final EIR and the City's CEQA Findings.
- In 2010, the California Court of Appeal affirmed the Superior Court's judgment.
- In 2011, this Commission unanimously modified the inclusionary housing conditions of the 2008 approval.
- In May 2012, the Historic Preservation Commission unanimously approved three Certificates of Appropriateness to approve the proposed alterations to Richardson Hall (Landmark #256) to convert it to affordable senior housing welcoming to the LGBT senior community to be owned and operated by Openhouse and Mercy Housing California; convert Woods Hall (Landmark #257) to rental family apartments; and convert Woods Hall Annex (Landmark #258) to a community center.
- On July 18, 2012, the HPC unanimously adopted a motion commenting on the compatibility of seven new buildings with the three landmarks, finding general compatibility but making two specific design recommendations.
- Two days ago, on July 31, 2012, the Board of Supervisors unanimously rejected an appeal of the Certificates of Appropriateness filed by Save the Laguna Street Campus.

Current Design. The proposal before you responds to the HPC's two design comments by eliminating a previously proposed circular stairway and the third floor of the proposed amenities building (Building 3) to render it almost completely below grade next to Woods Hall and by including a condition of approval that 55 Laguna, L.P. continue to work with Department staff to refine the massing and architectural details of the 7-story Openhouse building. In all other respects, the HPC and Planning staff have found the new design successfully achieves compatibility with the three landmarks, while turning this inward facing campus into a welcoming place open to the entire neighborhood.

Revised Site Plan. Seven new buildings are proposed (six residential and one amenities building), similar to the seven new buildings in the 2008 approved plan, together with the rehabilitation of the three landmark buildings on site. Buildings will occupy 53% of the site, leaving 47% as open areas. One new mid-block pedestrian mews (Palm Lane) is proposed, rather than two pedestrian/vehicle alleys in the previous project; and Waller Park is enlarged by



3,000 square feet (to a total of 28,000 square feet) by eliminating the driveway that encroached on the park in the prior site plan. The main new residential buildings run north-south, parallel to the contours of the site. The buildings step up the site from Laguna to reinforce the natural topography. Ample space is provided between the new and historic buildings to help emphasize the importance of Woods Hall, Woods Hall Annex and Richardson Hall. The height of the new buildings varies from 4 to 7 stories with the tallest buildings along Laguna Street where there are two existing 7-story buildings across the street. The majority of the top floor along Laguna Street from Waller Park to Haight Street is set back approximately 6 feet to reduce apparent mass from the street. The new buildings along Haight and Buchanan are 3-4 stories in keeping with the lower existing buildings on those streets including the existing Woods Hall and Woods Hall Annex.

The building footprints have been established to provide an urban edge to the surrounding streets. The density of this edge has been maximized and given scale by the provision of townhouses on all streets. The site plan also focuses much of its energy and connections to the new Waller Park. The park forms a series of spaces for respite, activity, views and a meeting place for the general public as well as the residents of 55 Laguna. A pedestrian Palm Lane runs north south with a connection to Hermann Street and intersects Waller Park to form a central plaza. Palm Lane will be a wonderful space, solely for pedestrians and cyclists with front stoops, planter benches and Ginkgo trees at every front door as well as lobby entries and a bike shop for residents. The buildings along Waller Park all have portals from the park that lead into semi private residential courtyards and building lobbies forming a rich network of pedestrian connections throughout the site.

Architectural Design. The design of the new buildings responds to the unique existing context of the historic buildings on the site and the context of the surrounding neighborhood. It connects those who experience this place with what is special and particular about San Francisco, about Hayes Valley and about this site; to connect past and present with a link to the future. The design follows the Market & Octavia Area Plan Fundamental Design Principals and the Planning Department's *A Policy Guide to Considering Reuse of the University of California Berkeley Extensions Laguna Street Campus*, as well as the Design Guidelines and Compatibility Analysis by Page and Turnbull dated December 10, 2008, and approved by the prior Landmarks Preservation Advisory Board.

The new buildings do not mimic the historic Spanish Colonial Revival buildings stylistically, but sympathetically respond to them in terms of scale, massing, proportion, fenestration, color and materials. This way of distinguishing new construction from historic buildings is in keeping with the Secretary of the Interior's Standards and creates a dynamic site that allows for a clear record of its development history. The architecture will be generally modest in character with an emphasis on a timeless, simple and modern aesthetic. The detailing and ornamentation will be restrained, but elegant and appropriate with an emphasis on how the buildings meet the ground.

The richness and variety of architecture emanates from the spaces between the buildings – a response to the characteristics of each street, courtyard, mews and park including its scale,



fabric and sun orientation. The architecture along the mews is finer grain and more simple and calm. It emphasizes a 20-foot vertical proportion with continuous front stoops leading to two story townhouses with the building mass above stepping back. The building material is a combination of horizontal cementitious siding and cement plaster. The Waller Park elevations have more variation in scale and height. Bay windows and numerous projecting terraces help take advantage of views up and down the park with most of the terraces on the sunny south facing facades. A leasing office and unit entries face onto the park creating additional activity. Buchanan and Haight Street elevations are lower in scale, also with 20-foot townhouses all with street facing front stoops. The scale and cadence will be very similar to the existing architectural character on these streets. Laguna Street also has front stoops and an entrance to one of the building lobbies as well as the entry into one of the garages. There is a strong rhythm of vertical articulation to help break down the scale of the facade. The overall palette of colors across the site will include subtle variations of white and grey cement plaster with the horizontal siding a darker warm gray. The windows will be aluminum and set back from the building face several inches to create a rich shadow line.

The project design strives to create a richly engaging, varied yet coherent community.

Community Amenities. An In-Kind Agreement is before you on August 16 to approve use of the otherwise payable Market and Octavia Community Infrastructure Fee (about \$4.2 million) to be used on-site to support three community amenities, the cost of which will exceed \$6 million.

Waller Park. Reestablishment of the former Waller Street right of way through the site as a 24/7 publicly accessible park has long been seen as a major community amenity of the project. The current concept plans for Waller Park are in your packet.

Community Center in Woods Hall Annex. Alta Laguna will undertake seismic and accessibility building shell improvements to Woods Hall Annex to enable the building to be used as a rent-free community center/facility. Alta Laguna has engaged community stakeholders, the Planning Department and others in a process to develop a range of program options for the community center and identify a potential operator of the facility. Alta Laguna will prepare and submit an application for a Mills Act contract for the historic buildings on the site. Should the application be approved by the Assessor and Board of Supervisors, any property tax savings attributable to the historic buildings will be used to fund operational expenses of the community center to be located within Woods Hall Annex.

Community Garden. The Community Garden, which will have allotment plots available to all neighbors and residents of 55 Laguna is located behind Woods Hall Annex. Access to the community garden will occur directly from Haight Street and Laguna Street.

Affordable Housing. On August 4, 2011, the Planning Commission modified the inclusionary affordable housing component of the family rental element of the project (Motion No. 18427), whereby the requirements of Planning Code Section 415 would be met by Alta Laguna providing a minimum of 10% and up to 15% on-site units (or between 32 and 50 BMR on-site units within the market-rate family housing development) and payment of an Affordable



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Housing Fee of up to approximately \$6.3 million if there are less than 15% on-site BMR units. This modification was to permit the up to \$6.3 million fee to be used to subsidize the 100% affordable senior project's ground lease payment to UC. This modification was necessitated by the Mayor's Office of Housing's inability to immediately fund the full subsidy for the affordable senior project's ground lease payment that MOH had committed to during the original entitlement process in 2008.

As of today, the Mayor's Office of Housing has indicated that financing for up to 35% of the ground lease for the affordable senior housing had been identified in its approved 2012-2013 budget. MOH will request approval of this funding from the Citywide Affordable Housing Loan Committee in September 2012. In addition, the Transit-Oriented Affordable Housing Fund (TOAH) is expected to issue a commitment to fund the remaining ground lease payment for the senior affordable housing in the near future. Should both of these sources of funding be secured, Alta Laguna will fulfill its inclusionary housing obligation by providing the full 50 BMR units on-site, which would fulfill the goal identified during the stakeholder meeting process in 2011. We are confident that both of these funding commitments will be secured in the near future.

Conclusion. The revised 55 Laguna project has widespread support, evidenced by the prior unanimous approvals by the Planning Commission, HPC and Board of Supervisors. The project will bring needed affordable senior housing welcoming to LGBT seniors, Openhouse's senior activities center, rental apartments with on-site BMR units, and public amenities including a new park, community garden, community center and retail space to a currently vacant, blighted and inward-looking former college campus. The project is well-designed in compliance with the Market and Octavia Plan and the Planning Code, respects existing neighborhood character, does not adversely affect the character of the Lower Haight and Hayes Valley neighborhoods and adaptively reuses three City landmarks in conformance with Article 10 and the Secretary of the Interior's Standards.

We request that the Commission approve these modifications to the 2008 PUD authorization. Please contact me or any other member of our team prior to August 16 if we can provide you with any other information or if you would like to meet prior to the hearing.

Sincerely,

Steven L. Vettel

cc: John Rahaim, Planning Director
Sara Vellve, Planner
Seth Kilbourn, Openhouse
Brian Pianca and Tovey Giezentanner, Wood Partners
Ramie Dare, Mercy Housing California





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TOTAL PARKING COUNT

Section 151, 159, 166, 249.32

Required:

Family Dwelling Units Parking (Section 249.32(b)(1))	0 to .75/du off-street spaces 330du x .75 = 247.5 spaces max.
Senior and Affordable housing (Section 249.32(b)(1) and Table 151)	No parking spaces required.
Space Efficient Parking (Section 249.32(b)(2)(vii))	Stacker/Lift requirement: parking in excess of .5/du must be parked in stackers. 330du x .5 = max 165 standard (non stacker/lift) spaces and min of 82 stacker/lift spaces
Dental Clinic (Section 249.32(b)(1) and 159(c/d))	Up to 51 replacement parking spaces. Located within a walking distance of 800 feet from outside entrance of structure to each off street parking space along the pedestrian path of travel.
Car Share Parking (Section 166, Table 166)	2, plus 1 for every 200 dwelling units over 200 2 + 1 = 3 Car Share spaces
Bicycle Parking Spaces (Section 155.5 Table 155.5)	25 Class 1 spaces plus one Class 1 space for every 4 dwelling units over 50. 25 + 70 = 95 bicycle spaces

Provided:

BLDG. NO.	RESIDENTIAL PARKING (RP)	RES. PARKING (PARKING LIFT) (RL)	RES. PARKING (TANDEM)	UCSF DENTAL CLINIC PARKING* (DC)	CAR SHARE PARKING	TOTAL CAR PARKING	BICYCLE SPACES**	GROSS GARAGE AREA (S.F.)	COMMENTS
BLDG. 1	1	69	0	51	0	121	40	57,527	
BLDG. 2	94	85	0	0	10	189	85	62,241	2 res. stalls for Senior Housing
SITE PARKING						0	0		No site parking
TOTAL PARKING	95***	154***	0	51	10	310	125	119,768	

*Dental Clinic parking spaces within 455' path of travel from Dental Clinic. See sheet OA1.1
 **Class 1: facilities which protect the entire bicycle against theft and weather, including wind driven rain
 *** Meets Special Use District parking efficiency requirements (Section 249.32(b)(2)(vii)): 95 < 165 max standard spaces and 154 > 82 min stacker/lift spaces

FAMILY DWELLING UNIT COUNT

(WOOD PARTNERS)

BLDG. NO.	STUDIO (U.P. 1BR)	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL DWELLING UNITS	GROSS BUILDING AREA (S.F.)	COMMENTS
BLDG. 1A	13	21	22		56	57,433	
BLDG. 1B	18	20	23		61	58,644	
BLDG. 2C	9	27	20		56	73,231	
BLDG. 2D	14	27	15		56	67,794	
BLDG. 2E	18	38	22	2	80	79,469	
BLDG. 3 - RES. COMMUNITY BLDG.					0	6,445	
BLD.G 4A - WOODS HALL	4	17			21	24,790	
BLDG. 4B - WOODS HALL ANNEX					0	12,641	
TOTAL	76	150	102	2	330	380,447	

SENIOR AFFORDABLE DWELLING UNITS

(55 LAGUNA, L.P.)

BLDG. NO.					
BLDG. 5 - OPEN HOUSE BLDG.	1	68	1	70	54,983
BLDG. 5 - SENIOR ACTIVITY CENTER					8,615
BLDG. 6 - RICHARDSON HALL	10	27	3	40	41,961
BLDG 6 - RETAIL					2,410
BLDG. 6 - OFFICES					2,717
TOTAL	11	95	4	110	110,686

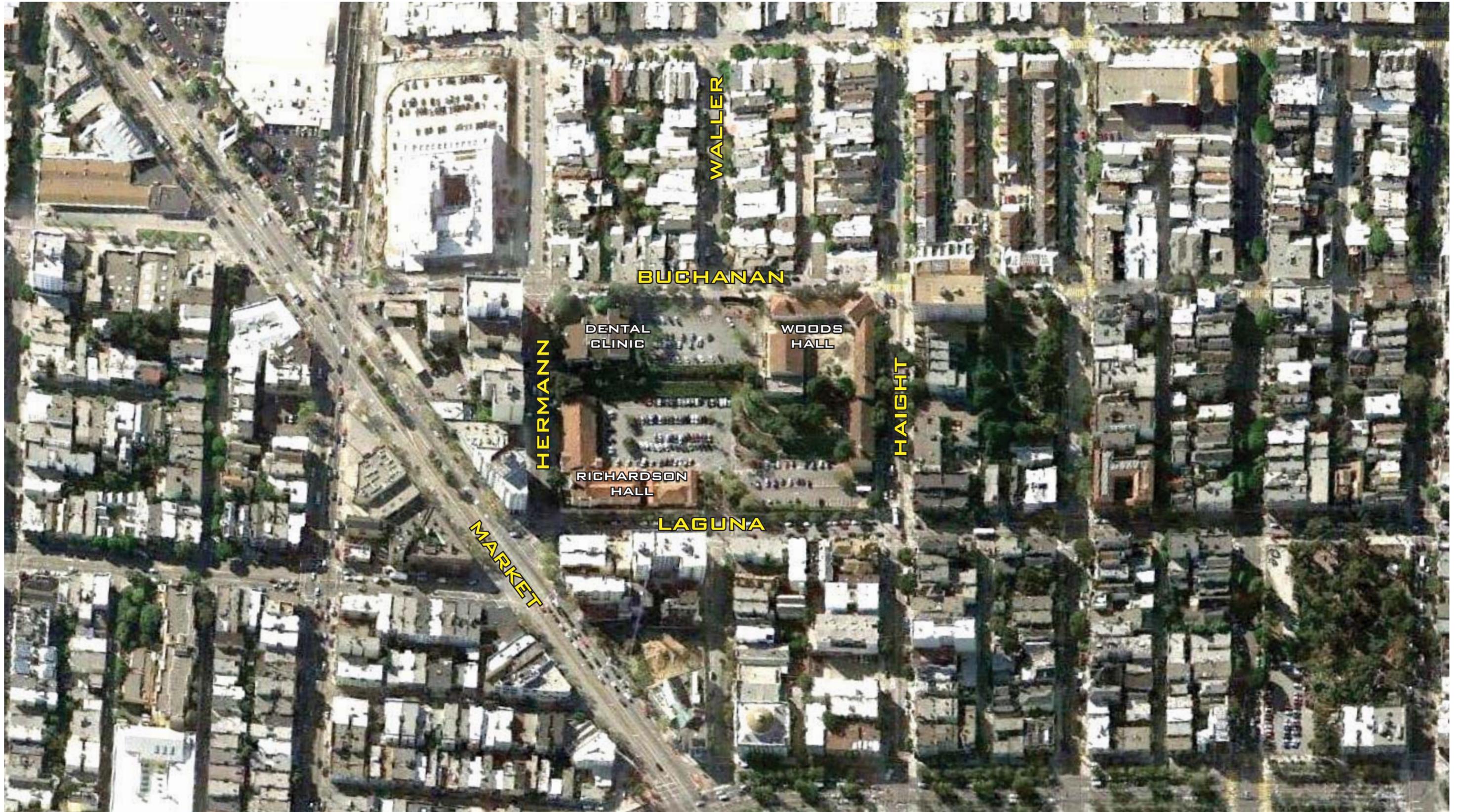
OPEN SPACE CALCULATION

CODE REQUIRED	UNITS	UNITS WITH COMPLIANT PRIVATE OPEN SPACE PROVIDED (AVERAGE 66.7 SF)	TOTAL PRIVATE OPEN SPACE REQ'D	UNITS REQUIRING COMMON OPEN SPACE	TOTAL COMMON USE OPEN SPACE REQ'D	TOTAL COMMON USE OPEN SPACE PROVIDED	TOTAL PRIVATE OPEN SPACE PROVIDED*	TOTAL OPEN SPACE PROVIDED
NC-3 FAMILY	80 SF/DU PRIVATE 106.4 SF/DU COMMON (80x1.33)							
NC-3 SENIOR	40 SF/DU PRIVATE (50% OF NC-3 REQUIREMENT) 53.2 SF/DU COMMON (40x1.33)							
RM-3	60 SF/DU PRIVATE 79.8 SF/DU COMMON (60x1.33)							
PROVIDED PER UNIT COUNT								
NC-3 FAMILY	112	16		96	10,214	9840	3,335	
NC-3 SENIOR	110			110	5,852	6570		
RM-3 FAMILY	218	24		194	15,481	17330	4,188	
TOTAL	440	40		400	31,548	33,740	7,523	41,263
MISC. OUTDOOR AREA PROVIDED								
RESIDENTIAL USE OPEN SPACE	41,263							
WALLER PARK	28,000							
COMMUNITY GARDEN	10,600							

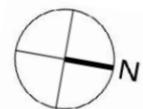
NOTE: DENTAL CLINIC PROPERTY IS EXCLUDED FROM OPEN SPACE CALCULATIONS

UNITS SERVED BY PRIVATE OPEN SPACE*

NC-3 FAMILY (BUILDING 1A & 2C)	UNIT TYPE	COUNT	AREA (S.F.)
	B1	3	275
	D1	12	200
	D1	1	110
NC-3 FAMILY SUB-TOTALS		16	3,335
RM-3 FAMILY (BUILDING 1B, 2D & 2E)			
	B1	6	135
	B1	1	173
	B2	1	122
	D1	13	200
	D1	3	161
RM-3 FAMILY SUB-TOTALS		24	4,188
TOTALS		40	7,523



55 LAGUNA
AERIAL MAP

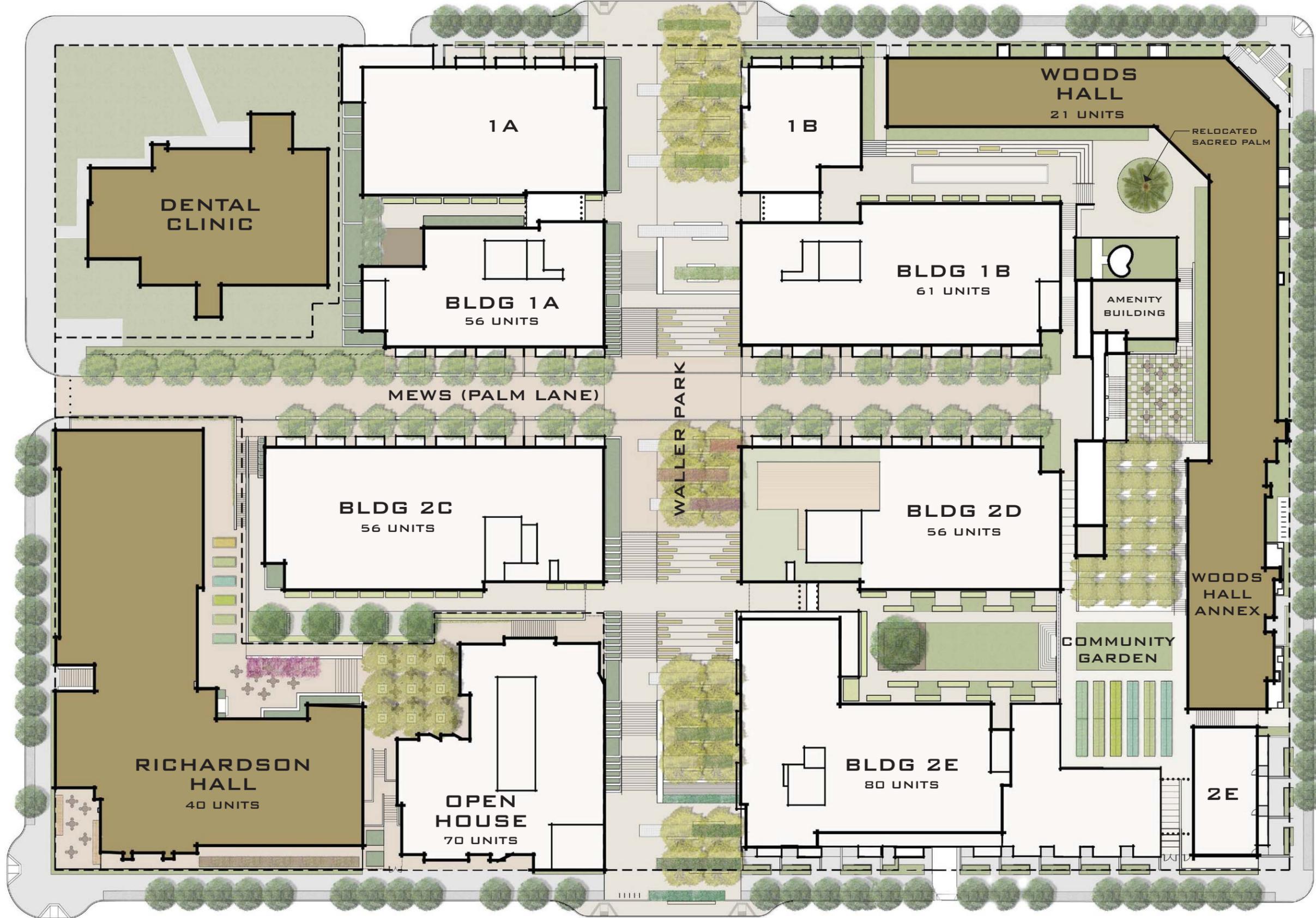


55 LAGUNA
PREVIOUSLY ENTITLED PLAN

BUCHANAN ST.

HERMANN ST.

HAIGHT ST.



LAGUNA ST.



55 LAGUNA

SITE PLAN

BUCHANAN ST.



- PUBLIC
- SEMI-PUBLIC
- PRIVATE
- GATE
RESIDENT
ACCESS ONLY
- GATE
RESTRICTED
PUBLIC ACCESS
(DAY TIME OPEN,
NIGHT TIME CLOSED)
- POTENTIAL
ACCESS FROM
HAIGHT

HERMANN ST.

HAIGHT ST.

WALLER PARK

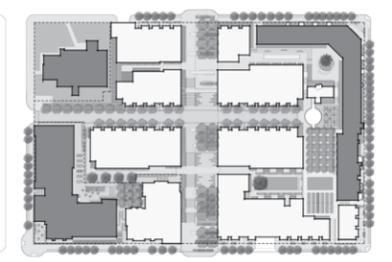
MEWS (PALM LANE)

LAGUNA ST.

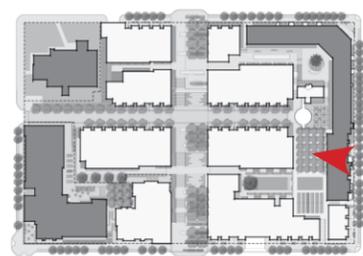


55 LAGUNA

SITE ACCESS DIAGRAM

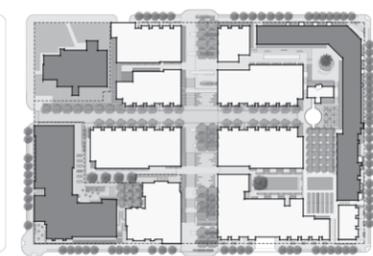


55 LAGUNA
OVERALL VIEW



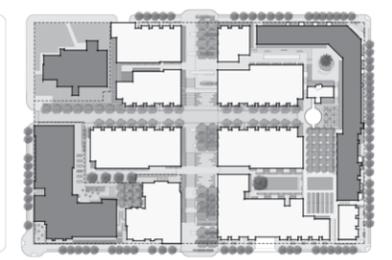
STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
HAIGHT STREET ELEVATION

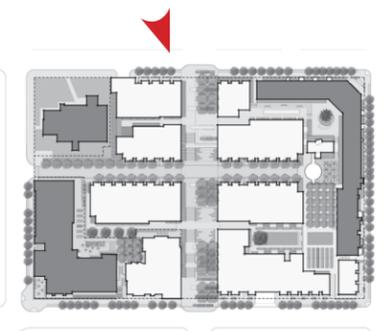


**STREET
WALLER PARK
MEWS
COURTYARDS**

**55 LAGUNA
LAGUNA STREET ELEVATION**



BUCHANAN ST.



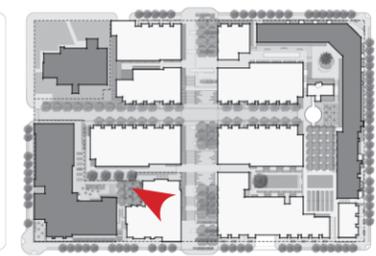
STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
BUCHANAN STREET ELEVATION



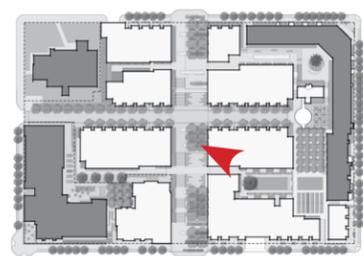
HERMANN ST.

RICHARDSON HALL



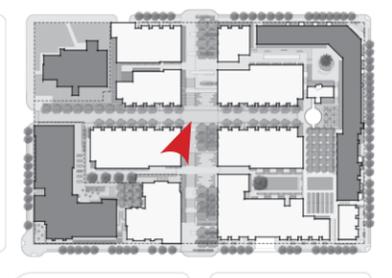
STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD VIEW



**STREET
WALLER PARK
MEWS
COURTYARDS**

55 LAGUNA
WALLER PARK ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

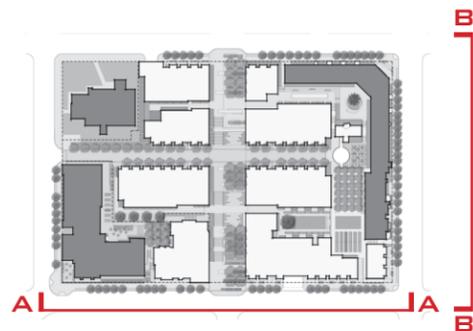
55 LAGUNA
MEWS (PALM LANE) ELEVATION



A. LAGUNA STREET ELEVATION



B. HAIGHT STREET ELEVATION

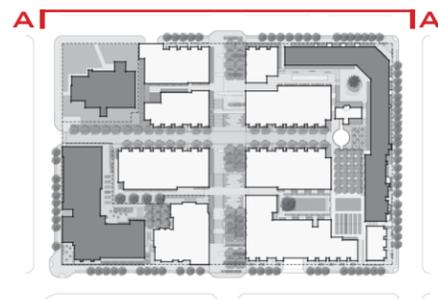


**STREET
WALLER PARK
MEWS
COURTYARDS**

**55 LAGUNA
STREET ELEVATIONS**



A. BUCHANAN STREET ELEVATION



**STREET
WALLER PARK
MEWS
COURTYARDS**

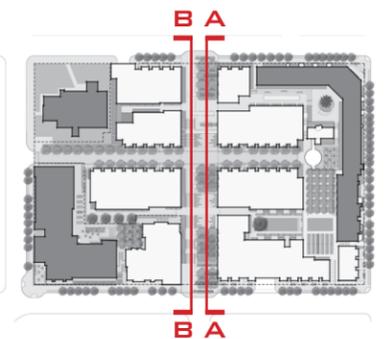
**55 LAGUNA
STREET ELEVATION**



A. WALLER PARK ELEVATION (LOOKING NORTH)



B. WALLER PARK ELEVATION (LOOKING SOUTH)



STREET
WALLER PARK
 MEWS
 COURTYARDS

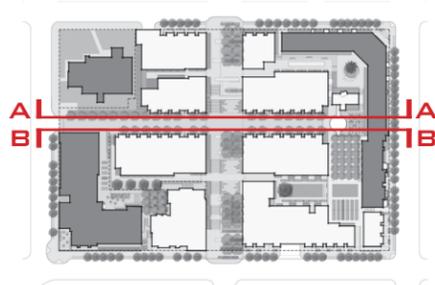
55 LAGUNA
 WALLER PARK ELEVATIONS



A. PALM LANE ELEVATION (LOOKING WEST)



B. PALM LANE ELEVATION (LOOKING EAST)



STREET
WALLER PARK
MEWS
COURTYARDS

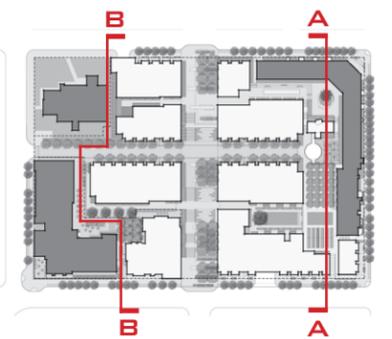
55 LAGUNA
PALM LANE ELEVATIONS



A. COURTYARD ELEVATION (LOOKING SOUTH)



B. COURTYARD ELEVATION (LOOKING NORTH)



STREET
WALLER PARK
MEWS
COURTYARDS

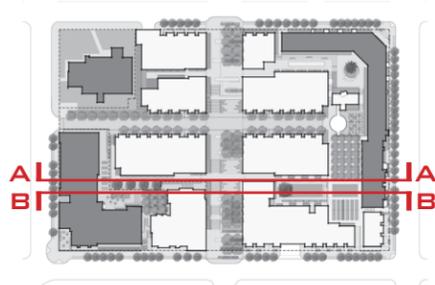
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



A. COURTYARD ELEVATION (LOOKING WEST)



B. COURTYARD ELEVATION (LOOKING EAST)

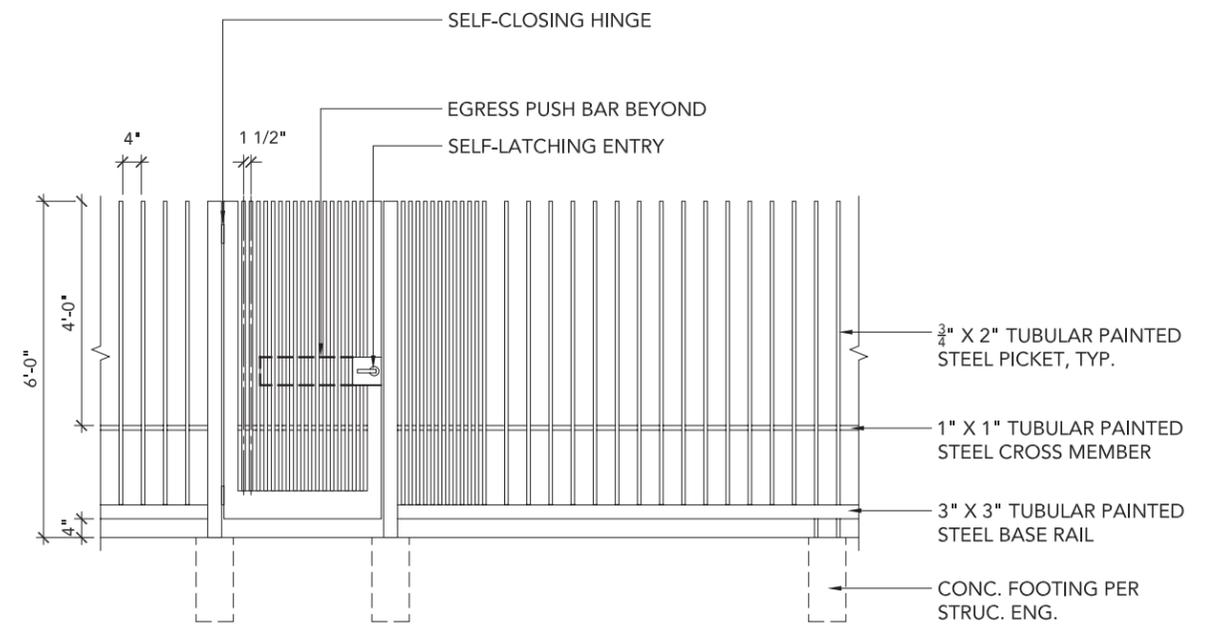


STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION

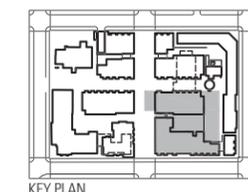
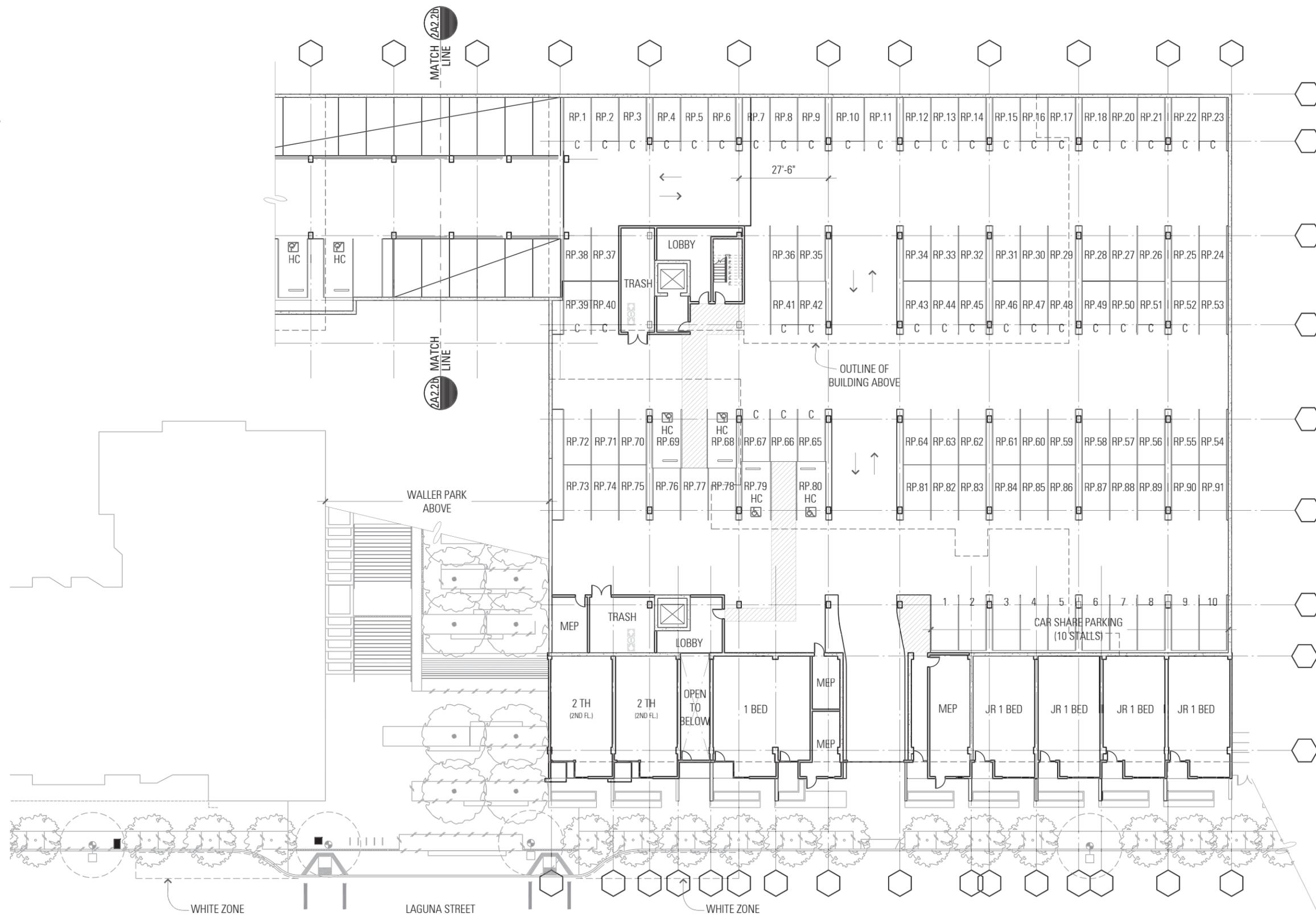


	A STUCCO PAINTED		G BRICK
	B STUCCO PAINTED		H PAINTED ALUMINUM WINDOW
	C STUCCO PAINTED		I GLASS RAIL
	D STUCCO PAINTED		J PAINTED METAL PANEL
	E STUCCO PAINTED		K ART WALL
	F CEMENT BOARD SIDING		



3 FENCE
 SCALE: 0 1' 2' 3' 4'
 Typ. Elevation
 Fence_Gate.dwg

55 LAGUNA MATERIALS



55 LAGUNA

SAN FRANCISCO, CA

**BUILDING 2D & 2E
BASEMENT 1 FLOOR PLAN**

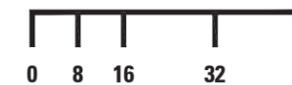
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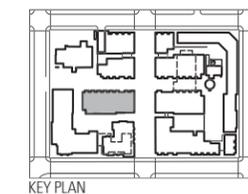
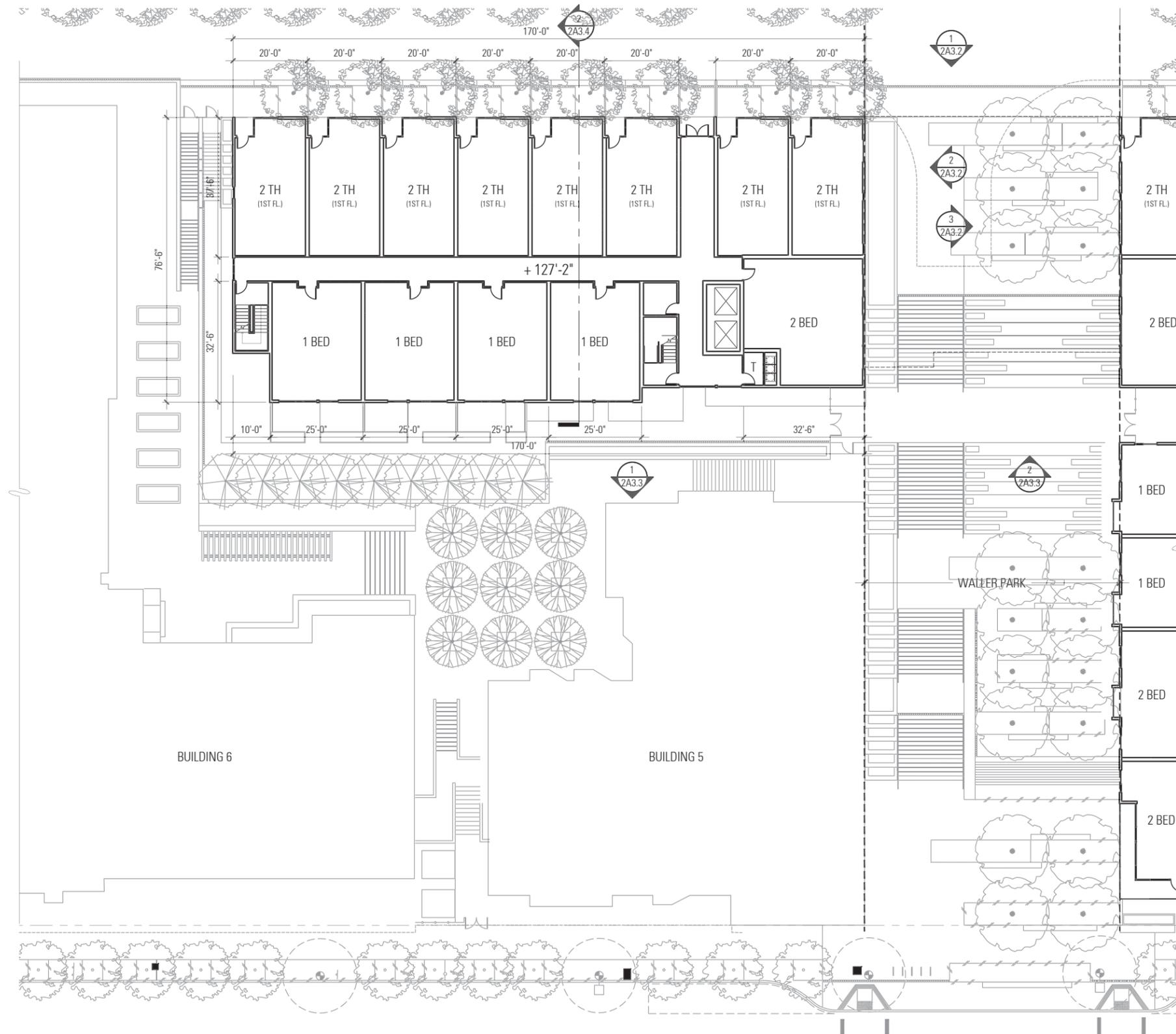
10070

07.31.2012



2A2.2a

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55 LAGUNA

SAN FRANCISCO, CA

**BUILDING 2C
LEVEL 2 FLOOR PLAN**

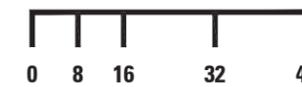
BARARCHITECTS

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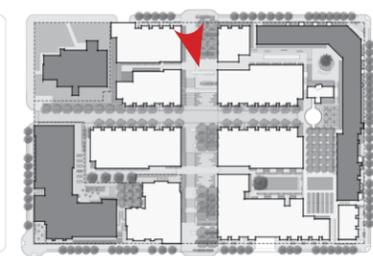
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07.31.2012



2A2.4b

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**STREET
WALLER PARK
MEWS
COURTYARDS**

**55 LAGUNA
WALLER PARK VIEW**

BUCHANAN ST.



MEWS (PALM LANE)

MEWS (PALM LANE)

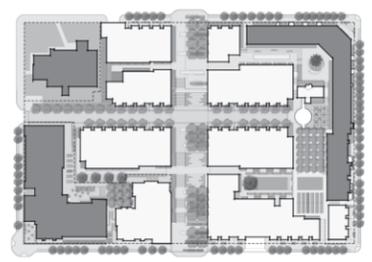
OPEN HOUSE

LAGUNA ST.

55 LAGUNA
WALLER PARK PLAN

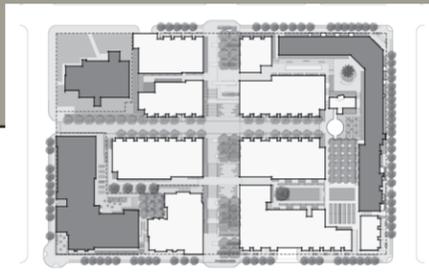


WALLER STEPS
55 Laguna
Wood Partners BAR Architects
7.25.12 1" = 20'



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
LOWER WALLER PARK VIEW



Conceptual view from Laguna and Waller Streets showing the Openhouse building in relationship to Richardson Hall and Waller Park

- setback with terrace along Laguna Street echoes Richardson massing
- strong corner defines the entry to the park
- large windows echo those of the Laguna Street frontage of Richardson Hall
- bay windows overlook the park

55 LAGUNA

SAN FRANCISCO, CA

Openhouse - Building 5

Conceptual View

Santos Prescott and Associates

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San Francisco, CA 94107
415-908-3767
www.santosprescott.com



07.10.2012

5A0.1

KEY NOTES

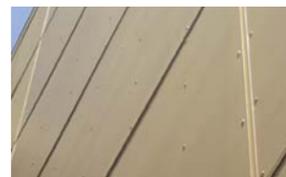
- 1 STUCCO
- 2 COATED FIBER CEMENT PANEL
- 3 PAINTED ALUMINUM WINDOWS
- 4 OPAQUE COATED GLASS
- 5 FACTORY FINISHED METAL TRIM
- 6 PAINTED STEEL GUARDRAIL/TRIM
- 7 UNGLAZED CERAMIC TILE



REPRESENTATIVE MATERIALS*



Stucco:
Painted Color SW 6154; SW6156



Coated fiber cement panels at bay window spandrel (white color to be used)



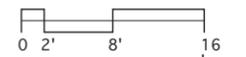
Painted aluminum: factory finished off white, 2" frame profile.



Painted steel rails and awnings: SW 2916



Unglazed ceramic tile at base (terra cotta)



55 LAGUNA

SAN FRANCISCO, CA

Openhouse - Building 5

East Elevation

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5A3.1



55 LAGUNA

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Openhouse - Building 5

North Elevation

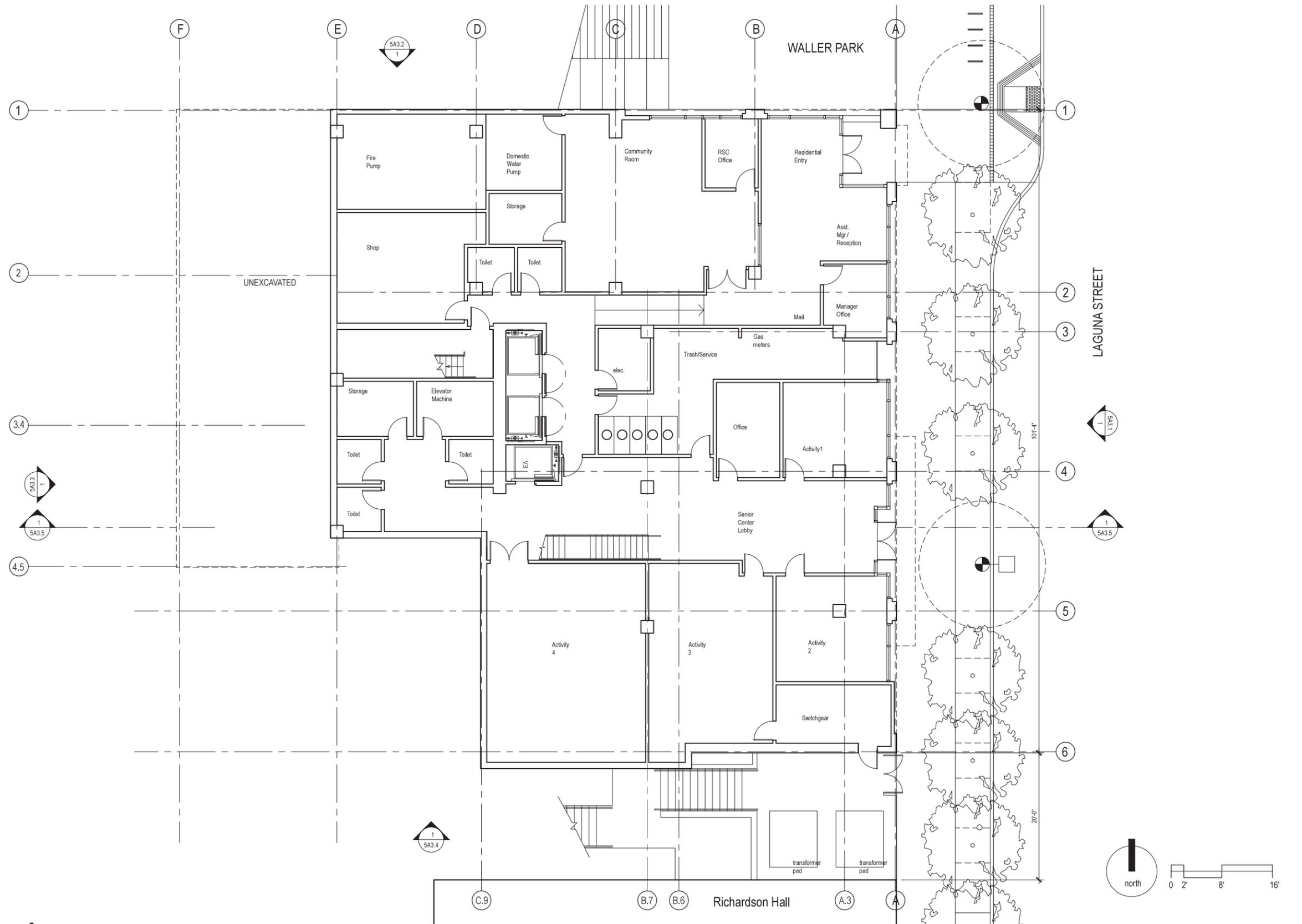
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5A3.2



55 LAGUNA

SAN FRANCISCO, CA

Openhouse - Building 5

Level 1 Plan

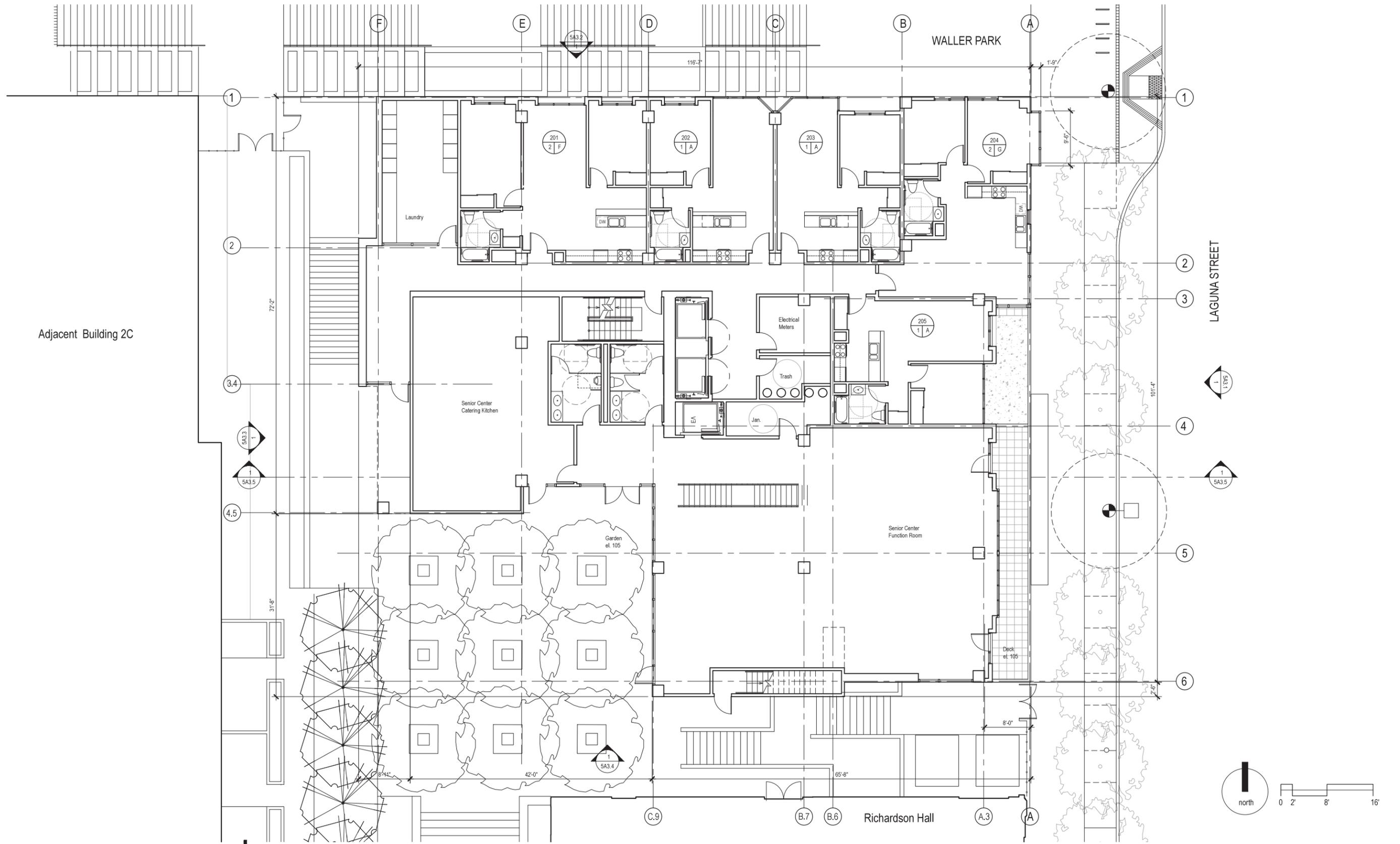
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5A2.1



55 LAGUNA

SAN FRANCISCO, CA

Openhouse - Building 5

Level 2 Plan

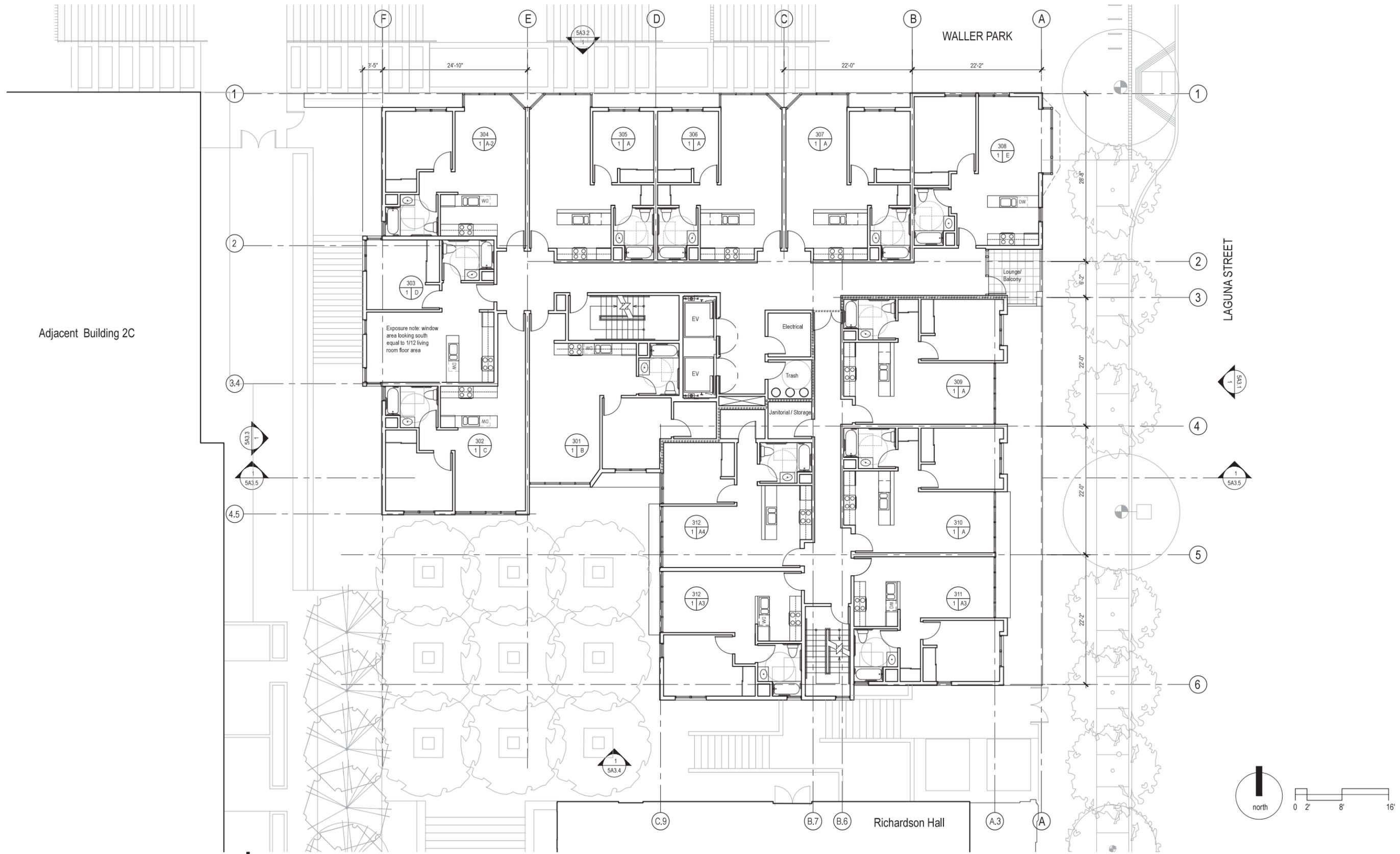
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5A2.2



Adjacent Building 2C

55 LAGUNA

SAN FRANCISCO, CA

Openhouse - Building 5

Level 3-7 Plan

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5A2.3



2 EAST EXISTING CONDITION
6A3.A1



- MATERIAL LIST**
- 1 (E) CEMENT PLASTER
 - 2 (E) HISTORIC METAL WINDOWS TO REMAIN
 - 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
 - 3b (N) ALUMINUM WINDOW IN (E) OPENING
 - 3c (N) ALUMINUM WINDOW IN (N) OPENING
 - 4 (N) ALUMINUM STOREFRONT SYSTEM
 - 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
 - 6 (N) METAL GUARDRAIL
 - 7 (N) METAL CANOPY
 - 8 (E) MISSION TILE ROOF
 - 9 (N) EXTERIOR DOOR
 - 10 (N) WALL TO MATCH (E)
 - 11 (N) SPANDREL PANEL
 - 12 (E) METAL CAP
 - 13 (E) LOUVERED VENT

2 EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
0 4 8 16 FEET

55 LAGUNA

SAN FRANCISCO, CA

Richardson Hall - Building 6

East Elevation



MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT

2 SOUTH EXISTING CONDITION
6A3.A2



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



55 LAGUNA

SAN FRANCISCO, CA

Richardson Hall - Building 6

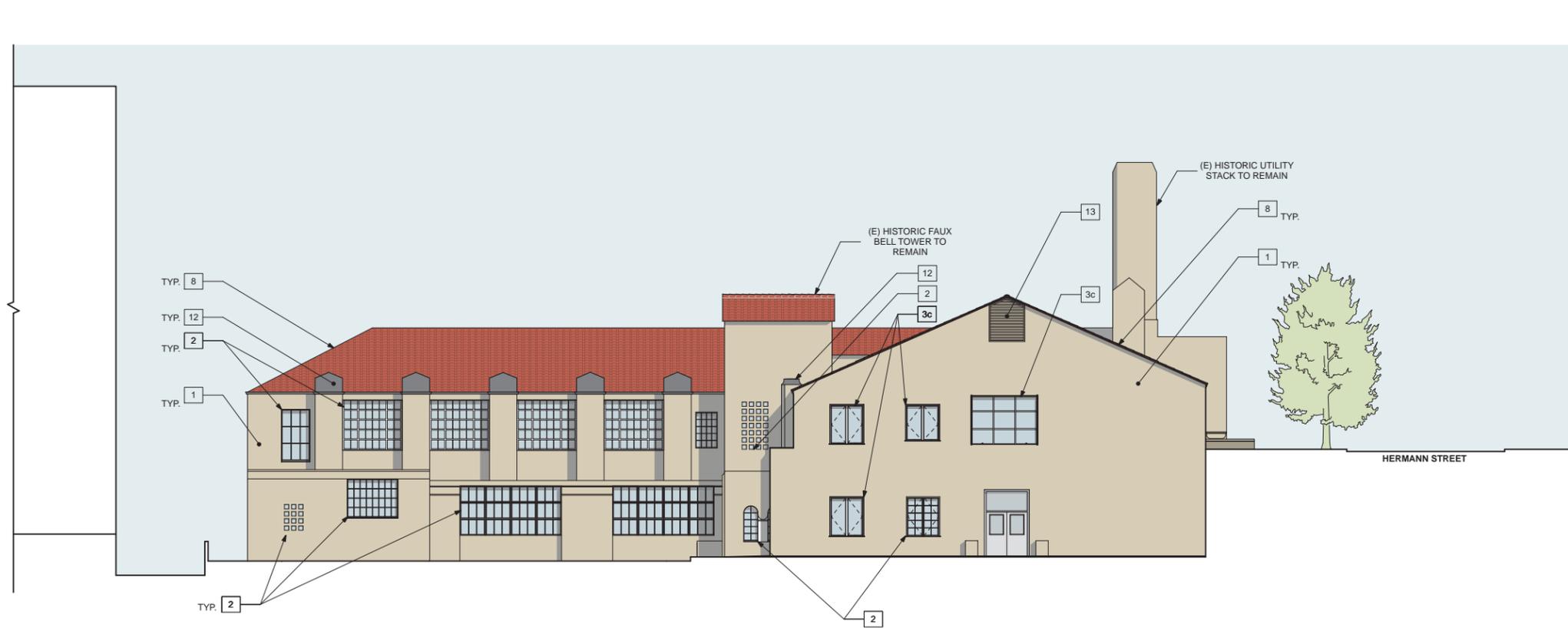
South Elevation



2 WEST COURTYARD EXISTING CONDITION
6A3.A3



3 WEST EXISTING CONDITION
6A3.A3



MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT

2 WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"
0 4 8 16 FEET

55 LAGUNA

SAN FRANCISCO, CA

Richardson Hall - Building 6

West Elevation

STATISTICS

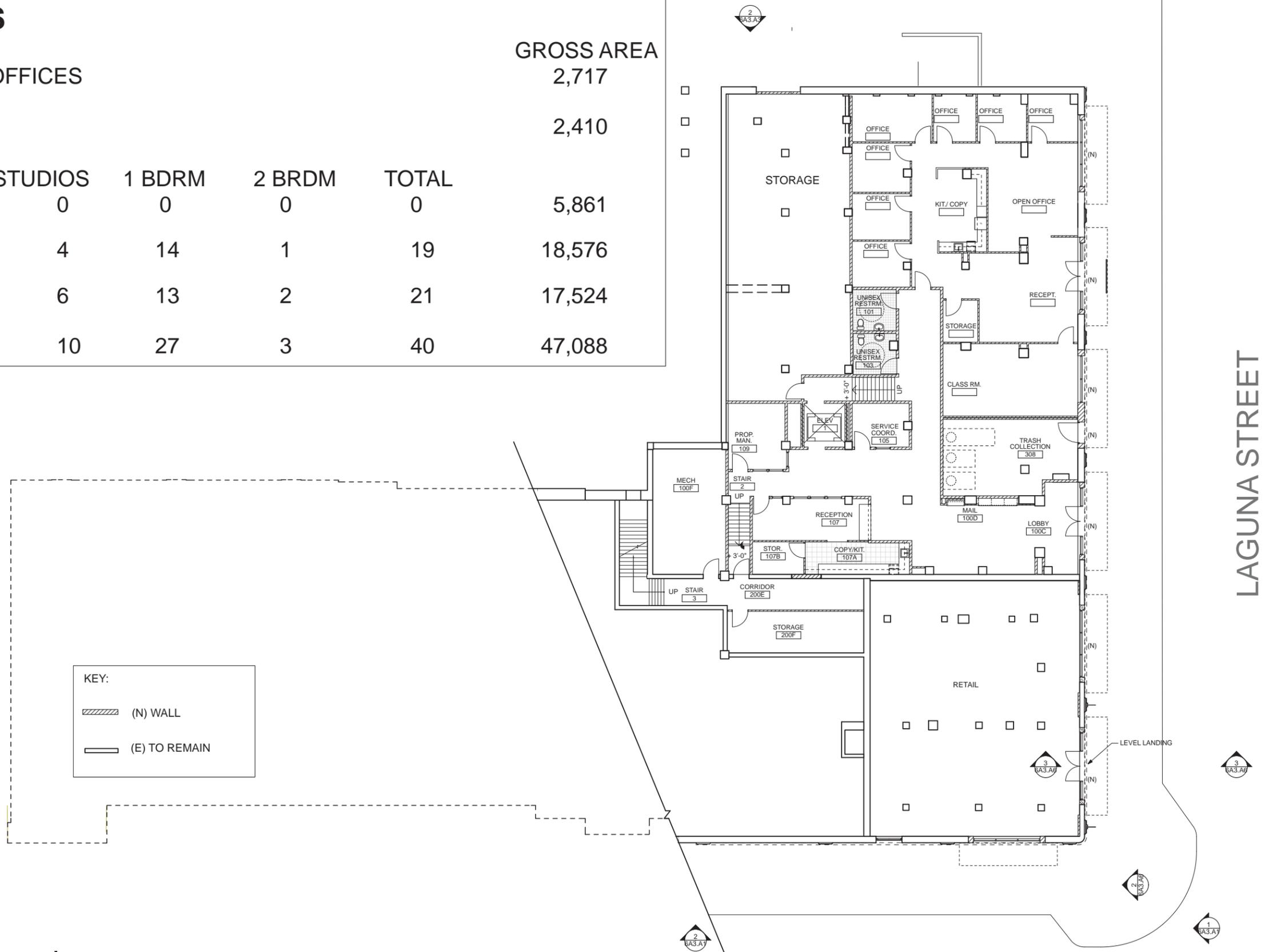
OPEN HOUSE OFFICES

GROSS AREA
2,717

RETAIL

2,410

	STUDIOS	1 BDRM	2 BRDM	TOTAL	
1ST FLOOR:	0	0	0	0	5,861
2ND FLOOR:	4	14	1	19	18,576
3RD FLOOR:	6	13	2	21	17,524
TOTAL:	10	27	3	40	47,088



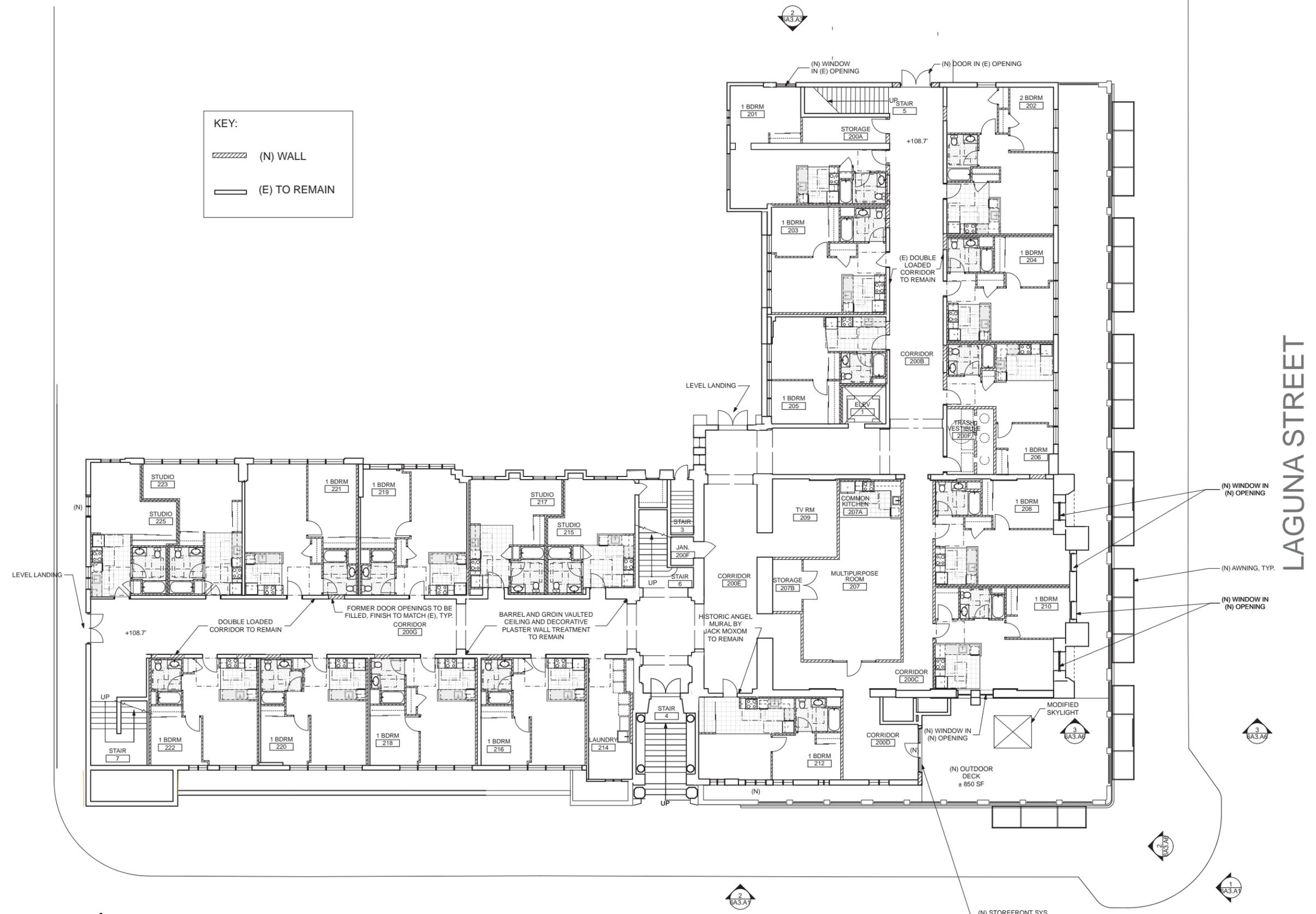
LAGUNA STREET

55 LAGUNA

SAN FRANCISCO, CA

Richardson Hall - Building 6

Level 1 Plan

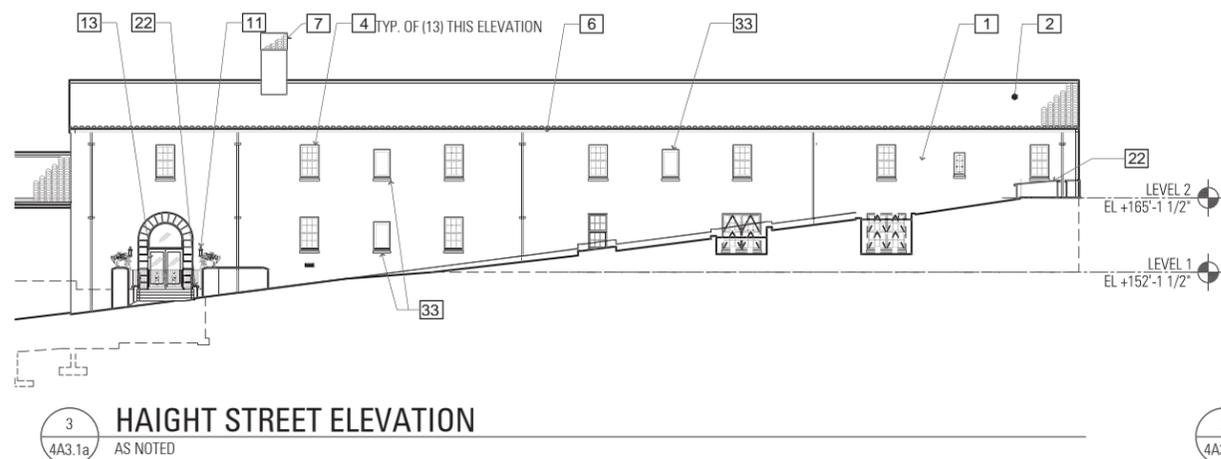


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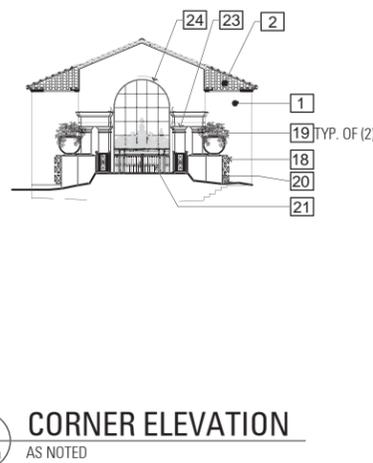
SAN FRANCISCO, CA

Richardson Hall - Building 6

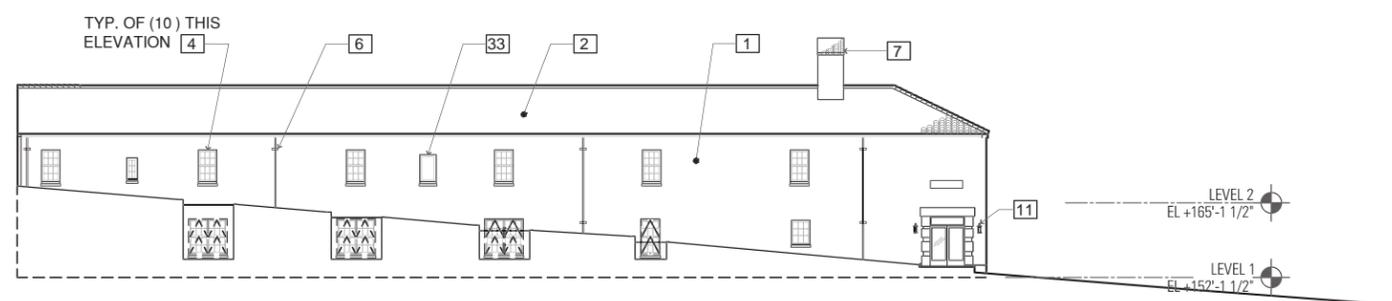
Level 2 Plan



3 Haight Street Elevation
4A3.1a AS NOTED



2 Corner Elevation
4A3.1a AS NOTED



1 Buchanan Street Elevation
4A3.1a AS NOTED

**EXTERIOR ELEVATIONS
GENERAL NOTES**

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING. SEE SPEC. SECTION #.
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION.
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION #.
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING.

SHEET NOTES

- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF.
- 3 (E) NON-HISTORIC ALUM. WINDOW.
- 4 (E) HISTORIC WOOD WINDOW.
- 5 REPLACE (E) NON HISTORIC ALUM. WINDOW WITH (N) WOOD WINDOW TO MATCH HISTORIC WOOD WINDOW
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP. SEE LANDSCAPE & CIVIL DWGS.
- 10 (N) DECORATIVE RAIL
- 11 (N) EXTERIOR WALL MTD. LIGHT
- 12 (N) DECORATIVE METAL GATE, SEE LANDSCAPE DRAWING
- 13 (E) ENTRY TO REMAIN.
- 14 (N) ENCLOSED PATIO W/ METAL GATE
- 15 (N) WOOD WINDOW WITH LOWERED SILL, SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER, SEE WINDOW SCHEDULE
- 17 (N) DOOR
- 18 (E) GRILL
- 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 20 (E) LOW WALL W/ NEW OPENING
- 21 REFURBISH (E) DECORATIVE METAL GRILL
- 22 (N) HANDRAIL
- 23 (E) HISTORIC PILASTERS
- 24 (E) HISTORIC ARCHWAY
- 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 26 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS
- 28 (E) HISTORIC BAY WINDOW TO REMAIN
- 29 (E) WPA PLAQUE
- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.
- 33 (N) SINGLE LITE WOOD WINDOW

55 LAGUNA

SAN FRANCISCO, CA

**WOODS HALL BUILDING 4a
EXTERIOR ELEVATIONS**

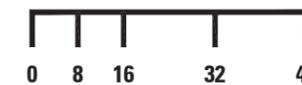
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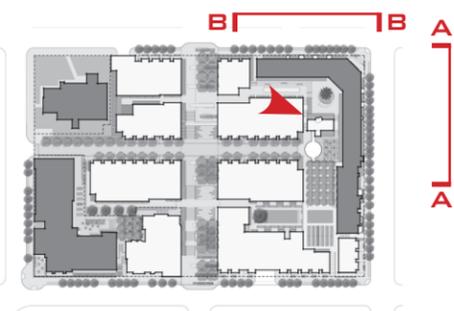
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A. HAIGHT STREET ELEVATION

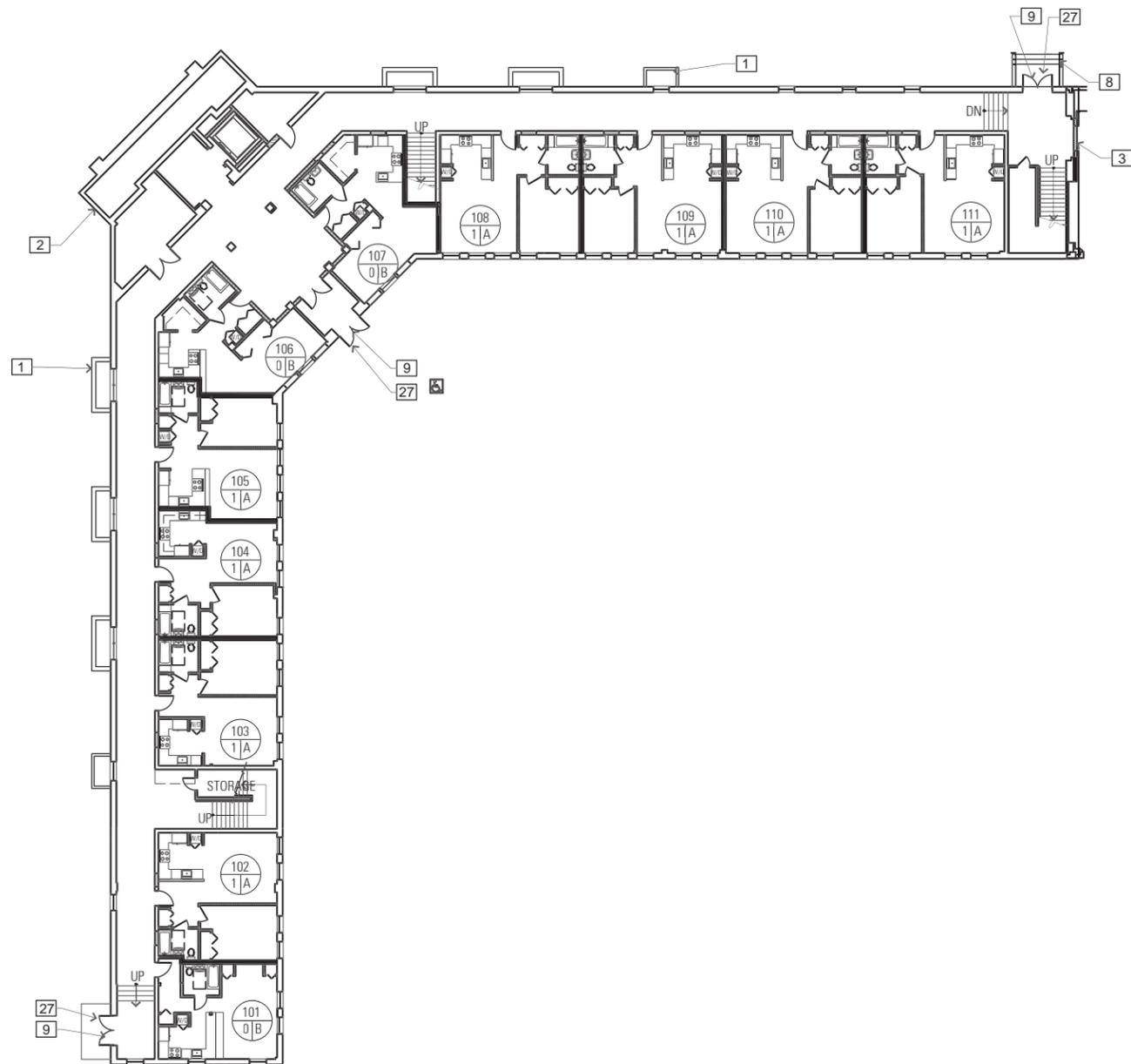


B. BUCHANAN STREET ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
WOODS HALL ELEVATIONS



FLOOR PLAN GENERAL NOTES

- A. NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED.
- B. INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION.
- C. ALL DOORS ARE (N) UNLESS OTHERWISE NOTED.

SHEET NOTES

- 1. (E) LIGHT WELL
- 2. (E) FOUNDATION
- 3. (N) SEPARATION WALL BETWEEN ANNEX AND WOODS HALL
- 4. NOT USED
- 5. NOT USED
- 6. (N) STEPS @ CORNER ENTRY. SEE LANDSCAPE & CIVIL DWGS
- 7. (E) WALL & HISTORIC URNS
- 8. (N) HANDRAIL
- 9. (E) ENTRY
- 10. NOT USED
- 11. NOT USED
- 12. NOT USED
- 13. NOT USED
- 14. (E) RAMP
- 15. (E) FOUNTAIN
- 16. NOT USED
- 17. NOT USED
- 18. (E) WINDOW
- 19. (N) ELEVATOR
- 20. NOT USED
- 21. (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 22. REFURBISH (E) HISTORIC GRILL
- 23. REFURBISH (E) HISTORIC LIGHT FIXTURES
- 24. (E) HISTORIC STAIR
- 25. NOT USED
- 26. NOT USED
- 27. LEVEL LANDING @ ENTRY

LEGEND

- (E) WALL
- (N) UNIT DEMISING WALL
- (N) WALL
- (E) COLUMN
- UNIT #
- UNIT TYPE (A=1 BEDROOM, B= STUDIO)
- # OF BEDROOMS

**WOODS HALL BUILDING 4a
LEVEL 1 FLOOR PLAN**

55 LAGUNA

SAN FRANCISCO, CA

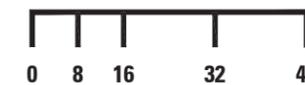
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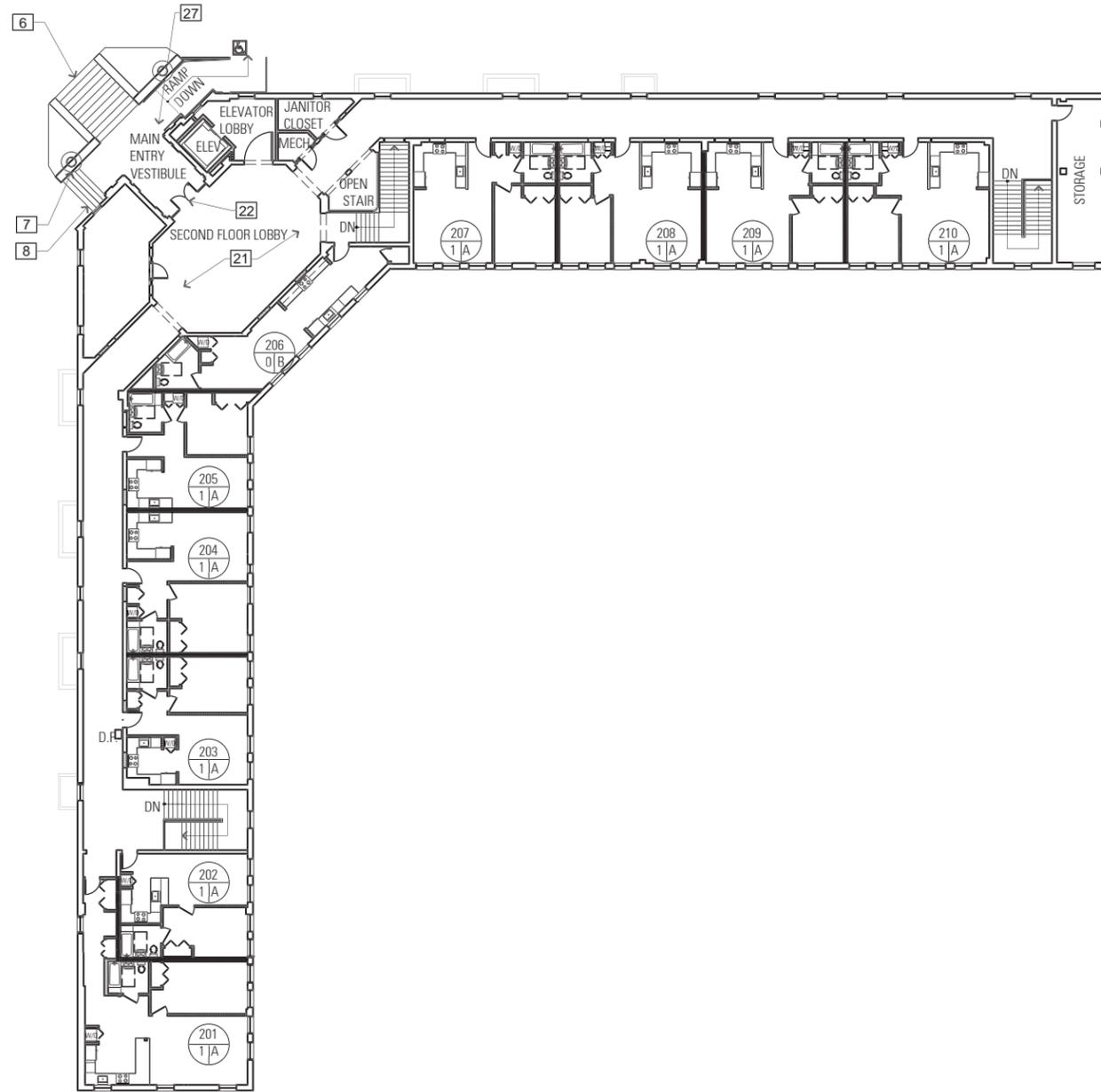


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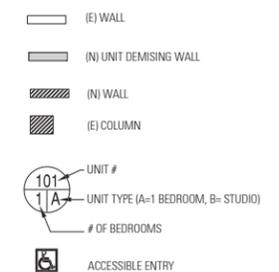
FLOOR PLAN GENERAL NOTES

- A. NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED.
- B. INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION.
- C. ALL DOORS ARE (N) UNLESS OTHERWISE NOTED.

SHEET NOTES

- 1. (E) LIGHT WELL
- 2. (E) FOUNDATION
- 3. (N) SEPARATION WALL BETWEEN ANNEX AND WOODS HALL
- 4. NOT USED
- 5. NOT USED
- 6. (N) STEPS @ CORNER ENTRY. SEE LANDSCAPE & CIVIL DWGS
- 7. (E) WALL & HISTORIC URNS
- 8. (N) HANDRAIL
- 9. (E) ENTRY
- 10. NOT USED
- 11. NOT USED
- 12. NOT USED
- 13. NOT USED
- 14. (E) RAMP
- 15. (E) FOUNTAIN
- 16. NOT USED
- 17. NOT USED
- 18. (E) WINDOW
- 19. (N) ELEVATOR
- 20. NOT USED
- 21. (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 22. REFURBISH (E) HISTORIC GRILL
- 23. REFURBISH (E) HISTORIC LIGHT FIXTURES
- 24. (E) HISTORIC STAIR
- 25. NOT USED
- 26. NOT USED
- 27. LEVEL LANDING @ ENTRY

LEGEND



55 LAGUNA

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**WOODS HALL BUILDING 4a
LEVEL 2 FLOOR PLAN**

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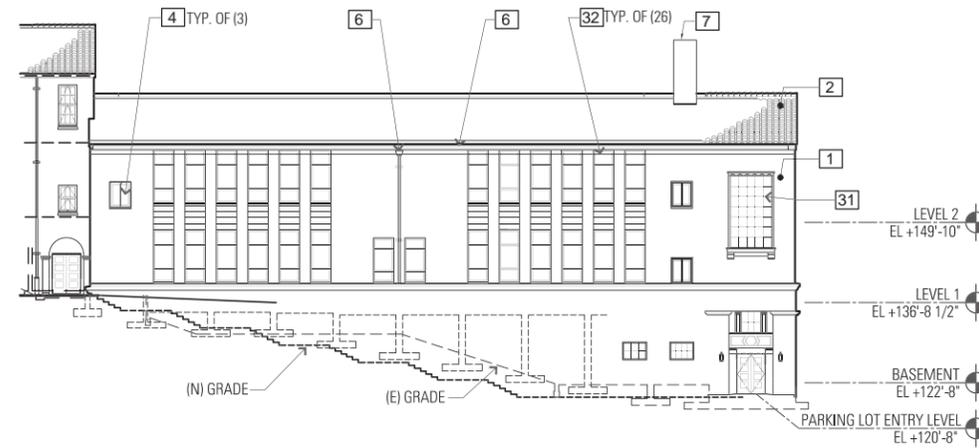
4A2.2a

EXTERIOR ELEVATIONS
GENERAL NOTES

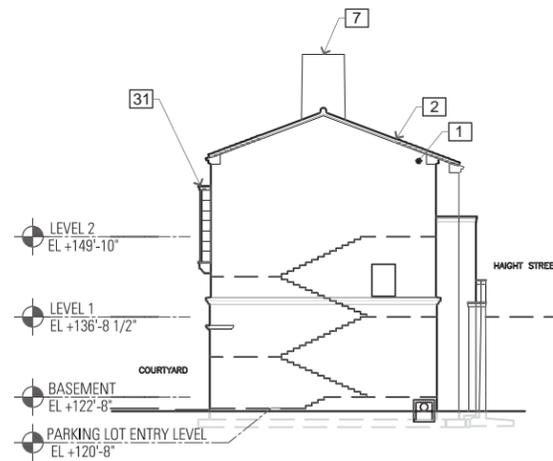
- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING. SEE SPEC. SECTION ##.
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION.
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##.
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING.

SHEET NOTES

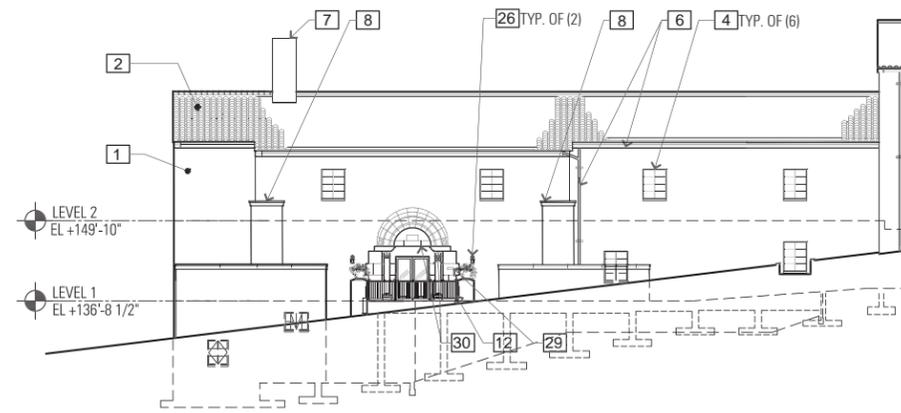
- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF.
- 3 (E) NON-HISTORIC ALUM. WINDOW.
- 4 (E) HISTORIC WOOD WINDOW.
- 5 REPLACE (E) NON HISTORIC ALUM. WINDOW WITH (N) WOOD WINDOW TO MATCH HISTORIC WOOD WINDOWS.
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP. SEE LANDSCAPE & CIVIL DWGS.
- 10 (N) DECORATIVE RAIL
- 11 (N) EXTERIOR WALL MTD. LIGHT
- 12 (N) DECORATIVE METAL GATE, SEE LANDSCAPE DRAWINGS
- 13 (E) ENTRY TO REMAIN.
- 14 (N) ENCLOSED PATIO W/ METAL GATE
- 15 (N) WOOD WINDOW WITH LOWERED SILL, SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER, SEE WINDOW SCHEDULE
- 17 (N) DOOR
- 18 (E) GRILL
- 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 20 (E) LOW WALL W/ NEW OPENING
- 21 REFURBISH (E) DECORATIVE METAL GRILL
- 22 (N) HANDRAIL
- 23 (E) HISTORIC PILASTERS
- 24 (E) HISTORIC ARCHWAY
- 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 26 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS
- 28 (E) HISTORIC BAY WINDOW TO REMAIN
- 29 (E) WPA PLAQUE
- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.
- 33 (N) SINGLE LITE WOOD WINDOW



3 COURTYARD ELEVATION
A3.1b AS NOTED



2 EAST ELEVATION
A3.1b AS NOTED



1 HAIGHT ELEVATION
A3.1b AS NOTED

55 LAGUNA

SAN FRANCISCO, CA

WOODS HALL ANNEX BUILDING 4b
EXTERIOR ELEVATIONS

BARARCHITECTS

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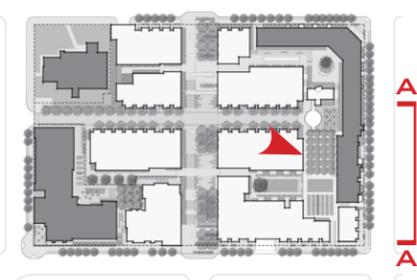
07.10.2012



4A3.1b



A. HAIGHT STREET ELEVATION



STREET
WALLER PARK
MEWS
COURTYARDS

55 LAGUNA
WOODS HALL ANNEX ELEVATION

