



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Planning Code Text and Zoning Map Changes Conditional Use

HEARING DATE: DECEMBER 19, 2013

Date: December 12, 2013
Case No.: **2012.0258ETZC**
Project Address: **1500 Page Street**
Zoning: RM-1 (Residential, Mixed, Low-Density)
55-X Height and Bulk District
Block/Lot: 1223/004
Project Sponsor: Tim Dunn
Mercy Housing of California
1360 Mission Street, Suite 300
San Francisco, CA 94103
Staff Contact: Sara Vellve – (415) 558 - 6263
sara.vellve@sfgov.org
Recommendation: **Approval with Conditions**
Approve a Resolution to recommend that the Board of Supervisors approve the proposed Ordinance with modifications

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PROJECT DESCRIPTION

The applicant proposes to convert a long-vacant SRO to 16 units of affordable housing and one manager's unit. Residents of the building are will be developmentally disabled adults who qualify as "Lower income households" as defined in Section 50079.5 of the California Health and Safety Code or "Very low income households" as defined in Section 50105 of the California Health and Safety Code.

The building would be modified to provide up to 17 dwelling units (16 studios and one 1-bedroom apartment) on floors 2-4. One unit will be hearing and visually impaired accessible, one unit will be wheelchair accessible meeting UFAS standards, and the remainder of the units will be adaptable. The ground floor would contain a lobby/dining/kitchen area with access to common open space, two management offices, a laundry, bicycle storage, and trash and maintenance rooms. An entry court would be located along the Masonic Avenue frontage, parallel to the north (side) property line, and would provide common open space. A second open space area would be located at the rear of the building parallel to the west (rear) property line. Exterior modifications are minimal and include reestablishing windows that were filled in along Masonic Avenue and the north building elevation. A small mechanical building located in the rear yard and not visible from the street would be demolished. The proposal does not involve an increase in the building's volume.

The proposed use will be an independent living situation for building residents. Some programming and social services will be provided on-site and it is anticipated that up to three staff members will be available as described below.

- Property manager, probably on-site about 10 hours per week
- Maintenance/Janitor, probably on-site about 10 hours per week
- Supportive services, probably on-site about 20 hours per week.

In 2009 a previous proposal to provide permanent affordable housing and counseling services for up to 55 formerly homeless adults was approved by the Planning Commission through Conditional Use authorization and Board of Supervisors through a special use district and a height and bulk change. The project was abandoned and the authorizations have expired.

To implement the subject proposal, modifications to the Planning Code are required. On November 5, 2013, Supervisor London Breed introduced an Ordinance to establish the 1500 Page Street Affordable Housing Special Use District (SUD) to modify the dwelling unit density, area of useable open space, open space dimensional requirements, obstructions in the front and rear setbacks, dwelling unit exposure and removal of off-street parking, and to reclassify the Height and Bulk District from 55-X to 40-X. The Ordinance includes language to rescind the former special use district and special use height district for the abandoned proposal approved in 2009.

SITE DESCRIPTION AND PRESENT USE

The 5,390 square foot project site is located in the Haight Ashbury neighborhood at the northwest corner of Page Street and Masonic Avenue. The existing 4-story building was constructed in approximately 1903 and is a historic resource. Approximately 90 percent of the lot is covered by the building. There is a side setback of approximately 12 feet wide and 70' deep along the north property line, and a rear setback of approximately 11 feet at the west property line. Based on City records and information submitted by the sponsor, the building is currently classified as a 38-room SRO. The building has been vacant for a number of years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Saint Agnes Church occupies a large portion of the land surrounding the project site to the north and west. The Urban School is located at 1563 Page Street, west of the subject property. The subject block is split-zoned between RM-1 (Residential, Mixed, Low Density) and RH-3 (Residential, House, Three Family) with the subject and church properties within an RM-1 District. A large portion of the neighborhood's surrounding residential properties are zoned RM-1 with the RH-3 lots clustered at the corner of Page and Ashbury Streets, west of the subject property. The Haight Street Neighborhood Commercial District is located one block south of the property and Golden Gate Park's Panhandle is located one block north of the property.

ENVIRONMENTAL REVIEW

December 6, 2013, finding that the Project is exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 28, 2013	November 27, 2013	21 days
Posted Notice	20 days	November 28, 2013	November 28, 2013	20 days
Mailed Notice	20 days	November 28, 2013	November 28, 2013	20 days

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

PUBLIC COMMENT

To date the Department has not received any public comment regarding the proposal.

ISSUES AND OTHER CONSIDERATIONS

- On February 19, 2009 the Planning Commission approved a request for Conditional Use authorization to establish a residential care facility at the subject site through Case No. 2007.1259C. At that hearing the Planning Commission recommended that the Board of Supervisors approve an ordinance to establish the 1500 Page Street Residential Care SUD and the Permitted Building Height in the 1500 Page Street Residential Care SUD. On December 3, 2009 the Board of Supervisors approved an ordinance establishing the two SUDs and changing the height limit from 40-X to 55-X through Ordinance 248-09. The residential care facility project associated with these entitlements was abandoned and the Conditional Use authorization and SUDs have expired. The 55-X Height and Bulk District remains in place.
- The subject proposal requires entitlements and zoning changes similar to the 2009 project.
 - *Conditional Use authorization* to implement the proposed 1500 Page Street Affordable Housing SUD, and to address the replacement of SRO rooms with dwelling units at a ratio of less than 1:1 under Chapter 41 of the Administrative Code.
 - *Adoption of a Resolution of Intent* to create the proposed SUD, map the SUD, change the Height/Bulk District from 55-X to 40-X, and to rescind the previous SUDs and zoning map changes.
- The proposed 1500 Page Street Affordable Housing Special Use District will address the following Planning Code requirements that the project does not comply with.
 - Dwelling Unit Density
 - Usable Open Space
 - Open Space Dimensional Requirement
 - Obstructions in the Front and Rear Setbacks
 - Dwelling Unit Exposure
 - Removal of Existing Off-Street Parking
- The Department of Building Inspection considers the building to contain a 38-room SRO. The building has been vacant for a number of years. Chapter 41 of the Administrative Code requires

Conditional Use authorization to convert the building from an SRO to a residential use at a density of less than 1:1.

- In support of the project, District 5 Supervisor London Breed introduced the proposed ordinance to the Board of Supervisors on November 5, 2013.

- To clearly articulate the proposed Ordinance (Exhibit A) and include all necessary Planning Code modifications, the Planning Department recommends changes to the Ordinance as shown in Exhibit B. Some changes are minor and some are more substantive. The more substantive changes are listed below.
 - Specify purpose of SUD and required actions in the introductory paragraph
 - At the sponsor's request, reduce the number of affordable units from 17 to 16
 - Add a Planning Code modification for the dimensional requirement of open space
 - Add a modification to allow removal of existing off-street parking

REQUIRED COMMISSION ACTION

In order for the project to proceed, two actions must be taken.

- The Commission must approve Conditional Use authorization to:
 - implement the proposed SUD;
 - allow conversion of an SRO to dwelling units at a ratio of less than 1:1.
- The Commission must adopt a Resolution of Intent to:
 - establish the 1500 Page Street Affordable Housing SUD and change the Height and Bulk District of the property from 55-X to 40-X;
 - rescind 1500 Page Street Residential Care Special Use District and the Permitted Building Height in the 1500 Page Street Residential Care SUD;
 - Make minor changes to the proposed Ordinance as shown in Exhibit B.

BASIS FOR RECOMMENDATION

- The project promotes the development of 16 units of affordable housing.
- The project promotes the rehabilitation of a historic resource in a manner consistent with the Secretary of the Interior's Standards.
- The project is compatible with the residential density of the existing neighborhood.
- The project meets all applicable requirements of the Planning Code and General Plan

RECOMMENDATION:	Approval with Conditions
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Attachments

Draft Motion	Height and Bulk Map
Draft Resolution	Special Use District Map
CEQA Certificate of Determination	Aerial Photo
Ordinance initiated by Supervisor Breed (Exhibit A)	Project Sponsor Submittal including: plans and
Ordinance with Recommended Changes (Exhibit B)	letters of support
Sanborn Map	Block Book Map

Attachment Checklist

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

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303, PROPOSED SECTION 249.47 (1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT (SUD)) AND SECTION 41.13 OF THE ADMINISTRATIVE CODE TO CONVERT THE EXISTING VACANT 38-UNIT SRO TO UP TO 16 UNITS OF AFFORDABLE HOUSING AND ONE MANAGER'S UNIT WITHIN THE RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) DISTRICT, THE PROPOSED 1500 PAGE STREET AFFORDABLE HOUSING SUD AND A 55-X HEIGHT AND BULK DISTRICT (PROPOSED TO BE 40-X) AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 25, 2013 Tim Dunn (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303, the proposed 1500 Page Street Affordable Housing Special Use District (SUD) and Administrative Code Section 41.13 to convert the long-vacant 38-unit SRO to up to 16 units of affordable housing and one manager's unit within the RM-1 (Residential, Mixed, Low-Density) District, the proposed 1500 Page Street Affordable Housing SUD and a 55-X Height and Bulk District (proposed to be 40-X)

On December 19, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0258ETZC.

December 6, 2013, finding that the Project is exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0258C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The 5,390 square foot project site is located in the Haight Ashbury neighborhood at the northwest corner of Page Street and Masonic Avenue. The existing 4-story building was constructed in approximately 1903 and is a historic resource. Approximately 90 percent of the lot is covered by the building. There is a side setback of approximately 12 feet wide and 70' deep along the north property line, and a rear setback of approximately 11 feet at the west property line. Based on City records and information submitted by the sponsor, the building is currently classified as a 38- room SRO. The building has been vacant for a number of years.
3. **Surrounding Properties and Neighborhood.** Saint Agnes Church occupies a large portion of the land surrounding the project site to the north and west. The Urban School is located at 1563 Page Street, west of the subject property. The subject block is split-zoned between RM-1 (Residential, Mixed, Low Density) and RH-3 (Residential, House, Three Family) with the subject and church properties within an RM-1 District. A large portion of the neighborhood's surrounding residential properties are zoned RM-1 with the RH-3 lots clustered at the corner of Page and Ashbury Streets, west of the subject property. The Haight Street Neighborhood Commercial District is located one block south of the property and Golden Gate Park's Panhandle is located one block north of the property.
4. **Project Description.** The applicant proposes to convert a long-vacant SRO to 16 units of affordable housing and one manager's unit. Residents of the building are will be developmentally disabled adults who quality as "Lower income households" as defined in Section 50079.5 of the

California Health and Safety Code or "Very low income households" as defined in Section 50105 of the California Health and Safety Code.

The building would be modified to provide up to 17 dwelling units (16 studios and one 1-bedroom apartment) on floors 2-4. One unit will be hearing and visually impaired accessible, one unit will be wheelchair accessible meeting UFAS standards, and the remainder of the units will be adaptable. The ground floor would contain a lobby/dining/kitchen area with access to common open space, two management offices, a laundry, bicycle storage, and trash and maintenance rooms. An entry court would be located along the Masonic Avenue frontage, parallel to the north (side) property line, and would provide common open space. A second open space area would be located at the rear of the building parallel to the west (rear) property line. Exterior modifications are minimal and include reestablishing windows that were filled in along Masonic Avenue and the north building elevation. A small mechanical building located in the rear yard and not visible from the street would be demolished. The proposal does not involve an increase in the building's volume.

The proposed use will be an independent living situation for building residents. Some programming and social services will be provided on-site and it is anticipated that up to three staff members will be available as described below.

- Property manager, probably on-site about 10 hours per week
- Maintenance/Janitor, probably on-site about 10 hours per week
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In 2009 a previous proposal to provide permanent affordable housing and counseling services for up to 55 formerly homeless adults was approved by the Planning Commission through Conditional Use authorization and Board of Supervisors through a special use district and a height and bulk change. The project was abandoned and the authorizations have expired.

To implement the subject proposal, modifications to the Planning Code are required. On November 5, 2013, Supervisor London Breed introduced an Ordinance to establish the 1500 Page Street Affordable Housing Special Use District (SUD) to modify the dwelling unit density, area of useable open space, open space dimensional requirements, obstructions in the front and rear setbacks, dwelling unit exposure and removal of off-street parking, and to reclassify the Height and Bulk District from 55-X to 40-X. The Ordinance includes language to rescind the former special use district and special use height district for the abandoned proposal approved in 2009.

5. **Public Comment.** To date the Department has not received any public comment regarding the proposal.
6. **Case 2007.1259CTZ, Previous Entitlement Request.** On February 19, 2009 the Planning Commission approved a request for Conditional Use authorization to establish a residential care facility at the subject site through Case No. 2007.1259C. At that hearing the Planning Commission recommended that the Board of Supervisors approve an ordinance to establish the 1500 Page Street Residential Care SUD and the Permitted Building Height in the 1500 Page Street

Residential Care SUD. On December 3, 2009 the Board of Supervisors approved an ordinance establishing the two SUDs and changing the height limit from 40-X to 55-X through Ordinance 248-09. The residential care facility project associated with these entitlements was abandoned and the Conditional Use authorization and SUDs have expired. The 55-X Height and Bulk District remains in place.

7. **Proposed Entitlement Request.** The proposal requires Conditional Use authorization to implement the SUD, and to address the replacement of SRO units with dwelling units at a ratio of less than 1:1. The SUD is necessary to address Planning Code requirements that the proposal does not conform to such as residential density, removal of off-street parking, dwelling unit exposure, open space, and front and rear set back requirements. A Zoning Map amendment is necessary to map the SUD and to change the height district to 40-X (height was changed to 55-X to accommodate a vertical addition that was part of the previous project).
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Density.** Planning Code Section 209.1(i) limits the residential density for the property to one dwelling unit per 800 square feet of lot area. The current zoning would allow six dwelling units on the site.

This Conditional Use Authorization includes implementation of the modification to the density limitation allowed pursuant to Planning Code Section 249.47 to allow a residential density of approximately one dwelling unit per 295 square feet of lot area. The proposal would construct up to 17 residential units (16 for qualified project participants and one for a resident manager).

- B. **Removal of Parking.** Planning Code Section 150(d) requires that once any off-street parking or loading space has been provided which wholly or partially meets the requirements the Planning Code, such off-street parking or loading space shall not thereafter be reduced, eliminated or made unusable in any manner.

This Conditional Use Authorization includes implementation of the modification to the retention of off-street parking pursuant to Planning Code Section 249.47 to allow for the removal of two off-street parking spaces located on the property. One parking space is located in the setback area along the north property line and the other is located parallel and adjacent to the rear property line. Both parking spaces would be removed, the curbs restored, and the areas improved to create open space for residents. Planning Code Section 151(b) does not require off-street parking for dwellings designed and occupied by persons with physical disabilities or affordable housing projects. The proposal is to develop affordable housing.

- C. **Obstructions in the Required Front Setback.** Planning Code Section 136(c)(19) does not permit fences over three feet in height in the front setback.

This Conditional Use Authorization includes implementation of the modification to the permitted obstruction requirement pursuant to Planning Code Section 249.47 to allow for an entry/security gate and fence of approximately 11 feet in height above grade within the required front setback. The subject property is located at the corner of Page Street and Masonic Avenue. In this context the subject and adjacent property are used to determine the front setback of the subject property. The average set back of these two properties is approximately 16 feet; therefore, the front setback requirement is 15 feet from the front property line. The proposed front entry/security gate is proposed to be set back from the front property line by approximately five feet and is located within the required front setback.

- D. Obstructions in the Required Rear Yard.** Planning Code Section 136(c)(19) does not permit fences over three feet in height in required rear yards.

This Conditional Use Authorization includes implementation of the modification to the rear yard setback requirement pursuant to Planning Code Section 249.47 to allow for an entry/security gate and fence of approximately 11 feet in height above grade (approximately 7 feet above grade at the curb) within the 25% required rear yard. The existing building projects approximately 16 feet into the required rear yard and is nonconforming.

- E. Area of Required Open Space.** Planning Code Section 135(d) requires 133 square feet of common open space for each dwelling unit per lot in the RM-1 District. At 17 units, the Planning Code requires 2,394 square feet of residential open space for the project.

This Conditional Use Authorization includes implementation of a modification to the area of residential open space pursuant to Planning Code Section 249.47 to allow for approximately 69 square feet of open space per dwelling unit. The subject property was developed prior to implementation of the open space requirements and covers approximately 90% of the lot area. An expansion of the building is not proposed. Two off-street parking spaces will be removed to develop two open space areas on the lot. The open area adjacent to the north property line is approximately 780 square feet and the open area parallel and adjacent to the rear property line is approximately 460 square feet, for an total of approximately 1,240 square feet of residential open space. As the site is located one block south of Golden Gate Park's panhandle, open space for use by residents is available within close proximity.

- F. Dimensional Requirements of Residential Open Space.** Planning Code Section 135(g) requires that all common open space shall be at least 15 feet in every horizontal dimension.

This Conditional Use Authorization includes implementation of a modification to the dimensional requirement for residential open space pursuant to Planning Code Section 249.47 to allow for open space with a minimum horizontal dimension of 11 feet. The open area adjacent to the north (side) property line has a north/south dimension of approximately 12 feet and an east west dimension of approximately 65 feet. The open area adjacent to the west (rear) property line has an east/west horizontal dimension of approximately 12 feet and a north/south dimension of approximately 40 feet. As a result the minimum open space dimension of 15 feet cannot be met by the project. The existing building is nonconforming and covers approximately 90% of the site. The building is not proposed to be expanded.

- G. **Exposure.** Planning Code Section 140 requires each dwelling unit face a public street, public alley at least 25 feet in width, side yard at least 25 feet in width, or rear yard meeting the requirements of this Code.

This Conditional Use Authorization includes implementation of the modification to the dwelling unit exposure requirement pursuant to Planning Code Section 249.47 to allow up to five dwelling units that face the courtyard adjacent to the north property line that is approximately 12 feet wide. The existing structure was constructed prior to implementation of the exposure requirement, and was not originally constructed to contain dwelling units. As proposed, interior units in the north mid-portion of the building do not face a public street or alley of at least 25 feet in width, or a Code compliant rear yard because of the building's original construction.

9. **Administrative Code Compliance.** According to the Department of Building Inspection, the subject property was determined to be a Single Resident Occupancy (SRO) in 1991. The premises have been vacant for a number of years. Chapter 14, Section 41.13 of the Administrative Code requires that conversion of an SRO of less than 1:1 requires Conditional Use authorization (Section 303). Such findings have been incorporated into the Conditional Use findings below.

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

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

The proposed Project is in keeping with the residential use that has historically been located at the Property, with a lower overall density that is more compatible with the neighborhood character. The Project is necessary as it will provide much needed long-term housing and services to low-income individuals in San Francisco without constructing a new building or establishing an entirely new use within the neighborhood. The building will be modernized and not expanded.

Conversion of the vacant SRO is necessary, desirable and compatible with the neighborhood as the premises will continue to be used as affordable housing at a density that is compatible with the neighborhood.

- 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 Property is currently vacant but has been considered to be an SRO since approximately 1991. The Project, and SRO conversion, would upgrade the existing building while adding open space, community space, counseling and management offices, and bicycle storage and laundry facilities. The nature of the site and the size, shape and arrangement of the proposed use and building would not change, and would not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

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

The Planning Code does not require parking or loading for dwelling units dedicated to persons with physical disabilities or affordable housing. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Sponsor has agreed to fill in two existing curb cuts to provide more on-street parking. It is expected that residents and employees will use nearby public transit lines (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L) as well as bicycles.

Conversion of the vacant SRO will ease the type and volume of traffic and the demand for on-street parking as there will be fewer residents living in the building.

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

The proposed residential use, and conversion of the vacant SRO, are subject to the standard conditions of approval and outlined in Exhibit As the project is residential it will not generate offensive emissions such as glare, noise, dust or odor.

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

The Project, and conversion of the vacant SRO, will retain the existing building and the existing mature trees along the Page Street building frontage. The sidewalks adjacent to the building will be upgraded and kept clean of refuse. The Project provides new landscaped open space at grade with attractive fences and security gates. Four new street trees would be planted in the sidewalk on Page Street and Masonic Avenue.

- 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, and conversion of the vacant SRO, will comply with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

11. **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 1.3:

Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.10:

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

The proposed development would create up to 16 permanently affordable units and one manager's unit in an area within close proximity to a number of public transit choices (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L) and amenities along Haight Street. No fewer than four bicycle storage spaces will be provided.

Objective 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.3:

Prevent the removal or reduction of housing for parking.

The proposed affordable housing development would remove two off-street parking spaces to create open space for residents. The existing vacant building will be rehabilitated to current Building Code standards and will be affordable to lower and very low income households. The existing curb cuts will be filled and on-street parking will be restored.

Objective 4:

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

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.

With the exception of the manager's unit, all units would be available for rent to residents who qualify as lower or very low income per the proposed SUD. The development is located in a diverse and mixed residential and neighborhood commercial district.

Objective 7

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

POLICY 7.5

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

POLICY 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

Support of the proposed Special Use District and conversion of the SRO encourage the production of permanently affordable housing for income-restricted occupants in an existing building that will be upgraded to contemporary Building Code and living standards at a density that is compatible with the neighborhood.

URBAN DESIGN ELEMENT

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 3:

Provide adequate lighting in public areas.

Policy 15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project will enhance the pedestrian environment and increase personal safety, comfort, pride and opportunity by increasing foot traffic. The Project will upgrade and improve a historic resource through aesthetic improvements. The Project will activate a prominent corner property that has been underutilized for many years.

TRANSPORTATION ELEMENT

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.

Due to the Project Site's close proximity to numerous transit lines (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L), it is anticipated that most of the employees and residents will not require vehicles but will walk or use public transit, thereby advancing the City's Transit First Policy.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 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 among the districts.

POLICY 7: Promote high quality urban design on commercial streets.

Increasing the number of residents in this neighborhood will provide local merchants with an expanded market for goods and services.

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

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

The Project would rehabilitate the existing residential structure to create permanently affordable housing. Residents, visitors, employees and guests of the development are likely to patronize area retailers as the site is approximately one block from the Haight Street Neighborhood Commercial District. There are no existing commercial uses on the site.

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

The Project would not affect existing housing or neighborhood character. The Project will preserve and rehabilitate the existing building, and improve the neighborhood through its renovation. The project will result in an increased amount of housing for income-restricted occupants. The proposed density is compatible with the neighborhood.

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

The proposal would remove approximately 38 SRO "units" and the building would be rehabilitated to contain 16 units of affordable housing and one manager's unit. While the SRO housing could be considered affordable, the building has been vacant for a number of years, thus removing it from the rental market. As approval of the subject proposal is tied to the Special Use District, should the subject project be abandoned, the building would retain its SRO status.

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

The Project will not impede Municipal Railway transit service or overburden our streets or neighborhood parking. The Project will remain residential in nature and does not require off-street parking. The Project is ideally located close to many public transit services including MUNI 6, 7, 21, 33, 37, 43, 66, 71 and 71L lines.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The building has historically been used for residential uses.

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

The Project is designed and will be rehabilitated to comply with Building Code standards as articulated in the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HREER) dated March 17, 2008 determined that the subject property is a historic resource. All original materials, detailing and openings would be retained. The Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards and CEQA.

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

The project will have no negative effect on existing parks and open spaces. The project does not involve a vertical expansion that would require review under Section 295 of the Planning Code.

13. 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.
14. 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. 2012.0258C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 27, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 19, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 19, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an affordable housing project located at 1500 Page Street, Block 1223 and Lot 004 pursuant to Planning Code Section(s) 303 and 249.47 within the RM-1 District and proposed 1500 Page Street Affordable Housing Special Use district and a 55-X (proposed to be 40-X) Height and Bulk District; in general conformance with plans, dated November 27, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0258C and subject to conditions of approval reviewed and approved by the Commission on December 19, 2013 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 19, 2013 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for five (5) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this five-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the five (5) year period has lapsed, the project sponsor must seek a renewal of this Authorization and the Special Use District (SUD).

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than five (5) years have passed since the date that the Conditional Use, Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

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

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

5. **Reclassification/Rezoning.** This Conditional Use Authorization is contingent upon the final adoption of the Draft Ordinances by the City and County of San Francisco Board of Supervisors reclassifying the existing zoning district from RM-1 to the 1500 Page Street Affordable Housing Special Use District, and the Height District from 55-X to 40-X. Should any one of these actions fail to receive approval, or otherwise be disapproved, all proposed entitlements for the subject Project shall be null and void.

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

AFFORDABLE HOUSING

6. **Affordability Requirements.** The Project Sponsor agrees to record on City land records a restriction on the subject property, prior to issuance of the Building or Site Permit, stipulating the project and building will contain up to 16 affordable dwelling units and one manager's unit. The

affordable units will be available to occupants of “lower incomes households” and/or “very low income households” as defined in Sections 50079.5 and 50105 of the Health and Safety Code. Should the program and/or project fail to meet these requirements a new Conditional Use Authorization shall be required.

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. 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
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **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 information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
11. **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).
- h. 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>

12. **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 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 do not permit. 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. The Planning Department cannot approve a construction permit prior to confirmation from the Department of Public Works that the street tree requirement has/can be met.

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

13. **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 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.sf-planning.org

PARKING AND TRAFFIC

14. **Bicycle Parking.** The Project shall provide no fewer than 1 Class I and 2 Class II bicycle parking spaces as required by Planning Code Sections 155.1 and 155.5.

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

15. **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

MONITORING

16. **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

17. **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

18. **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>

19. **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



SAN FRANCISCO PLANNING DEPARTMENT

Draft Planning Commission Resolution

HEARING DATE DECEMBER 19, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 12, 2013
Case No.: **2012.0258ETZC**
Project Address: **1500 Page Street**
Zoning: RM-1 (Residential, Mixed, Low-Density)
55-X Height and Bulk District
Block/Lot: 1223/004
Project Sponsor: Tim Dunn
Mercy Housing of California
1360 Mission Street, Suite 300
San Francisco, CA 94103
Staff Contact: Sara Vellve – (415) 558 - 6263
sara.vellve@sfgov.org

Recommendation: Recommend that the Board of Supervisors Approve the Proposed Ordinance as Revised

RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A PROPOSED ORDINANCE TO AMEND THE PLANNING CODE AND ZONING MAP BY (1) ADDING SECTION 249.47 CREATING THE 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT; (2) CHANGE SECTIONAL SHEET SU06 TO INCLUDE THE 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT; (3) CHANGE ZONING MAP SHEET HT06 FROM 55-X TO 40; (4) TO RESCIND SECTION 249.41A FOR THE 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT; (5) RESCIND SECTION 263.22A THE PERMITTED BUILDING HEIGHT IN THE 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT, BEING ALL OF LOT 004 IN ASSESSOR'S BLOCK 1223, RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY); AND TO MAKE AND ADOPT ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1 AND THE GENERAL PLAN.

WHEREAS, on November 5, 2013, Supervisor Breed introduced an Ordinance under Board of Supervisors (hereinafter "Board") File Number 131086 for text changes and map amendments to create the 1500 Page Street Affordable Housing Special Use District, which would 1) create a new Planning Code Section 249.47 establishing the 1500 Page Street Affordable Housing Special Use District, 2) amend the Special Use District Map Sheet SU06, 3) amend Sectional Map HT06 from 55-X to 40-X; 4) rescind Section 249.41A, the 1500 Page Street Residential Care Special Use District; 5) rescind Section 263.22A Permitted Building Height in the 1500 Page Street Residential Care Special Use District of the City and County of San Francisco.

The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance for Application No. 2012.0258TZ on December 19, 2013; and,

The Commission adopted the resolution on December 19, 2013, to approve the text change and map amendment creating the 1500 Page Street Affordable Housing Special Use District, and rescinding the 1500 Page Street Residential Care Special Use District, and rescinding the Permitted Building Height in the 1500 Page Street Residential Care Special Use District; and,

December 6, 2013, finding that the Project is exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of the CEQA Guidelines) as described in the determination contained in the Planning Department files for this Project; and

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 by Department staff and other interested parties; and

The Project Site consists of one Assessor's parcel (Lot 004) of approximately 5,400 square feet in area on Assessor's Block 1223. The parcel is at the northwest corner of Page Street and Masonic Avenue, and currently contains a vacant four-story building; and

The proposed map change and text amendment has been found to be consistent with the following relevant 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 1.3:

Work proactively to identify and secure opportunity sites for permanently affordable housing.

Policy 1.10:

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

The proposed development would create up to 16 permanently affordable units and one manager's unit in an area within close proximity to a number of public transit choices (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L) and amenities along Haight Street. No fewer than four bicycle storage spaces will be provided.

Objective 2:

RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.

Policy 2.3:

Prevent the removal or reduction of housing for parking.

The proposed affordable housing development would remove two off-street parking spaces to create open space for residents. The existing vacant building will be rehabilitated to current Building Code standards

and will be affordable to lower and very low income households. The existing curb cuts will be filled and on-street parking will be restored.

Objective 4:

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

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.

With the exception of the manager's unit, all units would be available for rent to residents who qualify as lower or very low income per the proposed SUD. The development is located in a diverse and mixed residential and neighborhood commercial district.

Objective 7

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

POLICY 7.5

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

POLICY 7.6

Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.

Support of the proposed Special Use District and conversion of the SRO encourage the production of permanently affordable housing for income-restricted occupants in an existing building that will be upgraded to contemporary Building Code and living standards at a density that is compatible with the neighborhood.

URBAN DESIGN ELEMENT

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 3:

Provide adequate lighting in public areas.

Policy 15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

The Project will enhance the pedestrian environment and increase personal safety, comfort, pride and opportunity by increasing foot traffic. The Project will upgrade and improve a historic resource through aesthetic improvements. The Project will activate a prominent corner property that has been underutilized for many years.

TRANSPORTATION ELEMENT

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.

Due to the Project Site's close proximity to numerous transit lines (MUNI 6, 7, 21, 33, 37, 43, 66, 71, 71L), it is anticipated that most of the employees and residents will not require vehicles but will walk or use public transit, thereby advancing the City's Transit First Policy.

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

POLICY 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 among the districts.

POLICY 7: Promote high quality urban design on commercial streets.

Increasing the number of residents in this neighborhood will provide local merchants with an expanded market for goods and services.

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

The Project would rehabilitate the existing residential structure to create permanently affordable housing. Residents, visitors, employees and guests of the development are likely to patronize area retailers as the site is approximately one block from the Haight Street Neighborhood Commercial District. There are no existing commercial uses on the site.

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

The Project would not affect existing housing or neighborhood character. The Project will preserve and rehabilitate the existing building, and improve the neighborhood through its renovation. The project will result in an increased amount of housing for income-restricted occupants. The proposed density is compatible with the neighborhood.

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

The proposal would remove approximately 38 SRO "units" and the building would be rehabilitated to contain 16 units of affordable housing and one manager's unit. While the SRO housing could be considered affordable, the building has been vacant for a number of years, thus removing it from the rental market. As approval of the subject proposal is tied to the Special Use District, should the subject project be abandoned, the building would retain its SRO status.

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

The Project will not impede Municipal Railway transit service or overburden our streets or neighborhood parking. The Project will remain residential in nature and does not require off-street parking. The Project is ideally located close to many public transit services including MUNI 6, 7, 21, 33, 37, 43, 66, 71 and 71L lines.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The building has historically been used for residential uses.

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

The Project is designed and will be rehabilitated to comply with Building Code standards as articulated in the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The building is identified on the Planning Department's UMB Survey and was constructed in approximately 1903. A Historic Resources Evaluation Response (HRER) dated March 17, 2008 determined that the subject property is a historic resource. All original materials, detailing and openings would be retained. The Planning Department has found that the proposed project is consistent with the relevant Secretary of the Interior's Standards and CEQA.

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

The project will have no negative effect on existing parks and open spaces. The project does not involve a vertical expansion that would require review under Section 295 of the Planning Code.

NOW THEREFORE BE IT RESOLVED that the Commission hereby recommends that the Board APPROVE the proposed Ordinance as described in this Resolution No. XX to create the 1500 Page Street Affordable Housing Special Use District (SUD), amend the Zoning Map to include the SUD, amend the Zoning Map to reflect the change in the Height and Bulk District, rescind the 1500 Page Street Residential Care Special Use District and to rescind the Permitted Building Height in the 1500 Page Street Residential Care Special Use District

The Planning Commission made this recommendation with a condition that the development proposal associated with the 1500 Page Street Affordable Housing Special Use District shall be granted Conditional Use Authorization.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 19, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: December 19, 2013



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

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

Case No.: 2012.0258E
Project Title: 1500 Page Street
Zoning: RM-1 (Residential, Mixed, Low Density) Use District
40-X Height and Bulk District
Block/Lot: 1223/0041
Lot Size: 5,397 square feet
Project Sponsor: Supervisor London Breed, District 5
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the northwest corner of Page Street and Masonic Avenue in the Haight-Ashbury neighborhood. The project site contains a vacant 42-foot-tall, 15,782-square-foot, four-story building constructed in 1903, and two off-street parking spaces. The project site was previously used for group housing. The proposed project involves structural, interior, and façade improvements, a change of use to create 16 low-income dwelling units and one manager’s dwelling unit. The subject building would not be expanded. The project would require conditional use authorization and creation of a special use district (SUD). [Continued on next page.]

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3)).

REMARKS:

See next page.

DETERMINATION:

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


Sarah B. Jones
Environmental Review Officer

December 18, 2013
Date

cc: Sara Vellve, Current Planner
Supervisor London Breed, District 5
Shelley Caltagirone, Preservation Planner

Virna Byrd, M.D.F
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

The existing building would be rehabilitated for residential use. The work would include construction of a new elevator in the existing elevator shaft and bulkhead; modification of window and door openings at the secondary north façade; removal of the existing fire escape at the north façade; and installation of a new entry within an existing opening on the north-facing wall of the courtyard area to the north of the building. The proposed project would remove the two existing off-street parking spaces and add two bicycle spaces.

The building would be seismically strengthened with new concrete shear walls and steel braced frame elements founded on a combination of new and existing foundations, including 4-foot-wide footings to a depth of 3 feet within the existing building perimeter.¹

The future residents in 1500 Page are anticipated to be developmentally disabled adults. Three employees are expected to work on site: a property manager (approximately 10 hours per week), a maintenance/janitor (approximately 10 hours per week), and a supportive services employee (approximately 20 hours per week). One of the three employees would also live on site in the manager's residential unit.

The proposed SUD would modify Planning Code requirements with which the project does not comply: dwelling unit density, dwelling unit exposure, removal of two off-street parking spaces, usable open space, the open space dimensional requirements, and obstructions (fences) within the front and rear setbacks. A Zoning Map change would modify San Francisco's Zoning Map to include the SUD and change the lot's height/bulk from 55-X to 40-X. Conditional use authorization is required to implement the SUD and to address Section 41.13 of the Administrative Code to convert the building from a residential hotel/SRO to affordable dwelling units at a ratio of less than 1:1. Supervisor London Breed introduced an ordinance to create the SUD during a hearing on November 5, 2013. The Planning Commission's conditional use authorization for this project would be contingent on this ordinance being enacted. Conditional use authorization is the Approval Action for this project.

The building has been vacant for approximately 10 years. In 2009, the 1500 Page Street Residential Care SUD was created to allow for 38 single-room-occupancy residences at the project site (Planning Case No. 2007.1259). Because the project never moved forward, the SUD was abandoned. The currently proposed legislative amendment would repeal the 1500 Page Street Residential Care SUD from the Planning Code and add the 1500 Page Street Affordable Housing SUD to the Planning Code.

In 2012, the Mayor's Office of Housing acquired the project site and leased it to Mercy Housing for management during the predevelopment phase of the currently proposed affordable housing project.²

¹ Treadwell & Rollo, *Geotechnical Investigation, 1500 Page Street, San Francisco, California*, June 18, 2013. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

² San Francisco Planning Department, General Plan Referral, 1500 Page St. Acquisition and Lease of Property, Case No. 2013.0352R. This file is available for review at 1650 Mission Street, 4th Floor.

REMARKS:

California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) establishes the general rule that CEQA only applies to projects that have the potential for causing a significant effect on the environment. This exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Historic Architectural Resources: Planning Department preservation staff prepared an historic resource evaluation response for the proposed project,³ which is summarized herein. The building at 1500 Page Street is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. Originally constructed as Scobie Hospital, the building appears to be eligible for the California Register of Historical Resources under Criterion 1 (events) and 3 (architecture) as a contributor to an eligible historic district, the North Buena Vista Historic District. The district, roughly bound by McAllister and Haight Streets to the north and south, and Lyon and Masonic Streets to the east and west, is potentially significant as representing the first wave of residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries, including Shingle/First Bay, Queen Anne, and Edwardian style buildings. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the eligible historic district. Thus, the building is considered a “Category A” property (Known Historic Resource) for the purposes of the Planning Department’s CEQA review procedures. The character-defining features of the subject building are its rectangular massing, flat roof, projecting cornice, yellow brick cladding, wood-framed double-hung windows, wood ornamentation, and metal stair railing. The building retains all of its character-defining features and does not appear to have been altered during its lifetime.

The proposed project was evaluated to determine whether it would meet the Secretary of the Interior’s Standards concerning the Rehabilitation of Historic Properties (the Standards). Planning Department staff found that the project meets the Standards for the following reasons:

- The proposed affordable housing use is in keeping with the nature of the original hospital use and would require minimal changes to the historic fabric.
- The proposal would not cause the removal of any significant architectural features of the primary or secondary facades and would not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground-floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character.
- The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows, would not be removed.

³ San Francisco Planning Department, *Historic Resource Evaluation Response, 1500 Page Street*, December 13, 2013. This document is attached.

- The one-story mechanical shed at the northwest corner of the subject property that is proposed for removal is not a historically significant character-defining feature.
- The new entry within the courtyard at the north side of the property would relate well to the proportions of the historic façade and would be adequately differentiated from the historic building through the use of contemporary materials and design.
- The side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space would not alter a character-defining feature of the site.
- All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

For the above reasons, the proposed project would not have a significant impact on historical resources.

Noise: A noise assessment was prepared for the proposed project by an independent noise consultant.⁴ The study evaluated existing and future exterior noise exposure levels at the side yard on the north side of the building 75 feet from the centerline of Masonic Avenue under current conditions and future traffic conditions, respectively. The noise levels of the proposed rehabilitated building were found to be within the limit of the San Francisco Environmental Protection Element and Title 24 standards. Interior noise exposures in the most noise-impacted living spaces closest to Masonic Avenue would be up to 48 dB DNL⁵ under existing and future traffic conditions. These noise exposures are up to 3 dB in excess of Title 24 standards. Inspection of the building revealed that the windows facing Masonic Avenue are in disrepair and do not seal tightly; these conditions cause noise leakage. The noise report recommends to achieve compliance with the 45 dB DNL limit of Title 24 that windows of living spaces within 85 feet of the centerline of Masonic Avenue and those with a direct or side view of the road remain closed at all times. The proposed project includes repair/replacement of the impacted windows with tight seals and a mechanical ventilation system to assure a habitable environment. In conclusion, the noise study demonstrates that with the rehabilitation and replacement of the windows (as recommended in the noise report and which are part of the proposed project), the proposed project would result in acceptable interior noise levels consistent with those in the Title 24 standards.

Parking: The proposed project would remove two existing on-site parking spaces from the project site. The future residents at 1500 Page Street would be developmentally disabled adults who would not own or drive vehicles. The three employees would be encouraged to use public transportation and would have access to the two on-site bicycle parking. San Francisco does not consider parking supply as part of the permanent physical environment and therefore does not consider changes in parking conditions to be environmental impacts as defined by CEQA. Furthermore, the loss of two parking spaces would not

⁴ Edward L. Pack Associates, Inc., *Noise Assessment Study For the Planned Developmentally Disabled Housing Project, 1500 Page Street, San Francisco*, April 12, 2013. This document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, as part of Case No. 2012.0258E.

⁵ Day-night average sound level (DNL) is an average of daytime and nighttime noise levels with an adjustment that takes into consideration the greater need for quiet at night.

create hazardous conditions or significant delays affecting traffic, transit, bicycles, or pedestrians, and characteristics of the project and the site would not render use of other modes infeasible.

Other Topics: The project would not expand the building envelope; thus there would be no impacts related to biological resources, wind, or shadow. The project would not intensify use on the project site to the extent that it would result in impacts related to population and housing, transportation and circulation, or public services. The project site is not in an area with poor air quality and therefore would not expose sensitive receptors to substantial levels of air pollution.⁶ As there would be no excavation beyond a depth of 3 feet for footings, there would be no impacts related to geotechnical issues or archeological resources. Furthermore, the project site has no recognized environmental conditions related to soil or groundwater contamination.⁷ In conclusion, the proposed project would not have a significant impact on the environment involving these resource topics.

Neighborhood Concerns: A "Notification of Project Receiving Environmental Review" was mailed on August 6, 2013, to community organizations, potentially interested parties, tenants of properties adjacent to the subject property, and those persons who own property within 300 feet of the subject property. The notice requested comments concerning the potential environmental effects of this project. One commenter expressed support for the project, and another commenter expressed concerns regarding on-street parking by the project site's future residents and staff. Parking is addressed in the analysis above.

Conclusion: CEQA State Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As discussed above, the project would not result in significant environmental effects. Thus, the proposed project is appropriately exempt from environmental review under the General Rule Exclusion.

⁶ June M. Weintraub, San Francisco Department of Public Health, letter to Tim Dunn, Mercy Housing, regarding 1500 Page Street, June 25, 2013. This letter is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.

⁷ AEI Consultants, *Phase I Environmental Site Assessment, 1500 Page Street, San Francisco, California*, June 22, 2011. This report is available for review at 1650 Mission Street, 4th Floor, as part of Case No. 2012.0258E.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Resource Evaluation Response

Date: December 11, 2013
Case No.: 2012.0258E
Project Address: 1500 Page Street
Zoning: RM-1 (Residential, Mixed, Low Density) Zoning District
40-X Height and Bulk District
Block/Lot: 1223/004
Staff Contact: Shelley Caltagirone, Preservation Planner
(415) 558-6625
shelley.caltagirone@sfgov.org
Date Reviewed: December 12, 2013

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PART I: HISTORIC RESOURCE EVALUATION

Building and Property Description

The subject building is a three-story-over-basement, wood-frame, Classical Revival-style institutional structure. The building is clad with cast stone at the raised basement level and yellow brick at the floors above. At the first floor, the brick is laid in a rusticated pattern and delineated by a molded string course. The building retains its original one-over-one, double-hung wood-framed windows, which are crowned by bracketed lintels at the second floor. The building is capped by a denticulated wood cornice. The corner-lot building has two primary facades with an open corner entry framed by engaged brick pilasters and a single wood column with Ionic capitals. The entrance steps land on Page Street and are marked by an ornate wrought iron railing. At the Page Street façade (south) the regular rhythm of the bays is interrupted by a two-story height, arched window spanning the second and third floor levels.

A photograph from the journal, *Architect and Engineer*, dated May 1908 identifies the building as the Scobie Hospital, designed by architect T. Paterson Ross and engineer A. W. Burgren. Ross was a well-known local architect practicing in the Bay Area from 1890-1922, so designed many residences in the Pacific Heights neighborhood. Later, the 1913-15 Sanborn map identifies the building as "Trinity Hospital." By 1950, the Sanborn's indicate that the hospital building had been renamed the "Park Sanitarium." In 1964, the building permit application indicates that the building was converted to a boarding house, and by 1990 the building was in use as a residential care facility.

Pre-Existing Historic Rating / Survey

The subject property is listed on the Buena Vista survey; the City 1976 Architectural Survey with a rating of "0"; and the Un-reinforced Masonry Building Survey of 1990 with a rated of "1" High Priority. The property is not included on the National or California Registers. It is not listed on any other local, state or national registries. The property was evaluated by the Planning Department in 2008 (Case No. 2007.1259E) and found to be eligible for the California Register under Criterion 1 and 3 as a contributor to a potential historic district in North Buena Vista. The building is considered a "Category A" property (Known Historic Resource) for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the past evaluation.

Neighborhood Context and Description

The parcel is located at the southwest corner of the intersection of Oak Street and Masonic Avenue. The area is characterized by small-scale homes and flats, most of which were constructed in the late 19th and early 20th century. Building heights typically range from two stories above a ground floor to three stories. Building styles and ornamentation are predominately Shingle/First Bay, Queen Anne, Edwardian, and Eclectic. The area represents the first westward expansion of the city grid in the 1880s spurred by the development of the Haight Street cable car. In 1989, the time of the Buena Vista survey, it was estimated that 95% of the buildings constructed between 1880 and 1899 were extant. Furthermore, the neighborhood contains many building that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

CEQA Historical Resource(s) Evaluation

Step A: Significance

Under CEQA section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA.

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance:	Period of Significance: 1880-1910 <input checked="" type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

The building at 1500 Page, originally constructed as Scobie Hospital, appears to be eligible for the California Register under Criterion 1 and 3 as a contributor to a historic district located in the North Buena Vista neighborhood. The district, roughly bound by McAllister and Haight Street to the north and south, and Lyon and Masonic Streets to the east and west, is significant as representing the first wave a residential development to follow the construction of the Haight Street cable car and the western extension of the city grid in the 1880s. The district also contains a group of highly intact buildings representing the prominent architectural styles of the late 19th and early 20th centuries. This district consists of Shingle/First Bay, Queen Anne, and Edwardian style buildings. The buildings in the area display a consistent pattern of styles, forms, footprints, and fenestration. The construction date of the subject building, 1903, falls within the period of significance identified for this district. Moreover, as an early institutional building located at a prominent corner site, the former hospital is a significant anchor building, both socially and architecturally, within the potential historic district.

Step B: Integrity

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

The subject property retains integrity from the period of significance noted in Step A:

Location:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Setting:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Association:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Feeling:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Design:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks	Materials:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks
Workmanship:	<input checked="" type="checkbox"/> Retains	<input type="checkbox"/> Lacks			

The subject property retains all of its character-defining features and does not appear to have been altered during its lifetime.

Step C: Character Defining Features

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

The character-defining features of the subject building are the following:

- rectangular massing
- flat roof
- projecting cornice
- yellow brick cladding
- wood-framed, double-hung windows
- wood ornamentation
- metal stair railing

CEQA Historic Resource Determination

- Historical Resource Present
- Individually-eligible Resource
 - Contributor to an eligible Historic District
 - Non-contributor to an eligible Historic District
- No Historical Resource Present

PART I: SENIOR PRESERVATION PLANNER REVIEW

Signature: Smara

Date: Dec. 13, 2013

Tina Tam, *Senior Preservation Planner*

PART II: PROJECT EVALUATION

Proposed Project

Demolition

Alteration

Per Drawings Dated: October 30, 2013

Project Description

The proposed project is to rehabilitate the existing masonry building for residential use. The work includes; modifying window and door openings at the secondary north façade; removing the existing fire escape at the north façade; installing a new entry within an existing opening on the north wall of the courtyard area to the north of the building; and removing a one-story mechanical shed from the northwest corner of the project site.

Project Evaluation

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

Subject Property/Historic Resource:

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

The project will cause a significant adverse impact to the historic resource as proposed.

California Register-eligible Historic District or Context:

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

The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

The Department finds that the project meets the Secretary of the Interior Standards and, therefore, will not cause a significant adverse impact to the subject building or the North Buena Vista Historic District. Specifically, the project meets the Secretary of the Interior's Standards (Standards) concerning the Rehabilitation of Historic Properties. The relevant Standards are listed below:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed supportive housing use is in keeping with the nature of the original hospital use and will require minimal changes to the historic fabric.

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

The proposal will not cause the removal of any significant architectural features of the primary or secondary facades and will not significantly alter the characteristic massing or scale of the building. The openings to be altered at the ground floor level of the north façade are not significant architectural features of the façade or building due to their utilitarian and irregular character. The one-story mechanical shed at the northwest corner of the subject property is not a historically significant character-defining feature.

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

The distinctive elements that characterize the property, such as the yellow brick cladding, the decorative wood trim, columns and cornice, the iron stair railing, and the wood-framed, double-hung windows will not be removed.

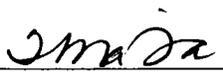
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion,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

Regarding the introduction of a new entry within the courtyard at the north side of the property, the entry will relate well to the proportions of the historic façade and will be adequately differentiated from the historic building through the use of contemporary materials and design. Also, the side setback area does not appear to have had a historically significant use; therefore, the new use of the setback as a courtyard and entrance space will not alter a character-defining feature of the site.

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

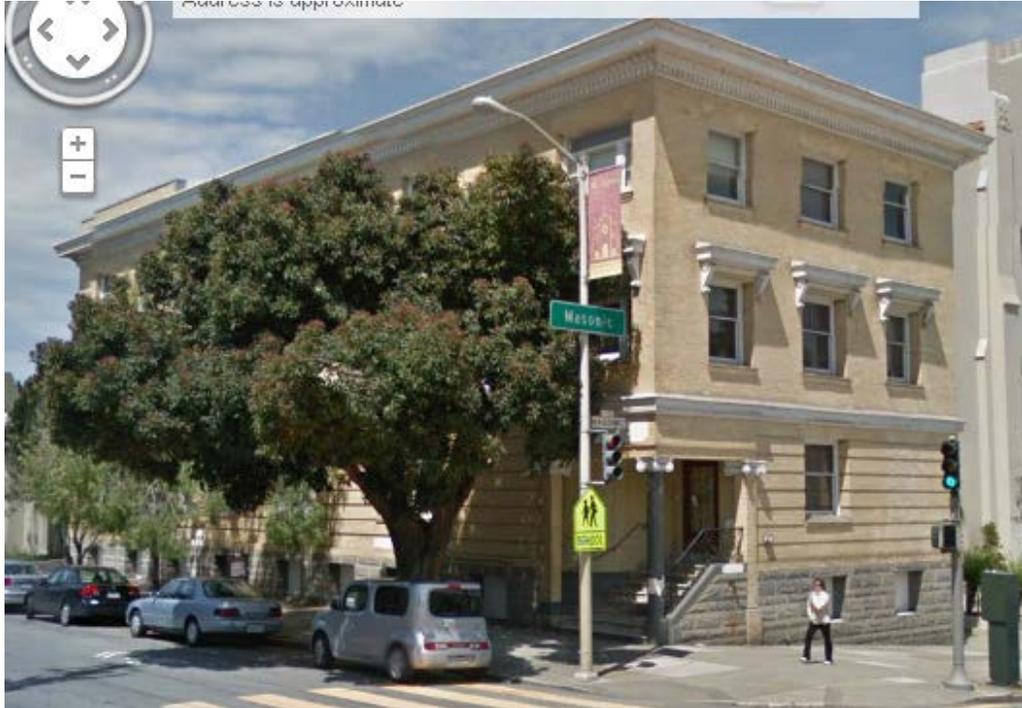
All proposed alterations may be removed in the future without any damage to the essential form and integrity of the historic building.

PART II: SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 12-13-2013

cc: Virnaliza Byrd, Environmental Division/ Historic Resource Impact Review File



1500 Page Street

1 [Planning Code - 1500 Page Street Affordable Housing Special Use District]

2

3 **Ordinance amending the Planning Code to establish the 1500 Page Street Affordable**
 4 **Housing Special Use District (SUD) for the property located at 1500 Page Street**
 5 **(Assessor’s Block 1223, Lot 004) and repeal the provisions establishing the 1500 Page**
 6 **Street Residential Care SUD; amending the Zoning Map to add the 1500 Page Street**
 7 **Affordable Housing SUD, delete the 1500 Page Street Residential Care SUD, and modify**
 8 **the height and bulk limit for the lot; and making environmental findings and findings of**
 9 **consistency with the General Plan and the eight priority policies of Planning Code**
 10 **Section 101.1.**

11

12 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
 13 **Additions to Codes** are in *single-underline italics Times New Roman font*.
 14 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
 15 **Board amendment additions** are in double-underlined Arial font.
 16 **Board amendment deletions** are in ~~strikethrough Arial font~~.
 17 **Asterisks (* * * *)** indicate the omission of unchanged Code
 18 subsections or parts of tables.

16

17 Be it ordained by the People of the City and County of San Francisco:

18

Section 1. Findings.

19

A. On June 25, 2013, Mercy Housing California (“Applicant”) filed entitlement
 20 applications with the Planning Department for the conversion of a vacant residential care
 21 facility adjacent to St. Agnes Catholic Church at the southwest corner of Page Street and
 22 Masonic Avenue (Block 1223, Lot 004) to an affordable housing development containing up to
 23 17 dwellings for low-income households and one manager’s unit (“Project”). In order for the
 24 Project to proceed and be developed as contemplated by the Applicant, amendments to
 25 certain provisions of the Planning Code are required.

1 B. At a duly noticed public hearing held on _____, 2013, the Planning
2 Commission found that the public necessity, convenience, and general welfare required the
3 approval of the proposed Planning Code and Zoning Map amendments, and by Resolution
4 No. _____ recommended them for approval. The Planning Commission found that the
5 proposed Planning Code and Zoning Map amendments were, on balance, consistent with the
6 City's General Plan, and with Planning Code Section 101.1 (b). A copy of said Resolution is
7 on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
8 herein by reference.

9 C. Pursuant to Planning Code Section 302, the Board of Supervisors finds that
10 these Planning Code and Zoning Map amendments will serve the public necessity,
11 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.
12 _____.

13 D. The Board of Supervisors finds that this ordinance is in conformity with the
14 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
15 forth in Planning Commission Resolution No. _____, and hereby incorporates those
16 reasons by reference.

17 E. The Planning Department issued a Certificate of Determination of categorical
18 exemption/exclusion from environmental review on _____, 2013, finding that the Project is
19 exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of
20 the CEQA Guidelines). Said determination is on file with the Clerk of the Board of Supervisors
21 in File No. _____ and is incorporated herein by reference.

22 F. Since the Planning Department issued the Certificate of Exemption and
23 approved a Conditional Use authorization for the Project (contingent on this ordinance being
24 enacted), the Board finds that there have been no substantial changes to the Project that
25 would require major revisions to the Certificate of Determination or result in new significant

1 environmental impacts; no substantial changes in circumstances have occurred that would
2 require major revisions to the Certificate of Determination or result in new significant
3 environmental impacts that were not evaluated in the Certificate of Determination; no new
4 information has become available that was not known and could not have been known at the
5 time the Certificate of Determination was issued and that would result in new significant
6 environmental effects.

7
8 Section 2. The Planning Code is hereby amended by adding Section 249.47, to read
9 as follows:

10 **SEC. 249.47. 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT.**

11 (a) **General.** A special use district entitled the “1500 Page Street Affordable Housing Special
12 Use District,” consisting of Assessor’s Block 1223, Lot 004, is hereby established for the purposes set
13 forth below. The boundaries of the 1500 Page Street Affordable Housing Special Use District are
14 designated on Sectional Map No. SU06 of the Zoning Map.

15 (b) **Purposes.** The purpose of the special use district is to facilitate the rehabilitation of a
16 vacant residential care facility to be used for up to 17 residential dwelling units for persons who qualify
17 as “lower income households” or “very low income households,” as defined by this Section, and one
18 manager’s unit.

19 (c) **Definitions.** For purposes of this Section, the following definitions shall apply:

20 (1) “Lower income households” shall be as defined in Section 50079.5 of the California
21 Health and Safety Code.

22 (2) “Very low income households” shall be as defined in Section 50105 of the
23 California Health and Safety Code.

24 (d) **Use Controls.** In this special use district, all applicable provisions of the Planning Code
25 shall continue to apply, except as otherwise provided in this Section 249.47. A conditional use

1 approval shall be required for any development subject to this Section 249.47 and such conditional use
2 may modify or grant the following exceptions from or modifications to the requirements of this Code if
3 the facts presented establish that the exception or modification satisfies the criteria of subsections
4 303(c)(1) through 303(c)(3) of this Code. In determining whether to allow exceptions under this
5 Section, the Planning Commission shall, in addition to the criteria set forth in Section 303(c) of this
6 Code, consider the extent to which the project seeking the exception would be available to persons who
7 qualify as “lower income households” or “very low income households.”

8 The following exceptions to or modifications from the requirements of this Code are
9 appropriate in order to further the goal of preserving and enhancing a residential use for persons who
10 qualify as “lower income households” or “very low income households.”

11 (1) **Dwelling Unit Density.** Dwellings for lower income households and very low
12 income households plus one manager’s unit at a density ratio of up to one dwelling unit for each 295
13 square feet of lot area are permitted.

14 (2) **Usable Open Space.** There shall be a minimum of 60 square feet of usable common
15 space for each dwelling unit with a minimum horizontal dimension of 11 feet.

16 (3) **Obstructions in Required Rear Yard.** Fences no more than 10 feet in height above
17 grade may be permitted as an obstruction in the required rear yard.

18 (4) **Obstructions in Required Front Setback.** Fences no more than 10 feet in height
19 above grade may be permitted as an obstruction in the required front setback.

20 (5) **Unit Exposure.** Section 140 unit exposure requirements shall not apply to Units
21 204, 304, 400, 404, and 410.

22 (e) **Sunset Provision.** This Section 249.47 shall expire five years after its initial effective date
23 unless the development authorized by this Section has received a building permit or, in the case of a
24 site permit, an addendum that authorizes construction of the development, or the Board of Supervisors
25

1 extends or re-enacts this Section 249.47 before its expiration date. Upon expiration of this Section
2 249.47, the City Attorney shall cause it to be removed from the Planning Code.

3
4 Section 3. The Zoning Map of the City and County of San Francisco is hereby
5 amended by amending Sectional Map SU06, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 1223, Lot 004	1500 Page Street Residential Care SUD	1500 Page Street Affordable Housing SUD

6
7
8
9
10 Section 4. The Zoning Map of the City and County of San Francisco is hereby
11 amended by amending Sectional Map HT06, as follows:

<u>Description of Property</u>	<u>Height and Bulk District Hereby Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
Assessor's Block 1223, Lot 004	55-X	40-X

12
13
14
15
16 Section 5. The Planning Code is hereby amended by repealing Sections 249.41A and
17 263.22A, as follows:

18 ~~**SEC. 249.41A. 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.**~~

19 ~~*In order to facilitate the rehabilitation, expansion and continued use of the building at 1500*~~
20 ~~*Page Street for residential care, there shall be established the 1500 Page Street Residential Care*~~
21 ~~*Special Use District, located at 1500 Page Street at the northwest corner of Page Street and Masonic*~~
22 ~~*Avenue, applicable to Assessor's Block 1223, Lot 004, as designated on Sectional Map 6SU of the*~~
23 ~~*Zoning Maps of the City and County of San Francisco. The following provisions shall apply within the*~~
24 ~~*Special Use District:*~~
25

1 (a) ~~Purposes. To provide for the rehabilitation and expansion of a building used for residential~~
2 ~~care to provide permanent and supportive housing up to 55 formerly homeless people between the ages~~
3 ~~of 18 and 88 on a 24-hour basis who meet the definition of "Lower income households" and/or "Very~~
4 ~~low income households" as defined by this section.~~

5 (b) ~~For purposes of this Section, the following definitions shall apply:~~

6 (1) ~~"Lower income households" is defined in Section 50079.5 of the Health and Safety~~
7 ~~Code.~~

8 (2) ~~"Very low income households" is defined in Section 50105 of the Health and Safety~~
9 ~~Code.~~

10 (c) ~~In this special use district, all applicable provisions of the Planning Code shall continue to~~
11 ~~apply, except as otherwise provided in this section 249.41.~~

12 (d) ~~In this special use district, a modification to or exception from otherwise applicable~~
13 ~~requirements of this Code may be appropriate in order to further the goal of maintaining and creating~~
14 ~~new permanent supportive housing for lower and very low income households and residents with~~
15 ~~special needs. A conditional use approval shall be required for any development subject to this Section~~
16 ~~249.41 and such conditional use may modify or grant the following exceptions from or modifications to~~
17 ~~the requirements of this Code, if the facts presented establish that the modification or exception~~
18 ~~satisfies the criteria of Subsections 303(c)(1) through 303(c)(3) of this Code. The following~~
19 ~~modifications to or exceptions from the requirements of this Code are appropriate in order to further~~
20 ~~the goal of preserving and enhancing a residential care use for lower and very low income households,~~
21 ~~and those with special needs.~~

22 (1) ~~A modification of or exception to Section 209.3(c) to permit the expansion of a use~~
23 ~~which is permitted only through conditional use authorization;~~

24 (2) ~~A modification or exception to Section 124 to allow the maximum floor area ratio to~~
25 ~~be 2.89:1;~~

1 (3) ~~A modification or exception to the provisions of Sections 188 and 134 to allow the~~
2 ~~construction of a required exterior stairway located within the rear yard setback parallel to the west~~
3 ~~property line;~~

4 (e) ~~In evaluating a conditional use application to grant the exceptions or modifications to the~~
5 ~~Planning Code pursuant to this section, the Planning Commission shall consider the extent to which~~
6 ~~occupying the residential care use would be affordable to the facility occupants and program~~
7 ~~participants, in addition to the considerations and findings required by Planning Code Section 303.~~

8 (f) ~~In the event that the residential care facility described in subsection (a) has not received a~~
9 ~~certificate of final completion or certificate of final occupancy by December 31, 2011, the authorization~~
10 ~~and right vested by this ordinance shall be deemed void and cancelled, and this section 249.37 shall~~
11 ~~expire on January 1, 2012.~~

12 ~~**SEC. 263.22A. HEIGHT LIMITS: PERMITTED BUILDING HEIGHT IN THE 1500 PAGE**~~
13 ~~**STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.**~~

14 (a) ~~**General.** In the 1500 Page Street Residential Care Special Use District, located on Lot 004~~
15 ~~in Assessor's Block 1223, as designated on Section Map 6H of the Zoning Map, located within the~~
16 ~~boundaries of the 40-X Height and Bulk District, exception to the 40-X limit up to a maximum of 55-X~~
17 ~~limit may be approved in accordance with the conditional use procedures and criteria provided in~~
18 ~~Section 303 of this Code, and the criteria and conditions set forth below.~~

19 (b) ~~**Homeless Use and Affordability.** In determining whether to allow exceptions under this~~
20 ~~Section, the Planning Commission shall, in addition to the criteria set forth in Section 303(e) of this~~
21 ~~Code, consider the extent to which the project seeking the exception would be available to the homeless~~
22 ~~and low and very low income levels, as defined in Sections 50079.5 and 50105 of the Health and Safety~~
23 ~~Code.~~

1 Section 6. Effective Date. This ordinance shall become effective 30 days after
2 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
3 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
4 of Supervisors overrides the Mayor's veto of the ordinance.

5
6 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
10 additions, and Board amendment deletions in accordance with the "Note" that appears under
11 the official title of the ordinance.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By: _____
16 JUDITH A. BOYAJIAN
17 Deputy City Attorney

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1 [Planning Code - 1500 Page Street Affordable Housing Special Use District]

2
3 **Ordinance amending the Planning Code to establish the 1500 Page Street Affordable**
4 **Housing Special Use District (SUD) for the property located at 1500 Page Street**
5 **(Assessor’s Block 1223, Lot 004) and amending the Zoning Map to add the 1500 Page**
6 **Street Affordable Housing SUD, modify the height and bulk limit for the lot and repeal**
7 **the provisions establishing the 1500 Page Street Residential Care SUD and the**
8 **Permitted Building Height in the 1500 Page Street Residential Care SUD; ~~amending the~~**
9 **~~Zoning Map to add the 1500 Page Street Affordable Housing SUD, delete the 1500 Page~~**
10 **~~Street Residential Care SUD, and modify the height and bulk limit for the lot~~; and**
11 **making environmental findings and findings of consistency with the General Plan and**
12 **the eight priority policies of Planning Code Section 101.1.**

13
14 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.
16 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
17 **Board amendment additions** are in double-underlined Arial font.
18 **Board amendment deletions** are in ~~strikethrough Arial font~~.
19 **Asterisks (* * * *)** indicate the omission of unchanged Code
20 subsections or parts of tables.

21 Be it ordained by the People of the City and County of San Francisco:

22 Section 1. Findings.

23 A. On June 25, 2013, Mercy Housing California (“Applicant”) filed entitlement
24 applications with the Planning Department for the conversion of a vacant ~~residential care~~
25 ~~facility~~ SRO building adjacent to St. Agnes Catholic Church at the ~~southwest-northwest~~ corner
of Page Street and Masonic Avenue (Block 1223, Lot 004) to an affordable housing
development containing up to ~~47-16~~ dwellings for low-income households and one manager’s

1 unit ("Project"). In order for the Project to proceed and be developed as contemplated by the
2 Applicant, amendments to certain provisions of the Planning Code are required.

3 B. At a duly noticed public hearing held on _____, 2013, the Planning
4 Commission found that the public necessity, convenience, and general welfare required the
5 approval of the proposed Planning Code and Zoning Map amendments, and by Resolution
6 No. _____ recommended them for approval. The Planning Commission found that the
7 proposed Planning Code and Zoning Map amendments were, on balance, consistent with the
8 City's General Plan, and with Planning Code Section 101.1 (b). A copy of said Resolution is
9 on file with the Clerk of the Board of Supervisors in File No. _____ and is incorporated
10 herein by reference.

11 C. Pursuant to Planning Code Section 302, the Board of Supervisors finds that
12 these Planning Code and Zoning Map amendments will serve the public necessity,
13 convenience, and welfare for the reasons set forth in Planning Commission Resolution No.
14 _____.

15 D. The Board of Supervisors finds that this ordinance is in conformity with the
16 General Plan and the Priority Policies of Planning Code Section 101.1 for the reasons set
17 forth in Planning Commission Resolution No. _____, and hereby incorporates those
18 reasons by reference.

19 E. The Planning Department issued a Certificate of Determination of categorical
20 exemption/exclusion from environmental review on _____, 2013, finding that the Project is
21 exempt from environmental review under the General Rule Exclusion (Section 15061(b)(3) of
22 the CEQA Guidelines). Said determination is on file with the Clerk of the Board of Supervisors
23 in File No. _____ and is incorporated herein by reference.

24 F. Since the Planning Department issued the Certificate of Exemption and
25 approved a Conditional Use authorization for the Project (contingent on this ordinance being

1 enacted), the Board finds that there have been no substantial changes to the Project that
2 would require major revisions to the Certificate of Determination or result in new significant
3 environmental impacts; no substantial changes in circumstances have occurred that would
4 require major revisions to the Certificate of Determination or result in new significant
5 environmental impacts that were not evaluated in the Certificate of Determination; no new
6 information has become available that was not known and could not have been known at the
7 time the Certificate of Determination was issued and that would result in new significant
8 environmental effects.

9
10 Section 2. The Planning Code is hereby amended by adding Section 249.47, to read
11 as follows:

12 **SEC. 249.47. 1500 PAGE STREET AFFORDABLE HOUSING SPECIAL USE DISTRICT.**

13 *(a) General. A special use district entitled the "1500 Page Street Affordable Housing Special*
14 *Use District," consisting of Assessor's Block 1223, Lot 004, is hereby established for the purposes set*
15 *forth below. The boundaries of the 1500 Page Street Affordable Housing Special Use District are*
16 *designated on Sectional Map No. SU06 of the Zoning Map.*

17 *(b) Purposes. The purpose of the special use district is to facilitate the rehabilitation of a*
18 *vacant residential care facility to be used for up to 17 residential dwelling units for persons who qualify*
19 *as "lower income households" or "very low income households," as defined by this Section, and one*
20 *manager's unit.*

21 *(c) Definitions. For purposes of this Section, the following definitions shall apply:*

22 *(1) "Lower income households" shall be as defined in Section 50079.5 of the California*
23 *Health and Safety Code.*

24 *(2) "Very low income households" shall be as defined in Section 50105 of the*
25 *California Health and Safety Code.*

1 (d) Use Controls. In this special use district, all applicable provisions of the Planning Code
2 shall continue to apply, except as otherwise provided in this Section 249.47. A conditional use
3 approval shall be required for any development subject to this Section 249.47 and such conditional use
4 may modify or grant the following exceptions from or modifications to the requirements of this Code if
5 the facts presented establish that the exception or modification satisfies the criteria of subsections
6 303(c)(1) through 303(c)(3) of this Code. In determining whether to allow exceptions under this
7 Section, the Planning Commission shall, in addition to the criteria set forth in Section 303(c) of this
8 Code, consider the extent to which the project seeking the exception would be available to persons who
9 qualify as “lower income households” or “very low income households.

10 The following exceptions to or modifications from the requirements of this Code are
11 appropriate in order to further the goal of preserving and enhancing a residential use for persons who
12 qualify as “lower income households” or “very low income households.

13 (1) Dwelling Unit Density. Dwellings for lower income households and very low
14 income households plus one manager’s unit at a density ratio of up to one dwelling unit for each
15 approximately 295 square feet of lot area are permitted.

16 (2) Usable Open Space. There shall be a minimum of approximately 609 square feet of
17 usable common space for each dwelling unit

18 (3) Dimensions of Usable Open Space. One dimension in each of the proposed open
19 spaces may be a minimum horizontal dimension of 11 feet. ~~with a minimum horizontal~~
20 ~~dimension of 11 feet.~~

21 (34) Obstructions in Required Rear Yard. One fence/gate system no more than 11 feet
22 in height may be permitted as an obstruction in the required rear yard. ~~Fences no more than 10 feet in~~
23 ~~height above grade may be permitted as an obstruction in the required rear yard.~~

1 ~~(45) Obstructions in Required Front Setback. One fence/gate system no more than 11~~
2 ~~feet in height may be permitted as an obstruction in the required front setback. Fences no more than 10~~
3 ~~feet in height above grade may be permitted as an obstruction in the required front setback.~~

4 ~~(56) Unit Exposure. The dwelling unit exposure requirement shall not apply to up to~~
5 ~~five units that face the north property line. Section 140 unit exposure requirements shall not apply to~~
6 ~~Units 204, 304, 400, 404, and 410.~~

7 ~~(7) Removal of Existing Off-Street Parking. The removal of two existing off-street~~
8 ~~parking spaces shall be permitted.~~

9 ~~(e) Sunset Provision. This Section 249.47 shall expire five years after its initial effective date~~
10 ~~unless the development authorized by this Section has received a building permit or, in the case of a~~
11 ~~site permit, an addendum that authorizes construction of the development, or the Board of Supervisors~~
12 ~~extends or re-enacts this Section 249.47 before its expiration date. Upon expiration of this Section~~
13 ~~249.47, the City Attorney shall cause it to be removed from the Planning Code.~~

14
15 Section 3. The Zoning Map of the City and County of San Francisco is hereby
16 amended by amending Sectional Map SU06, as follows:

<u>Description of Property</u>	<u>Special Use District Hereby Superseded</u>	<u>Special Use District Hereby Approved</u>
Assessor's Block 1223, Lot 004	1500 Page Street Residential Care SUD	1500 Page Street Affordable Housing SUD

21 Section 4. The Zoning Map of the City and County of San Francisco is hereby
22 amended by amending Sectional Map HT06, as follows:

<u>Description of Property</u>	<u>Height and Bulk District Hereby Superseded</u>	<u>Height and Bulk District Hereby Approved</u>
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2
3 Section 5. The Planning Code is hereby amended by repealing Sections 249.41A and
4 263.22A, as follows:

5 ~~SEC. 249.41A. 1500 PAGE STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.~~

6 ~~In order to facilitate the rehabilitation, expansion and continued use of the building at 1500~~
7 ~~Page Street for residential care, there shall be established the 1500 Page Street Residential Care~~
8 ~~Special Use District, located at 1500 Page Street at the northwest corner of Page Street and Masonic~~
9 ~~Avenue, applicable to Assessor's Block 1223, Lot 004, as designated on Sectional Map 6SU of the~~
10 ~~Zoning Maps of the City and County of San Francisco. The following provisions shall apply within the~~
11 ~~Special Use District:~~

12 ~~(a) Purposes. To provide for the rehabilitation and expansion of a building used for residential~~
13 ~~care to provide permanent and supportive housing up to 55 formerly homeless people between the ages~~
14 ~~of 18 and 88 on a 24-hour basis who meet the definition of "Lower income households" and/or "Very~~
15 ~~low income households" as defined by this section.~~

16 ~~(b) For purposes of this Section, the following definitions shall apply:~~

17 ~~(1) "Lower income households" is defined in Section 50079.5 of the Health and Safety~~
18 ~~Code.~~

19 ~~(2) "Very low income households" is defined in Section 50105 of the Health and Safety~~
20 ~~Code.~~

21 ~~(c) In this special use district, all applicable provisions of the Planning Code shall continue to~~
22 ~~apply, except as otherwise provided in this section 249.41.~~

23 ~~(d) In this special use district, a modification to or exception from otherwise applicable~~
24 ~~requirements of this Code may be appropriate in order to further the goal of maintaining and creating~~
25

1 ~~new permanent supportive housing for lower and very low income households and residents with~~
2 ~~special needs. A conditional use approval shall be required for any development subject to this Section~~
3 ~~249.41 and such conditional use may modify or grant the following exceptions from or modifications to~~
4 ~~the requirements of this Code, if the facts presented establish that the modification or exception~~
5 ~~satisfies the criteria of Subsections 303(c)(1) through 303(c)(3) of this Code. The following~~
6 ~~modifications to or exceptions from the requirements of this Code are appropriate in order to further~~
7 ~~the goal of preserving and enhancing a residential care use for lower and very low income households,~~
8 ~~and those with special needs.~~

9 ~~(1) A modification of or exception to Section 209.3(c) to permit the expansion of a use~~
10 ~~which is permitted only through conditional use authorization;~~

11 ~~(2) A modification or exception to Section 124 to allow the maximum floor area ratio to~~
12 ~~be 2.89:1;~~

13 ~~(3) A modification or exception to the provisions of Sections 188 and 134 to allow the~~
14 ~~construction of a required exterior stairway located within the rear yard setback parallel to the west~~
15 ~~property line;~~

16 ~~(e) In evaluating a conditional use application to grant the exceptions or modifications to the~~
17 ~~Planning Code pursuant to this section, the Planning Commission shall consider the extent to which~~
18 ~~occupying the residential care use would be affordable to the facility occupants and program~~
19 ~~participants, in addition to the considerations and findings required by Planning Code Section 303.~~

20 ~~(f) In the event that the residential care facility described in subsection (a) has not received a~~
21 ~~certificate of final completion or certificate of final occupancy by December 31, 2011, the authorization~~
22 ~~and right vested by this ordinance shall be deemed void and cancelled, and this section 249.37 shall~~
23 ~~expire on January 1, 2012.~~

24 ~~**SEC. 263.22A. HEIGHT LIMITS: PERMITTED BUILDING HEIGHT IN THE 1500 PAGE**~~
25 ~~**STREET RESIDENTIAL CARE SPECIAL USE DISTRICT.**~~

1 ~~(a) **General.** In the 1500 Page Street Residential Care Special Use District, located on Lot 004~~
2 ~~in Assessor's Block 1223, as designated on Section Map 6H of the Zoning Map, located within the~~
3 ~~boundaries of the 40-X Height and Bulk District, exception to the 40-X limit up to a maximum of 55-X~~
4 ~~limit may be approved in accordance with the conditional use procedures and criteria provided in~~
5 ~~Section 303 of this Code, and the criteria and conditions set forth below.~~

6 ~~(b) **Homeless Use and Affordability.** In determining whether to allow exceptions under this~~
7 ~~Section, the Planning Commission shall, in addition to the criteria set forth in Section 303(e) of this~~
8 ~~Code, consider the extent to which the project seeking the exception would be available to the homeless~~
9 ~~and low and very low income levels, as defined in Sections 50079.5 and 50105 of the Health and Safety~~
10 ~~Code.~~

11
12 Section 6. Effective Date. This ordinance shall become effective 30 days after
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
15 of Supervisors overrides the Mayor's veto of the ordinance.

16
17 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
18 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
19 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
20 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
21 additions, and Board amendment deletions in accordance with the "Note" that appears under
22 the official title of the ordinance.

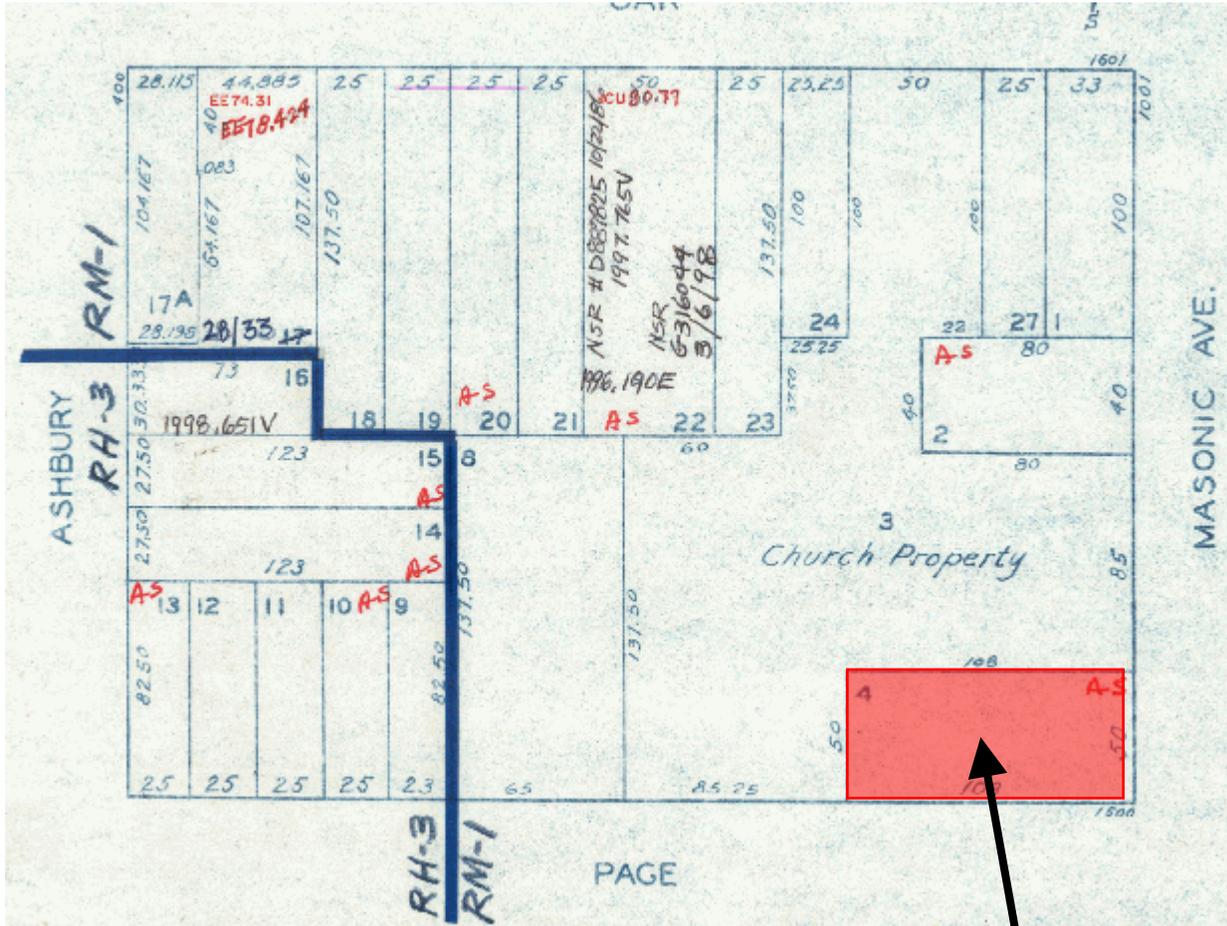
23
24 APPROVED AS TO FORM:
25 DENNIS J. HERRERA, City Attorney

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By: _____
JUDITH A. BOYAJIAN
Deputy City Attorney

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Parcel Map

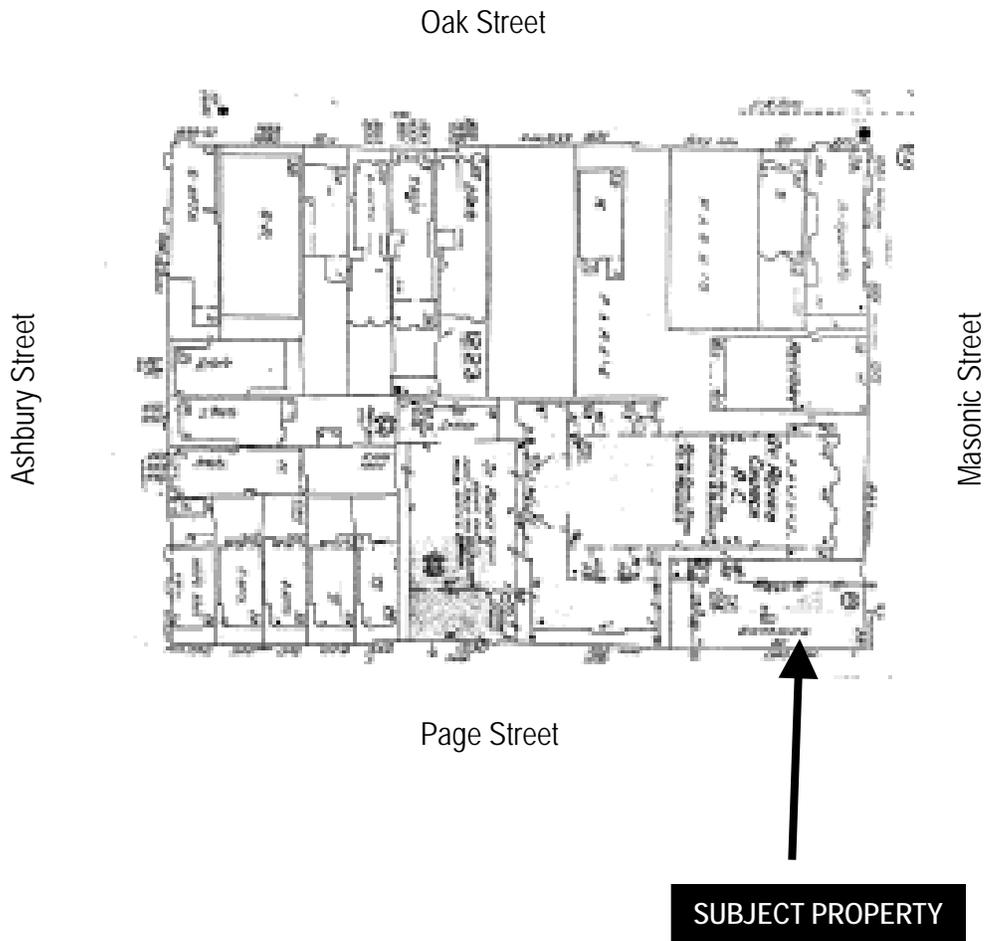


SUBJECT PROPERTY



Planning Code Text & Zoning Map Amendments
Case Number 2012.0258EZTC
1500 Page Street

Sanborn Map*



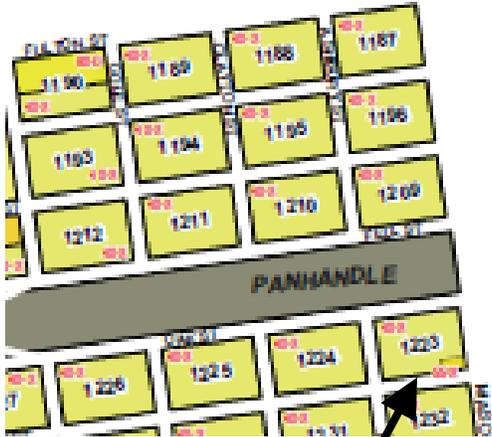
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



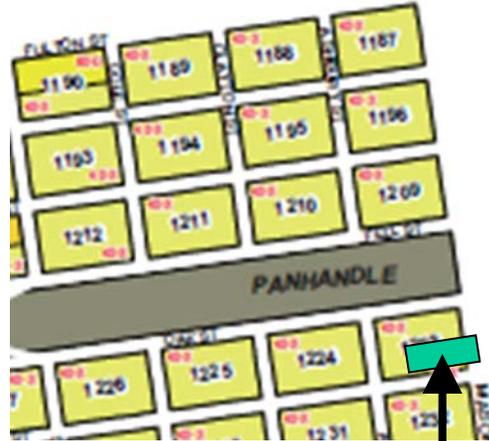
Height and Bulk Map

Existing

Proposed



**SUBJECT PROPERTY
AT 55-X**



**SUBJECT PROPERTY
AT 40-X**

PLANNING DEPARTMENT, CITY AND COUNTY OF SAN FRANCISCO

HEIGHT AND BULK DISTRICTS

OS "Open Space" District

"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 "Suffix Numbers" identify districts in which special regulations apply. See Planning Code Sections 263 and following.

MAP SHEET KEY

THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS CONTROLLED BY SECTION 40A OF CHAPTER 42 OF THE PLANNING CODE. ANY OF THE LOCAL PLANNING CODE DISTRICT, HEIGHT AND BULK DISTRICTS ARE CONTROLLED BY SECTION 250 OF THE PLANNING CODE.

HEIGHTS AND BULK LIMITS ARE SUBJECT TO SUPERSEDED BY ANY OTHER APPLICABLE DISTRICT, TRAILING DISTRICT.

SHEET HT06

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

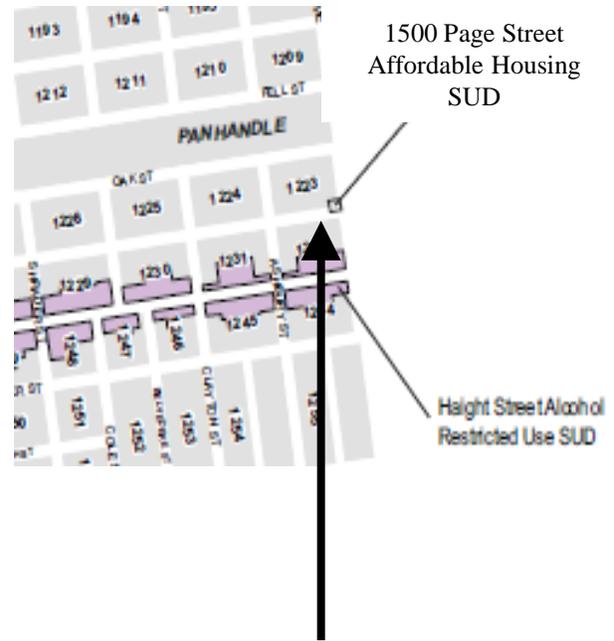
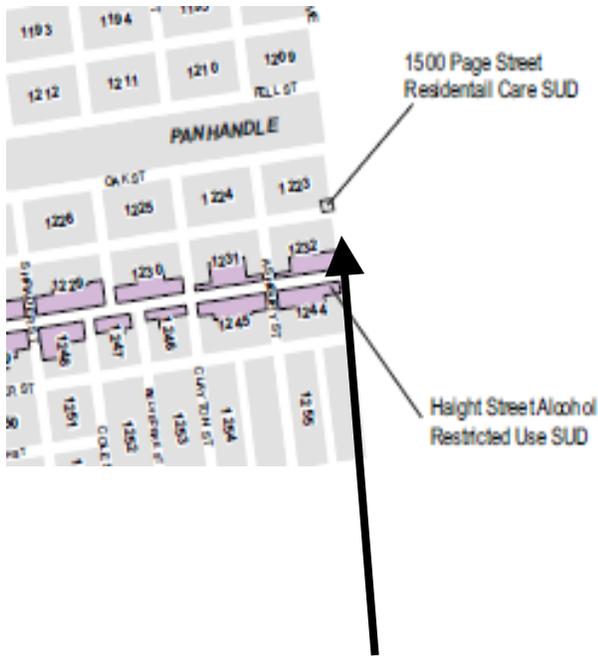


Planning Code Text & Zoning Map Amendments
Case Number 2012.0258EZTC
1500 Page Street

Special Use District Map

Existing

Proposed



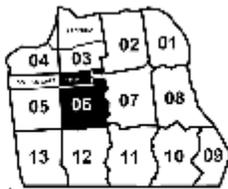
SUBJECT PROPERTY WITH 1500 PAGE STREET RESIDENTIAL CARE SUD

SUBJECT PROPERTY WITH 1500 PAGE STREET AFFORDABLE HOUSING SUD

SPECIAL USE DISTRICTS
 A: Taraval Street Restaurant & Fast Food Restricted Use SUD
 B: Haight Street Alcohol Restricted Use SUD



3 500 1000 1500 Feet



MAP SHEET KEY

THIS ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS CONTROLLED BY RESOLUTION 122400 AND THE PLANNING CODE. ANY OTHER ZONING MAPS OR ORDINANCES IN CONFLICT WITH THIS ZONING MAP SHALL BE DEEMED NULL AND VOID. THE PLANNING CODE, SPECIAL USE DISTRICTS AND ZONING MAPS ARE AVAILABLE FOR REVIEW AT THE PLANNING DEPARTMENT, 300 CALIFORNIA STREET, SAN FRANCISCO, CALIFORNIA 94102. FOR MORE INFORMATION, VISIT WWW.SANFRANCISCO.CA.GOV.

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SU06

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

Planning Code Text & Zoning Map Amendments
 Case Number 2012.0258EZTC
 1500 Page Street

Aerial Photo



SUBJECT PROPERTY



Planning Code Text & Zoning Map Amendments
Case Number 2012.0258EZTC
1500 Page Street



December 11, 2013

San Francisco Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103

Re: 1500 Page Street

Dear Commissioners,

Mercy Housing California, a nonprofit developer and operator of service-enriched affordable housing, and The Arc of San Francisco, a nonprofit organization serving adults with developmental disabilities, have been working with the Mayor's Office of Housing since 2011 to preserve and adaptively re-use a historic building at 1500 Page that has been vacant since 2006. Mercy Housing has secured a commitment of \$2.3 million of capital funds as well as on-going operating subsidies from the U.S. Department of Housing and Urban Development (HUD) to renovate this property and convert its existing 38 rooms to 17 affordable dwelling units. This funding will in turn allow Mercy to secure federal low-income tax credits in 2014 to complete the building renovations.

The renovated building will include 16 new studio apartments that will be leased to adults with developmental disability through marketing by The Arc. Today, The Arc faces a crisis in a climate of rapidly escalating rents in order to provide housing for its program participants. Residents at 1500 Page will be provided with operating subsidies that will allow them to live at the property and pay only 1/3 of their income towards rent. A robust program of supportive services will also be provided at the site by The Arc in order to assist tenants to transition to their new home and maintain their independence.

This development will require no exterior additions to the existing historic property. However, in order to utilize the existing building for the purposes described above, a Special Use District must be approved to allow a density greater than what is currently allowable with the underlying RM-1 zoning. Additionally, despite the lower density allowed in RM-1 districts, the property is currently regulated under Chapter 41 of the Administrative Code (the SRO Ordinance) as a 38-room Single-Room-Occupancy Hotel. The Conditional Use will therefore allow an elimination of regulated SRO's in exchange for permanently affordable studio and one-bedroom apartments.

During the past 1 ½ years, Mercy Housing and The Arc have met with neighbors, including St. Agnes Church, the Urban School, Whitney Young Childcare Center, as well as community organizations such as the Haight Ashbury Neighborhood Council and the Haight Ashbury Improvement Association, and received the unanimous support of each. Additionally, Mercy sent out notifications to neighbors and held a community meeting on June 13, 2012 to review the proposal and solicit neighborhood input.

Mercy Housing Management Group

1360 Mission Street, Suite 300, San Francisco, California 94103

o | 415.355.7100

f | 415.355.7101

tty | 800.855.2880

mercyhousing.org



Mercy Housing Management Group

LIVE IN HOPE

Mercy Housing and The Arc appreciate the support of its neighbors and the Planning Department and respectfully asks the Commissioners for their approval of this development.

Regards,

A handwritten signature in black ink, appearing to read 'Tim Dunn', written in a cursive style.

Tim Dunn



For people with intellectual
and developmental disabilities

The Arc San Francisco
1500 Howard Street San Francisco, CA 94103
phone (415) 255.7200 fax (415) 255.9488
www.thearcsf.org

BOARD OF DIRECTORS

December 10, 2013

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Dr. Glenn Motola

MEMBER

American Association of
Intellectual and
Developmental Disabilities

California Alliance
for Inclusive Communities

Community Alliance of
Disability Advocates

Human Services Network

The Arc California

The Arc United States

To: San Francisco Planning Commission

I am writing on behalf of **The Arc San Francisco** to express our support for the approval of Mercy Housing California's (MHC) proposed development at 1500 Page Street. The Arc San Francisco is a private nonprofit that provides support to persons with developmental disabilities in many different areas of their lives. Affordable housing is difficult for the general population in the Bay Area but close to impossible for persons with developmental disabilities who almost all live at or below the poverty level. This development will provide 15 units of affordable housing for persons with developmental disabilities. This is an opportunity for them to not only live in a quality environment but a huge step forward in becoming a more productive member of society.

In my current role as Director of Housing and Residential Services for The Arc San Francisco I am aware and have toured many of the housing developments that Mercy Housing has been involved with. In addition to the quality services offered to tenant, the cleanliness and manner that they are managed have been an asset and improvement to the neighborhood in general.

We strongly encourage you to approve the entitlements required for this project to move forward. Please feel free to give me a call should you have any questions regarding the above. I can be reached at (415) 255-7200 ext 135

Sincerely,

Joseph E Femino Jr
Director of Housing and Residential Services
The Arc San Francisco

Accredited by CARF



Commissioners, San Francisco Planning Commission
Re: 1500 Page St.
Dear Commissioners,

26 November 2013

The Haight Ashbury Improvement Association (HAIA) asks that you approve Mercy Housing's plan for a supervised care facility at 1500 Page St.

HAIA believes that the former hospital at the corner of Page and Masonic should be utilized for the benefit of the community, through a non-profit such as Mercy. Leaving it vacant while people's needs remain unmet serves no one. Their project would also save a building with a significant history for the neighborhood.

HAIA also feels that Mercy Housing is highly regarded in operating such a facility. We are pleased that it will provide services along with The Arc and supervise the housing at the site. We are confident that any negative impact to the community will be capably addressed by Mercy.

HAIA urges you to approve these applications for the housing and programs at 1500 Page St.

Sincerely,

Ted Loewenberg
President, HAIA

SAINT AGNES CHURCH

Inclusive + Diverse + Jesuit

1025 Masonic Avenue
San Francisco, CA 94117-2010
PHONE (415) 487-8560
FAX (415) 487-8575

December 3, 2013

To: San Francisco Planning Commission,

I write to you today in support of the Mercy Housing project at 1500 Page Street and ask you to approve the proposed Special Use District and Conditional Use to allow the property to serve 16 low-income developmentally disabled households. Our church is the direct neighbor of 1500 Page and will be greatly affected by this project. Mercy Housing has been in consultation with St. Agnes regarding this proposal for the past 1 ½ years and St. Agnes Church offers its full support. I feel this project will be a great addition to Page Street and also the Haight. I welcome Mercy Housing into our neighborhood with open arms.

Sincerely,

A handwritten signature in cursive script that reads "Ray Allender" followed by a stylized flourish.

Fr. Ray Allender, S.J.
Pastor



1563 Page St., San Francisco, CA 94117 | ph 415 626 2919 | fax 415 626 1125 | www.urbanschool.org | info@urbanschool.org

December 6, 2013

San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1500 Page Street

Dear Commissioners:

The Urban School campus is located directly across the street from 1500 Page and fully supports the proposed development by Mercy Housing and The Arc to renovate the vacant property. Mercy Housing and The Arc have reviewed its plans with The Urban School and have held two community meetings at The Urban School to solicit neighborhood feedback. The Urban School asks the Planning Commission to approve the Special Use District and Conditional Use and looks forward to seeing this historic building occupied and serving the needs of the community.

Regards,

Mark Salkind
Head of School

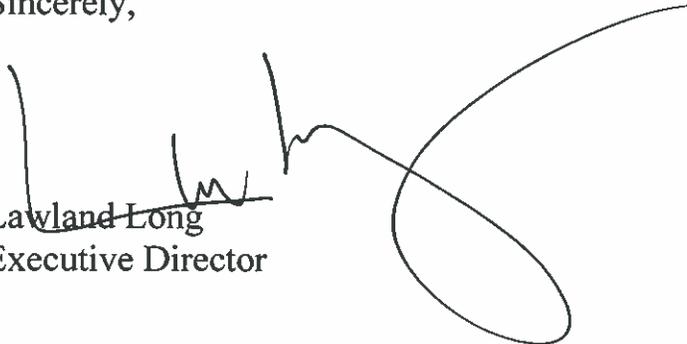


Dear Commissioners:

FACES SF provides a comprehensive continuum of care to strengthen and support families in San Francisco's Bayview-Hunter's Point, Visitacion Valley, Western Addition, and Haight Ashbury neighborhoods.

FACES SF operates a childcare center at 1101 Masonic St directly across from 1500 Page and fully supports the proposed development by Mercy Housing and The Arc to renovate the vacant property. FACES SF asks the Planning Commission to approve the Special Use District and Conditional Use and looks forward to seeing this historic building occupied and serving the needs of the community.

Sincerely,



Lawland Long
Executive Director

Board of Directors

Karen Wing

Co-President

Wendy Feng

Co-President

Scott Whitman

Vice President

Ileah La Vora

Secretary

Walé Aka Bashorun

Treasurer

Virginia Barrett

Jo Anne Kizine

Ravelle Taylor

Nina Quarequio



1500 PAGE STREET

SAN FRANCISCO, CA 94117

CONDITIONAL USE/ VARIANCE APPLICATION
JUNE 25, 2013 UPDATED OCTOBER 30, 2013

AFFORDABLE HOUSING FUNDED BY THE MAYOR'S OFFICE OF HOUSING
MERCY HOUSING CALIFORNIA PAULETT TAGGART ARCHITECTS

LOCATION MAP



DIRECTORY

APPLICANT	MERCY HOUSING CALIFORNIA TIM DUNN 1360 MISSION STREET, SUITE 300 SAN FRANCISCO, CA 94103 T 415.355.7113
FUNDER	MAYOR'S OFFICE OF HOUSING JOAN MCNAMARA ONE SOUTH VAN NESS SAN FRANCISCO, CA 94103 T 415.701.5532 F 415.701.5501
ARCHITECT	PAULETT TAGGART ARCHITECTS PAULETT TAGGART 725 GREENWICH STREET, 4TH FLR SAN FRANCISCO, CA 94133 T 415.956.1116 F 415.956.0528

PROJECT DATA

PROJECT SITE:	1500 PAGE STREET SAN FRANCISCO, CA
PARCEL:	BLOCK 1223 ; LOT 004
LOT AREA:	5397 SQ. FT.
ZONING:	RM-1
EXISTING BUILDING AREA:	16,162 SQ. FT.
PROPOSED BUILDING AREA:	15,782 SQ. FT.
EXISTING USE:	RESIDENTIAL R-2 OCCUPANCY
PROPOSED USE:	17 UNITS OF HOUSING R-2 OCCUPANCY
CONSTRUCTION TYPE:	TYPE III-B

SHEET INDEX

A0.1	PROJECT INFORMATION
A0.2	SITE PHOTOS
A0.3	HISTORIC PHOTOS
A0.4	SIDE YARD + FACADE PHOTOS
A1.0	EXISTING SITE PLAN
A1.1	GROUND FLOOR EXISTING PLAN
A1.2	2ND LEVEL EXISTING PLAN
A1.3	3RD LEVEL EXISTING PLAN
A1.4	4TH LEVEL EXISTING PLAN
A1.5	ROOF LEVEL EXISTING PLAN
A1.6	EXISTING SECTION BB
A1.7	EXISTING SOUTH ELEVATION
A1.8	EXISTING EAST ELEVATION
A1.9	EXISTING NORTH ELEVATION
A1.10	EXISTING WEST ELEVATION
A2.0	PROPOSED SITE PLAN
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED 2ND LEVEL FLOOR PLAN
A2.3	PROPOSED 3RD LEVEL FLOOR PLAN
A2.4	PROPOSED 4TH LEVEL FLOOR PLAN
A3.0	PROPOSED SECTION BB
A3.1	PROPOSED SOUTH ELEVATION
A3.2	PROPOSED EAST ELEVATION
A3.3	PROPOSED NORTH ELEVATION
A3.4	PROPOSED WEST ELEVATION
A3.5	PROPOSED NORTH PROPERTY LINE ELEVATION
A4.0	NEW ENTRY AND EXIT GATES
L1.1	LANDSCAPE PLAN

PAULETT TAGGART
ARCHITECTS

725 GREENWICH STREET
SAN FRANCISCO CA 94133
T 415 956 1116
F 415 956 0528

Consultants

GENERAL NOTES

- Contractor to verify conditions and dimensions at the site. Bring any inconsistencies to the attention of the architect before proceeding with work.
- Do not scale drawings. Written dimensions shall govern. Details shall govern over plans and elevations. Large scale drawing shall govern over small scale drawing. Contractor shall notify architect of any conflicts in writing prior to commencement of work.
- Dimensioning System:
General: Dimensions are to Face of Finish, U.O.N.
Other: Dimensions noted as 'Clear', 'Minimum Clear', 'Minimum', etc., indicate finish dimensions, U.O.N.
- Location of all electrical fixtures and outlets to be as indicated on drawings and to be verified with the Architect in the field.
- Location of all mechanical equipment, ducts, grilles, registers, flues, & vents to be as indicated on drawings and to be verified with the Architect in the field.
- Install all materials, equipment, and fixtures in conformance with the requirements of applicable codes.
- Provide all necessary blocking, backing & framing for light fixtures, electrical units, plumbing fixtures, heating equipment & all other items requiring support.
- Contractor is responsible for locating and protecting all existing on-site utilities during construction. Notify architect immediately of any discrepancies between actual field conditions and contract documents.
- "Typical" or "Typ." means identical for all similar conditions unless otherwise noted.
- "Similar" or "Sim." means comparable characteristics to the condition noted. Verify dimensions and orientation on plan.
- Separate permit is required for fire alarm (NFPA 72.2010).
- Separate SFFD & building permits are required for generator.

SYMBOLS

SECTION/ ELEVATION		DRAWING NUMBER SHEET NUMBER
DETAIL		DETAIL NUMBER SHEET NUMBER
DOOR		DOOR NUMBER HARDWARE GROUP
WINDOW		WINDOW NUMBER
COLUMN LINE		COLUMN NUMBER
PROPERTY LINE		
PARTITION TYPE		
REVISION NUMBER		
DATUM POINT		
PROPERTY LINE		
CENTER LINE		
KEY NOTE		

1500 PAGE ST.

SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROJECT INFORMATION

DATE	UPDATED 10.30.13
SCALE	AS NOTED
JOB NO.	1212
DRAWN BY	

A0.1



PAULETT TAGGART
ARCHITECTS

725 GREENWICH STREET
SAN FRANCISCO CA 94133
T 415 956 1116
F 415 956 0528

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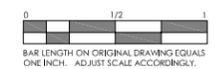
SEE 1/A4.0 FOR NEW



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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION



SEE 3/A4.0 FOR NEW

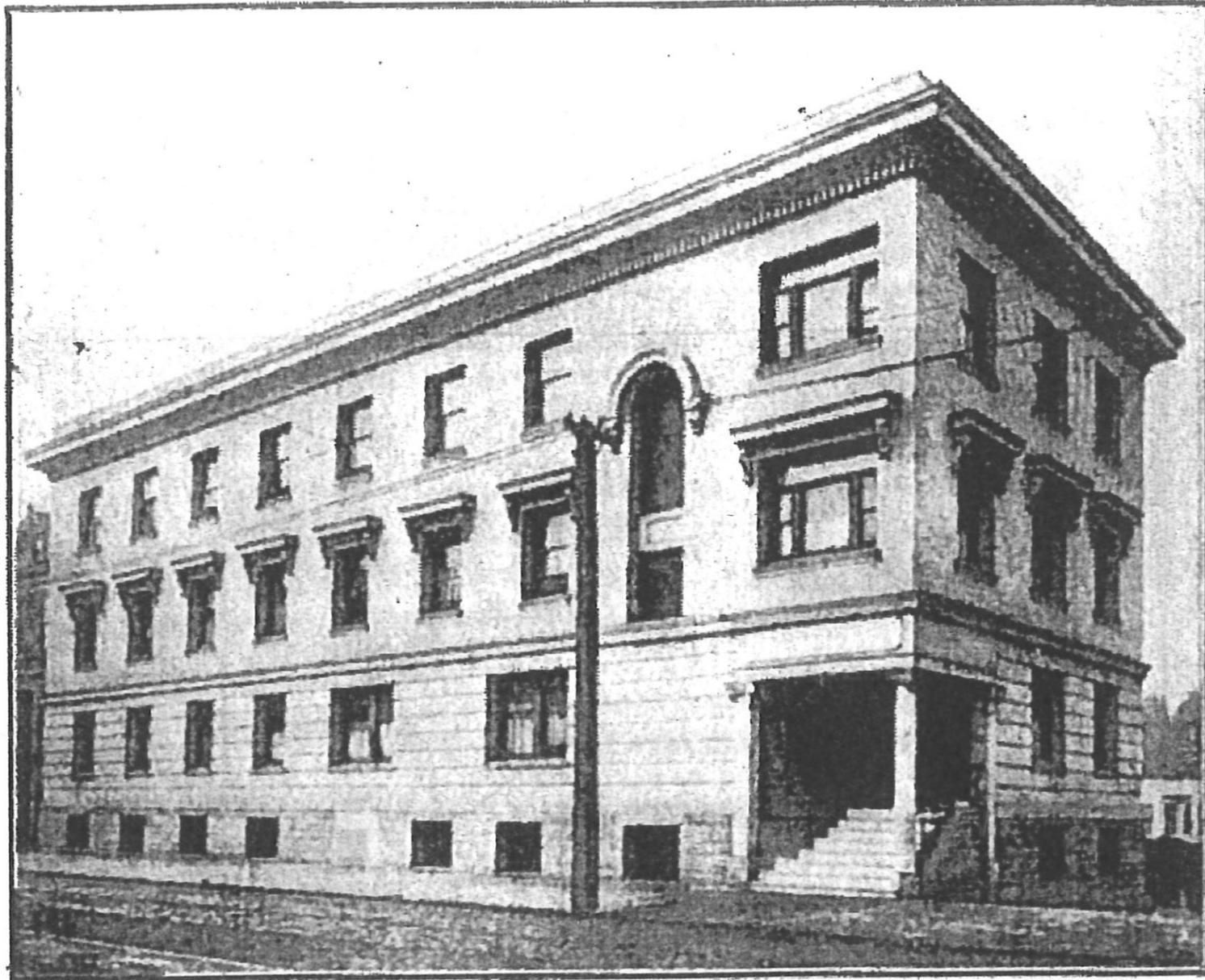
SEE 2/A4.0 FOR NEW

EXISTING PHOTOS

DATE	06.25.13
SCALE	1/8" = 1'-0"
JOB NO.	1212
DRAWN BY	CF

A0.2

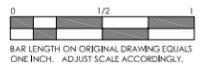
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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION



HISTORIC IMAGES

DATE 06.25.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

PHOTOGRAPH FROM THE CORNER OF PAGE AND MASONIC, 1908, *THE ARCHITECT AND ENGINEER*

A0.3



WEST FACADE



SOUTH FACADE



EAST FACADE



NORTH FACADE



VIEW OF SIDE YARD



VIEW OF SIDE YARD OUT TO SIDEWALK



VIEW OF SIDE YARD FROM ROOF



VIEW OF REAR YARD



REAR YARD OUT TO SIDEWALK



VIEW OF REAR YARD FROM ROOF

PAULETT TAGGART
ARCHITECTS

725 GREENWICH STREET
SAN FRANCISCO CA 94133

T 415 956 1116
F 415 956 0528

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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



BAR LENGTH ON ORIGINAL DRAWING EQUALS
ONE INCH. ADJUST SCALE ACCORDINGLY.

EXISTING PHOTOS -
FACADES + YARDS

DATE UPDATED 10.07.13

SCALE 1/16" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A0.4

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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



EXISTING SITE PLAN

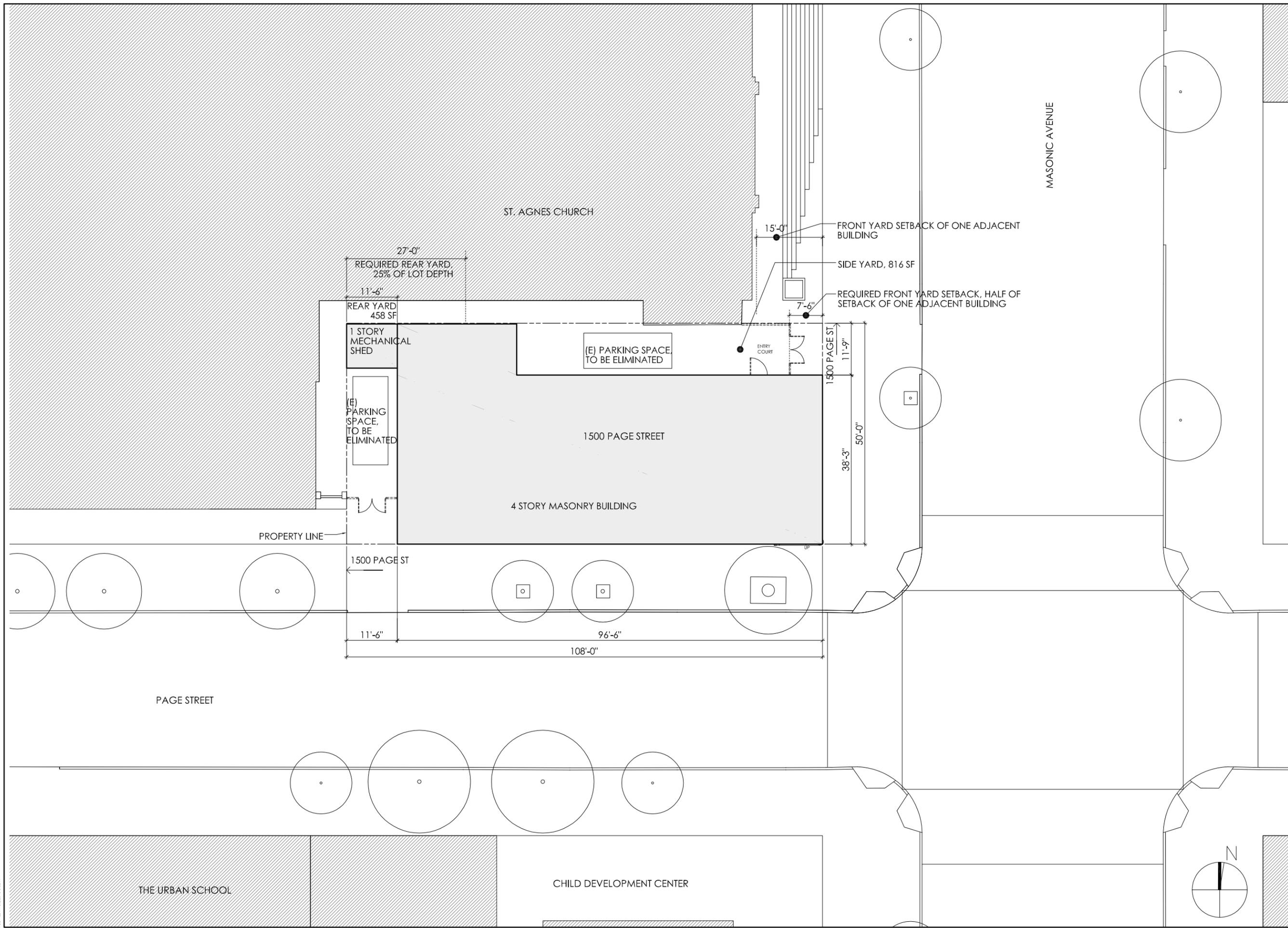
DATE UPDATED 10.30.13

SCALE 1" = 20'

JOB NO. 1212

DRAWN BY CF

A1.0



PLOTTED: 11/16/2013 3:32 PM

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CONDITIONAL USE/ VARIANCE
APPLICATION



GROUND FLOOR
EXISTING PLAN

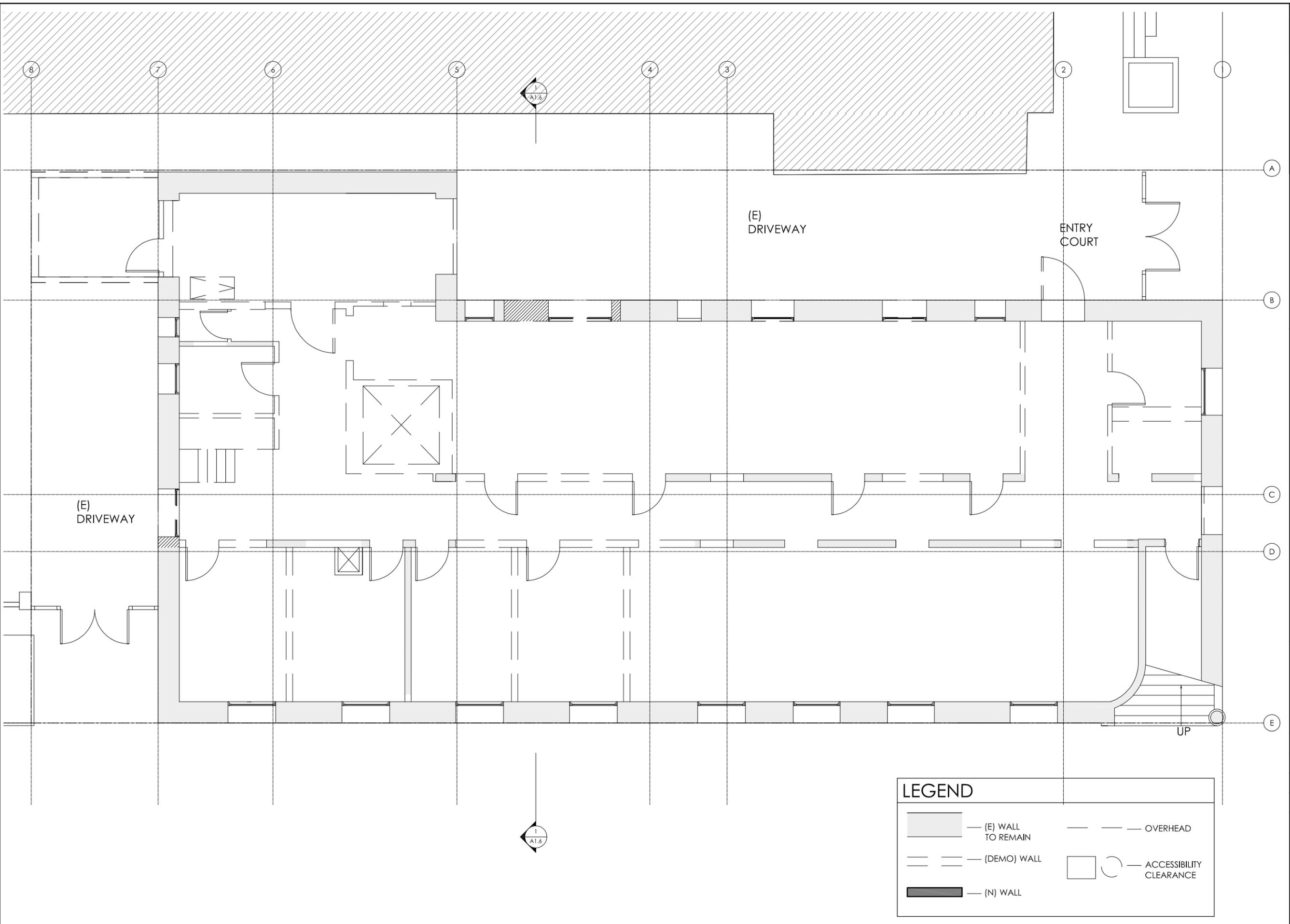
DATE 06.25.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A1.1



LEGEND

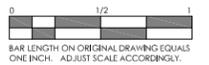
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	— (DEMO) WALL		— ACCESSIBILITY CLEARANCE
	— (N) WALL		

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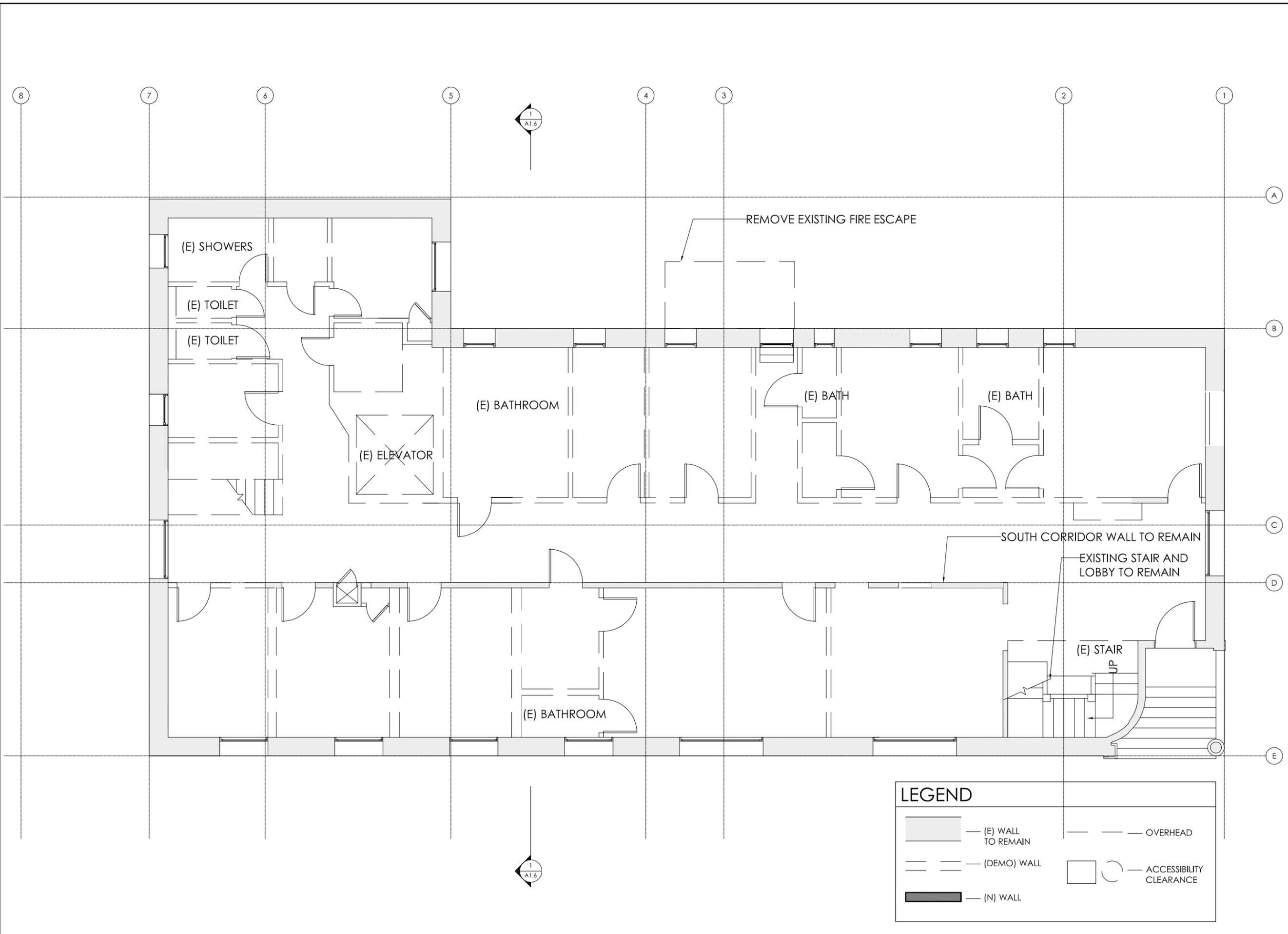
CONDITIONAL USE/ VARIANCE
APPLICATION



2ND LEVEL EXISTING PLAN

DATE	06.25.13
SCALE	1/8" = 1'-0"
JOB NO.	1212
DRAWN BY	CF

A1.2



LEGEND

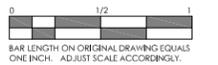
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	(DEMO) WALL		ACCESSIBILITY CLEARANCE
	(N) WALL		

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APPLICATION



3RD LEVEL EXISTING PLAN

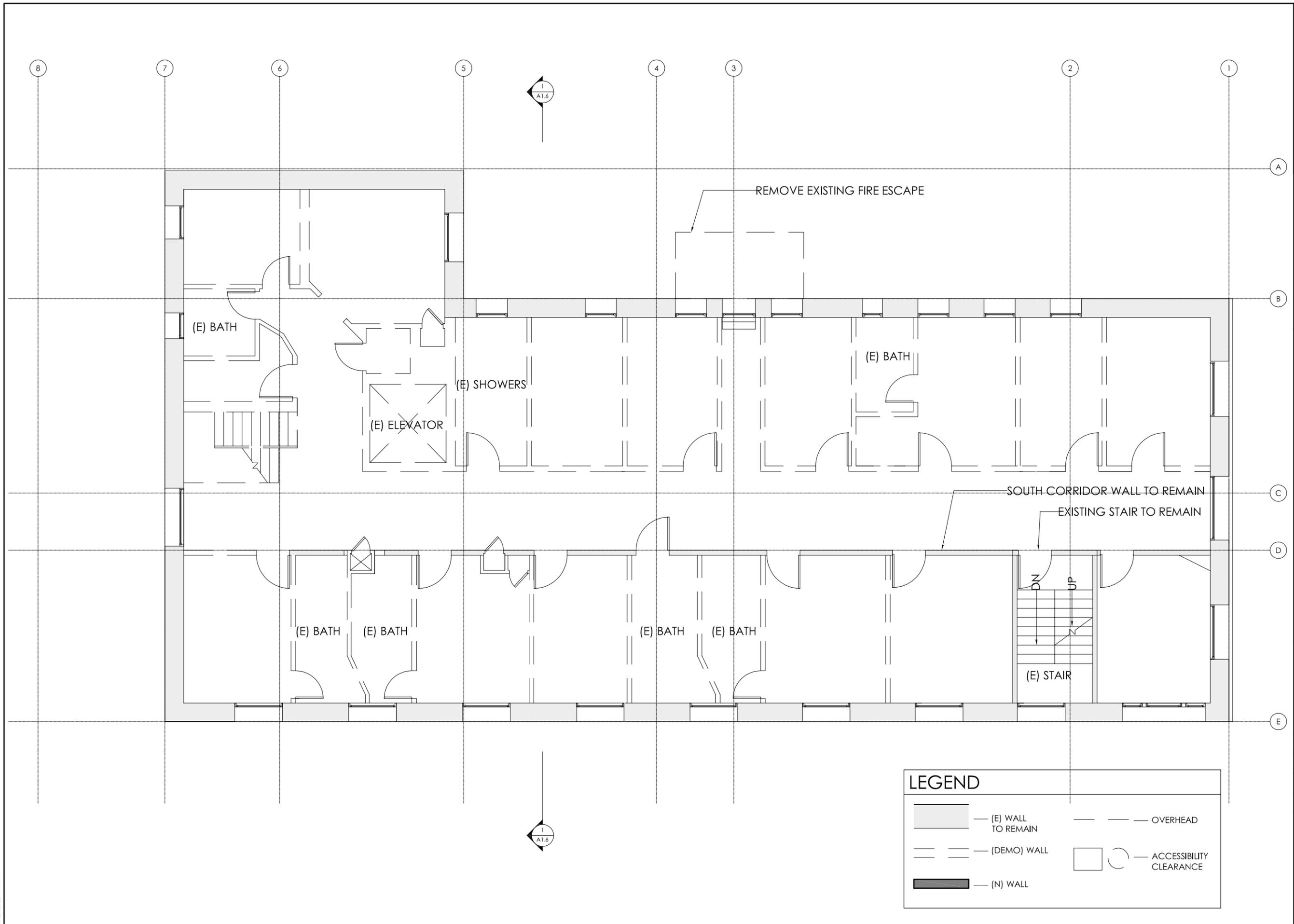
DATE 06.25.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A1.3



LEGEND

- (E) WALL TO REMAIN
- (DEMO) WALL
- (N) WALL
- OVERHEAD
- ACCESSIBILITY CLEARANCE

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APPLICATION



4TH LEVEL EXISTING PLAN

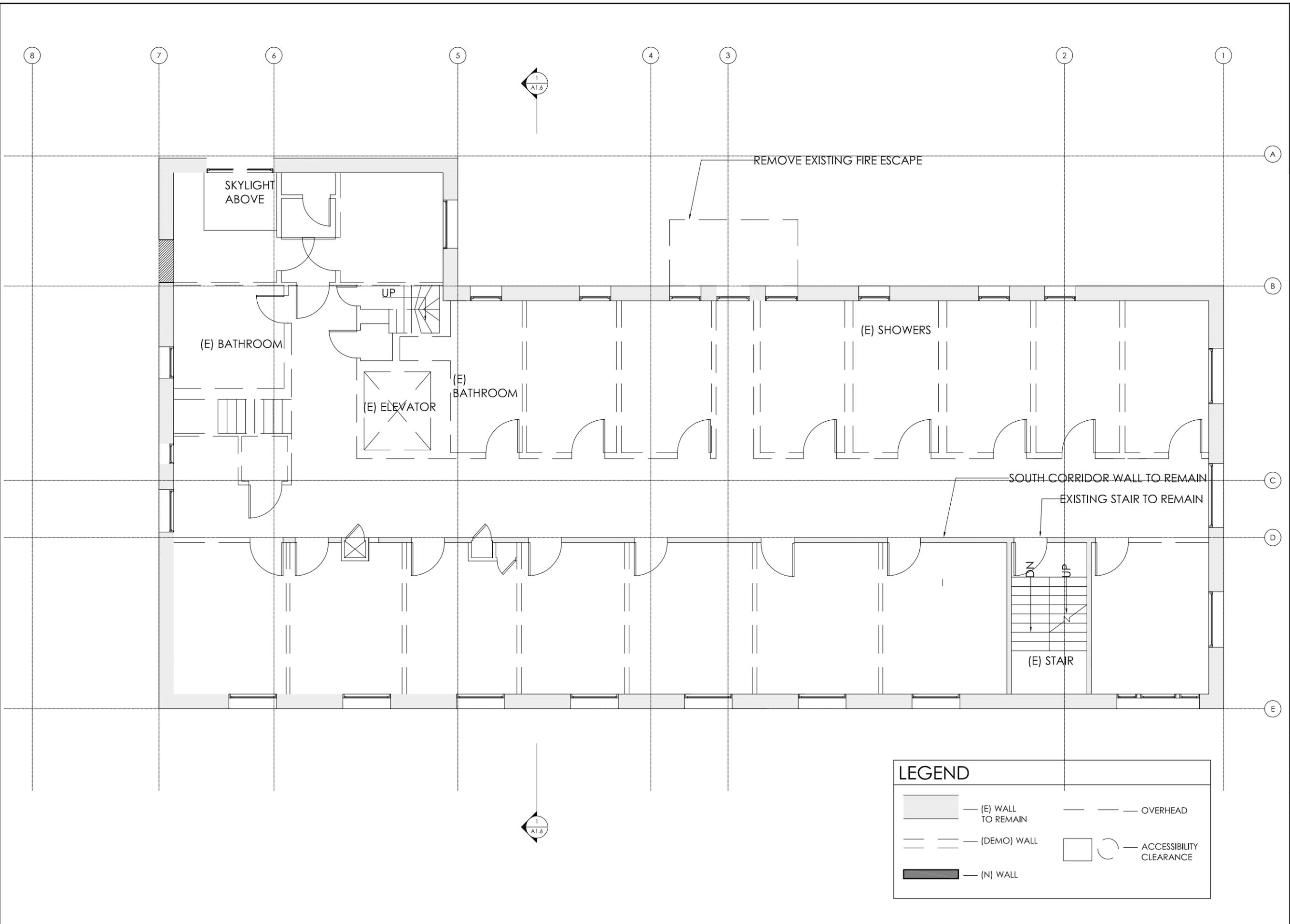
DATE 06.25.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A1.4



LEGEND

	— (E) WALL TO REMAIN		— OVERHEAD
	— (DEMO) WALL		— ACCESSIBILITY CLEARANCE
	— (N) WALL		



A
B
C
D
E

8

7

6

5

4

3

2

1

SKYLIGHT
ABOVE

REMOVE EXISTING FIRE ESCAPE

(E) BATHROOM

UP

(E) ELEVATOR

(E) BATHROOM

(E) SHOWERS

SOUTH CORRIDOR WALL TO REMAIN

EXISTING STAIR TO REMAIN

(E) STAIR

DN

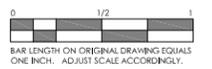
UP

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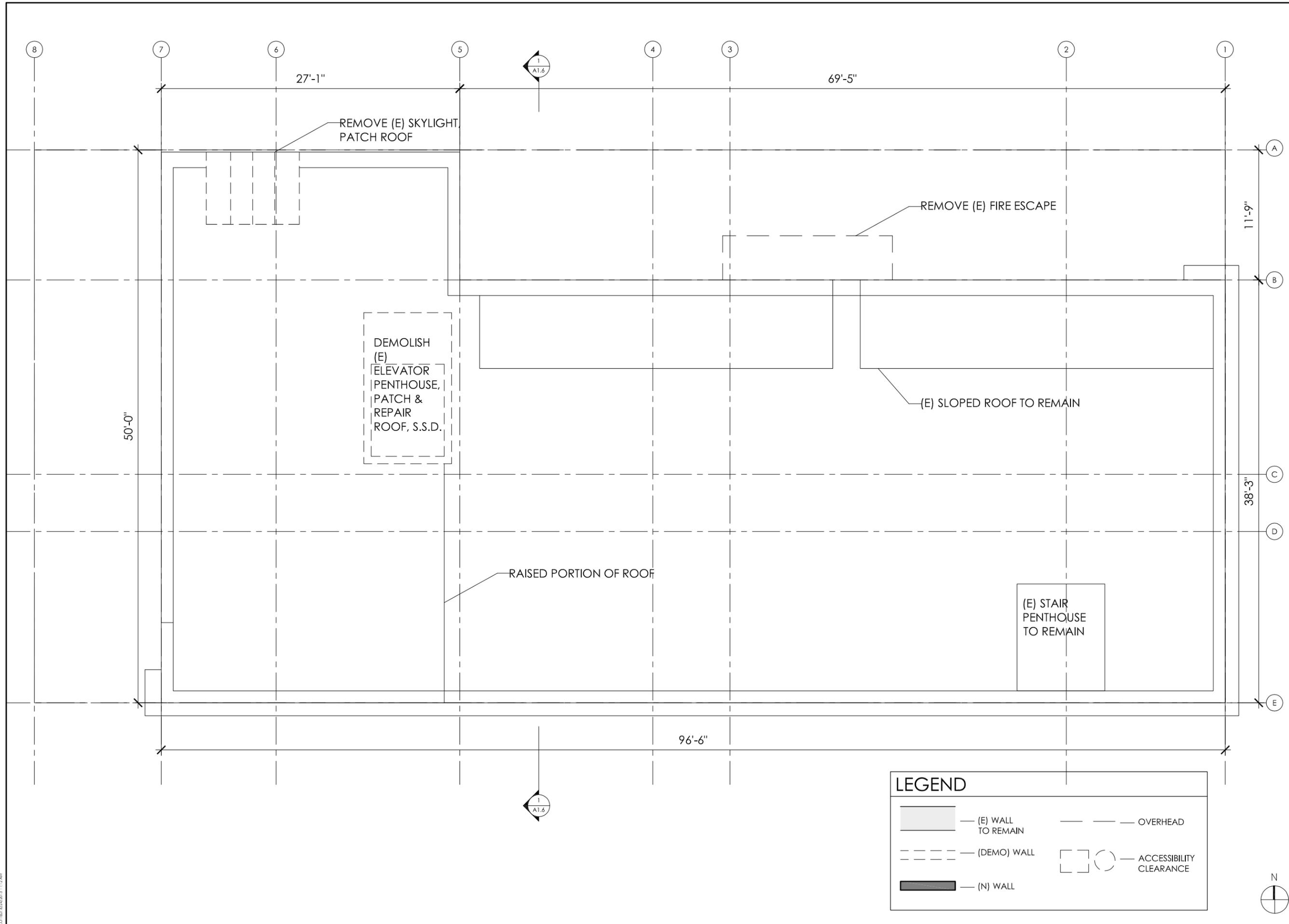
CONDITIONAL USE/ VARIANCE
APPLICATION



ROOF LEVEL EXISTING PLAN

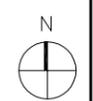
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SCALE	1/8" = 1'
JOB NO.	1212
DRAWN BY	CC

A1.5



LEGEND

	— (E) WALL TO REMAIN		— OVERHEAD
	— (DEMO) WALL		— ACCESSIBILITY CLEARANCE
	— (N) WALL		— ACCESSIBILITY CLEARANCE



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CONDITIONAL USE/ VARIANCE
APPLICATION



EXISTING SECTION B-B

DATE 06.25.13

SCALE 1/8" = 1'

JOB NO. 1212

DRAWN BY CC

A1.6

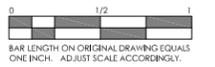


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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION



EXISTING SOUTH ELEVATION

DATE	06.25.13
SCALE	1/8" = 1'
JOB NO.	1212
DRAWN BY	CC

A1.7

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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



EXISTING EAST ELEVATION

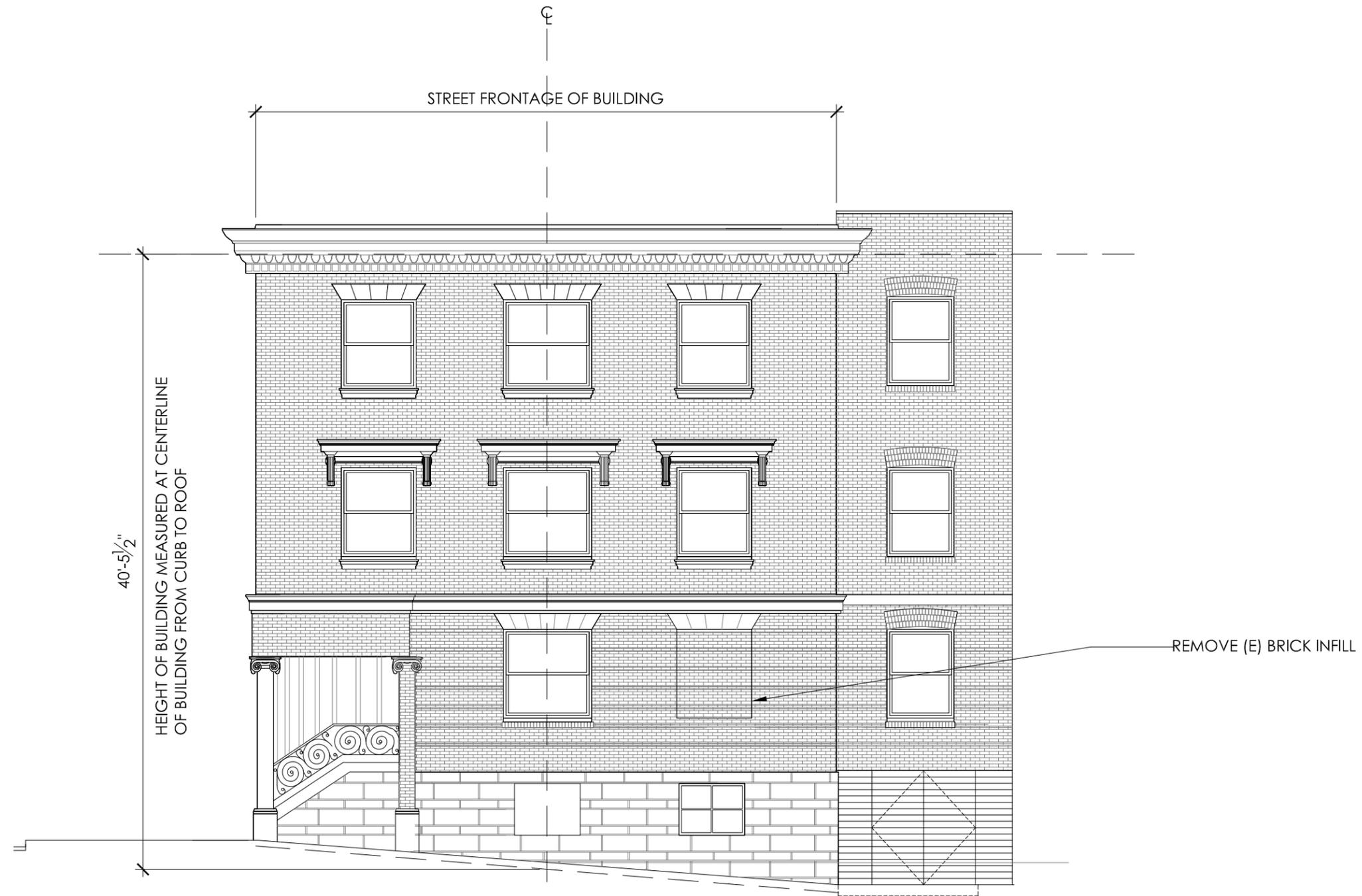
DATE UPDATED 10.30.13

SCALE 1/8" = 1'

JOB NO. 1212

DRAWN BY CC

A1.8



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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



EXISTING NORTH ELEVATION

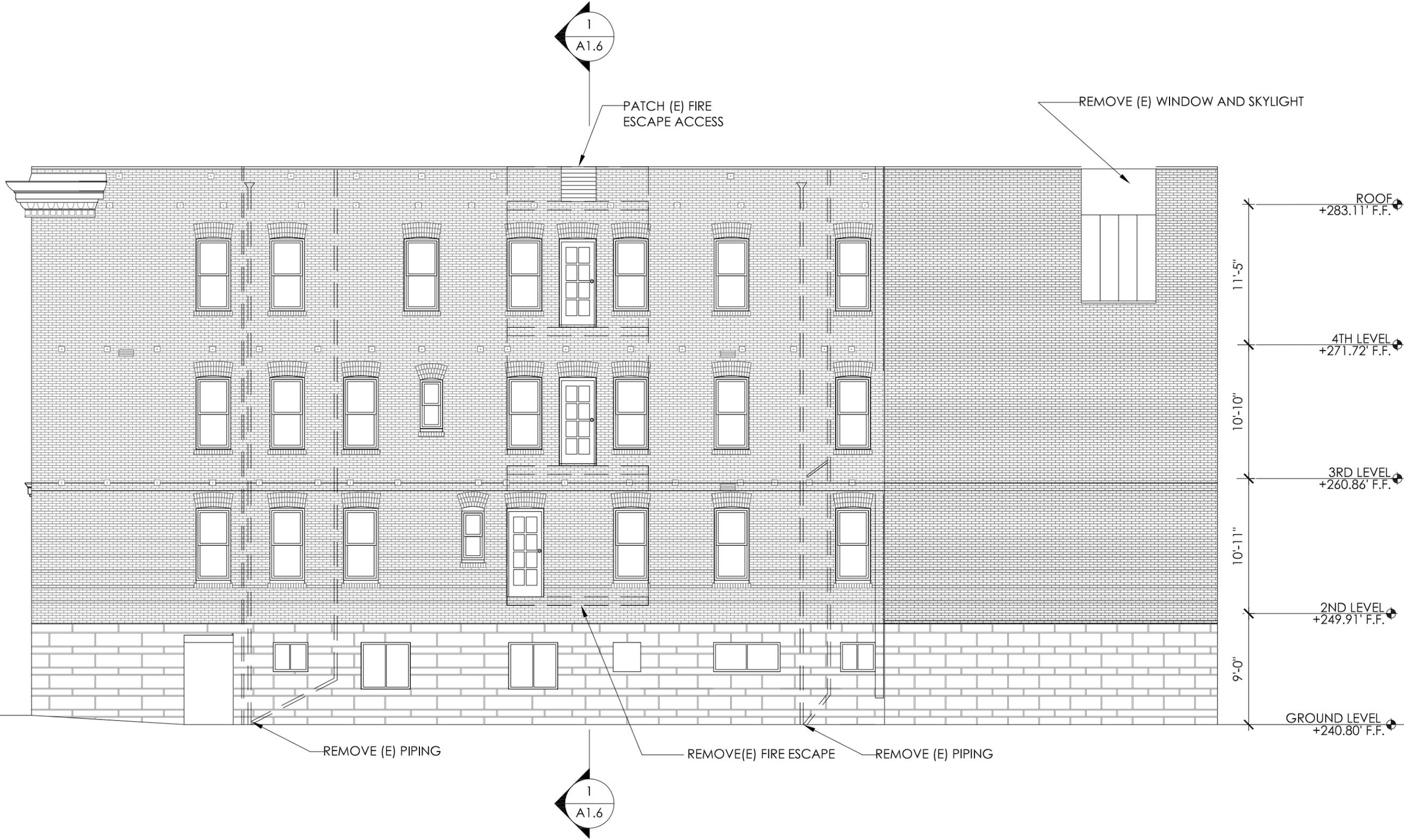
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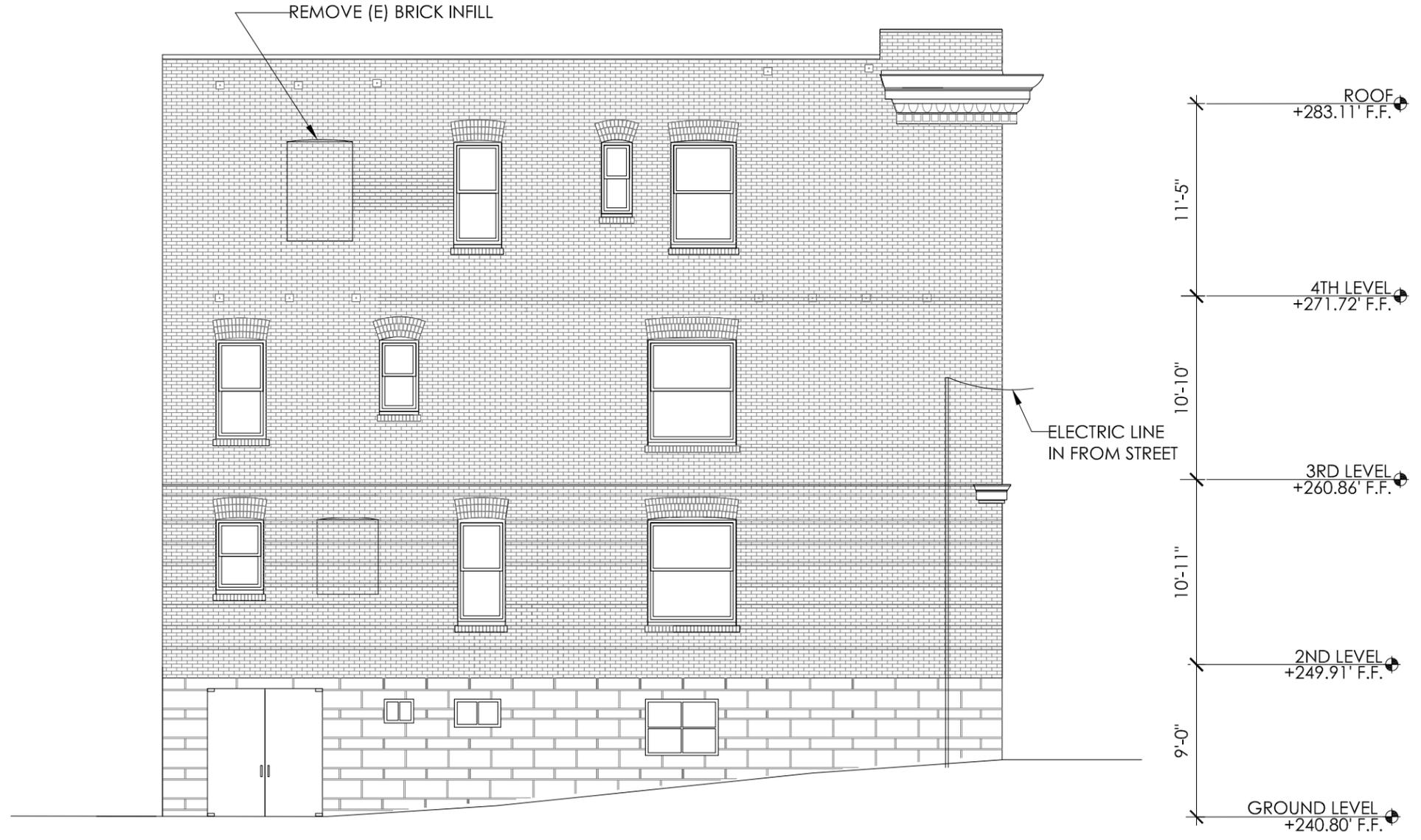
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A1.9

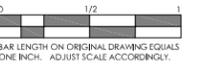


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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



EXISTING WEST ELEVATION

DATE	UPDATED 10.07.13
SCALE	1/8" = 1'
JOB NO.	1212
DRAWN BY	CC

A1.10

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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
SITE PLAN

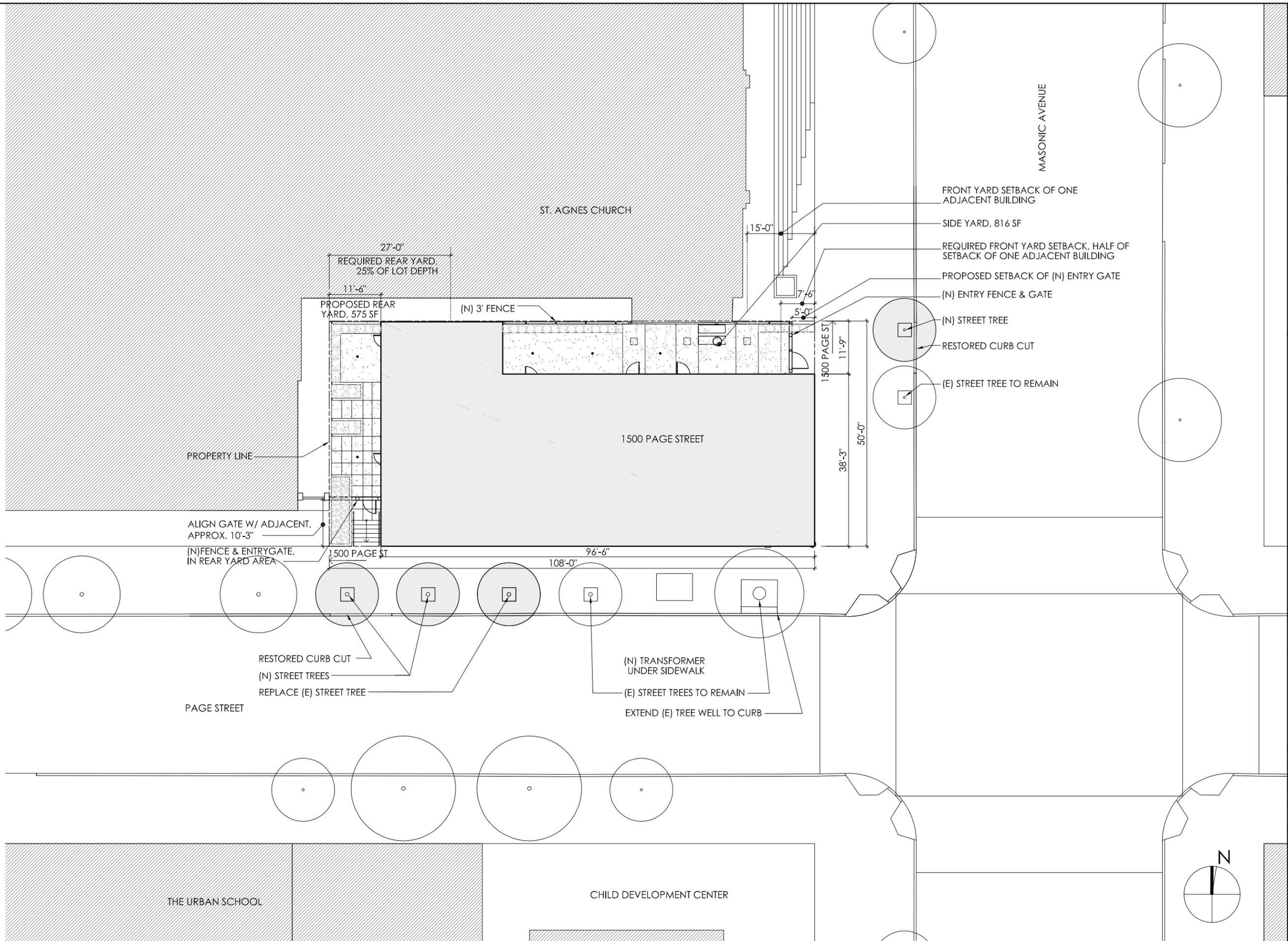
DATE UPDATED 10.30.13

SCALE 1"=20'

JOB NO. 1212

DRAWN BY

A2.0



ST. AGNES CHURCH

MASONIC AVENUE

FRONT YARD SETBACK OF ONE
ADJACENT BUILDING

SIDE YARD, 816 SF

REQUIRED FRONT YARD SETBACK, HALF OF
SETBACK OF ONE ADJACENT BUILDING

PROPOSED SETBACK OF (N) ENTRY GATE

(N) ENTRY FENCE & GATE

(N) STREET TREE

RESTORED CURB CUT

(E) STREET TREE TO REMAIN

1500 PAGE STREET

PROPERTY LINE

ALIGN GATE W/ ADJACENT,
APPROX. 10'-3"

(N) FENCE & ENTRY GATE,
IN REAR YARD AREA

RESTORED CURB CUT

(N) STREET TREES

REPLACE (E) STREET TREE

PAGE STREET

(N) TRANSFORMER
UNDER SIDEWALK

(E) STREET TREES TO REMAIN

EXTEND (E) TREE WELL TO CURB

THE URBAN SCHOOL

CHILD DEVELOPMENT CENTER



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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED GROUND
FLOOR PLAN

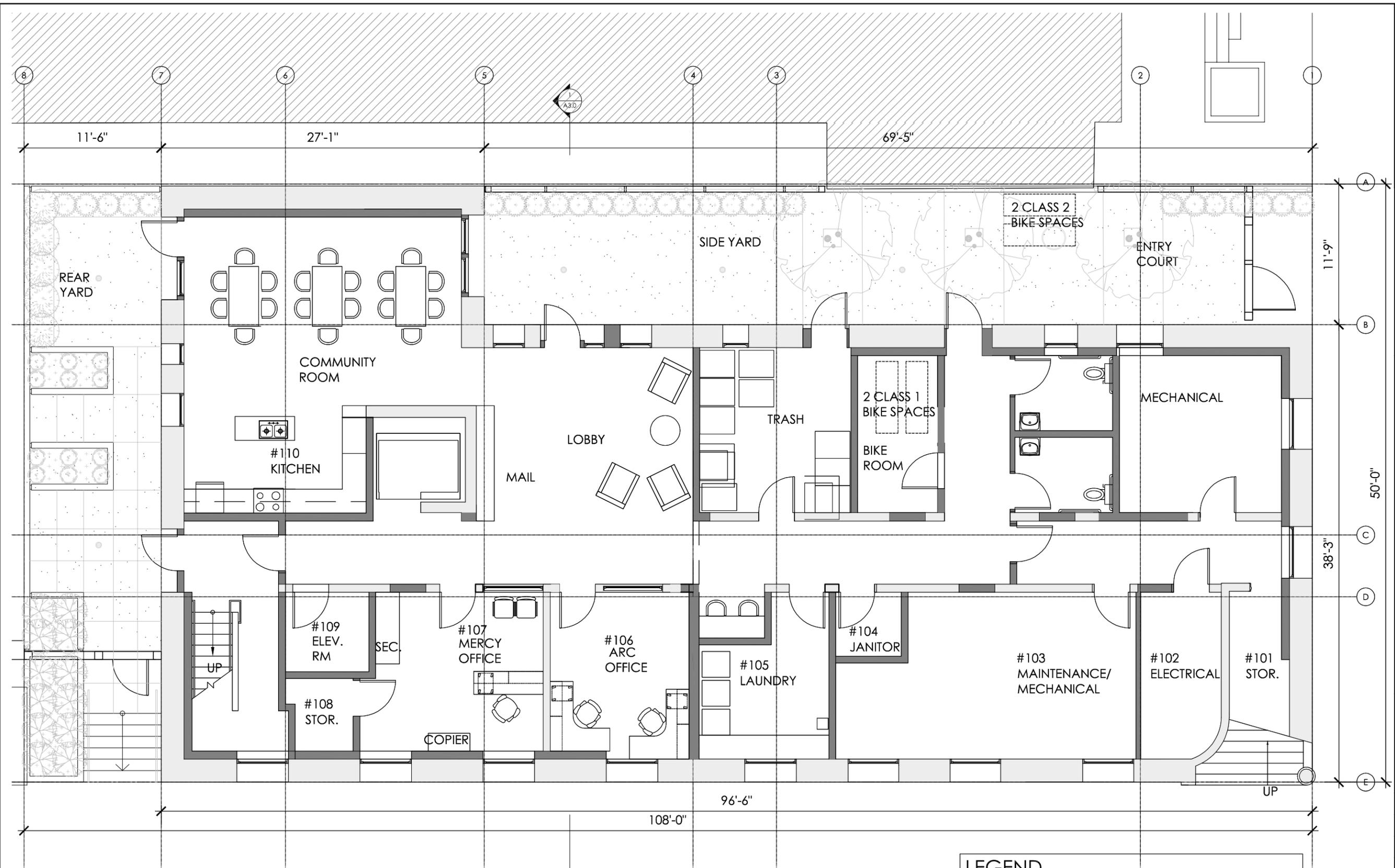
DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A2.1



LEGEND

	— (E) WALL TO REMAIN		— OVERHEAD
	— (DEMO) WALL		— ACCESSIBILITY CLEARANCE
	— (N) WALL		

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1500 PAGE ST.
SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED 2ND LEVEL
FLOOR PLAN

DATE	UPDATED 10.07.13
SCALE	1/8" = 1'-0"
JOB NO.	1212
DRAWN BY	CF

A2.2



LEGEND

	— (E) WALL TO REMAIN		— OVERHEAD
	— (DEMO) WALL		— ACCESSIBILITY CLEARANCE
	— (N) WALL		

Consultants

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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED 3RD LEVEL
FLOOR PLAN

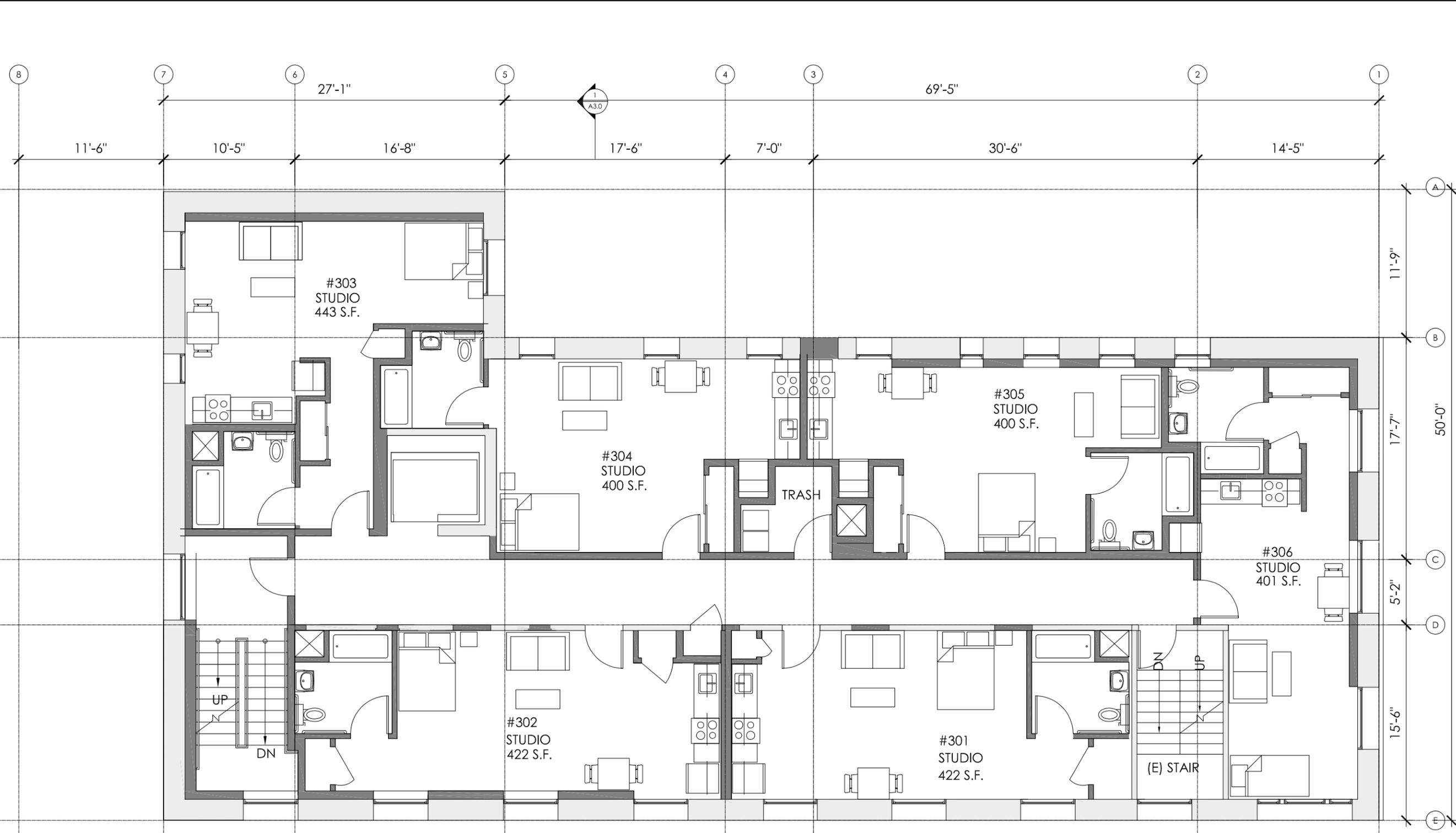
DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A2.3



LEGEND

- (E) WALL TO REMAIN
- (DEMO) WALL
- (N) WALL
- OVERHEAD
- ACCESSIBILITY CLEARANCE



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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED 4TH LEVEL
FLOOR PLAN

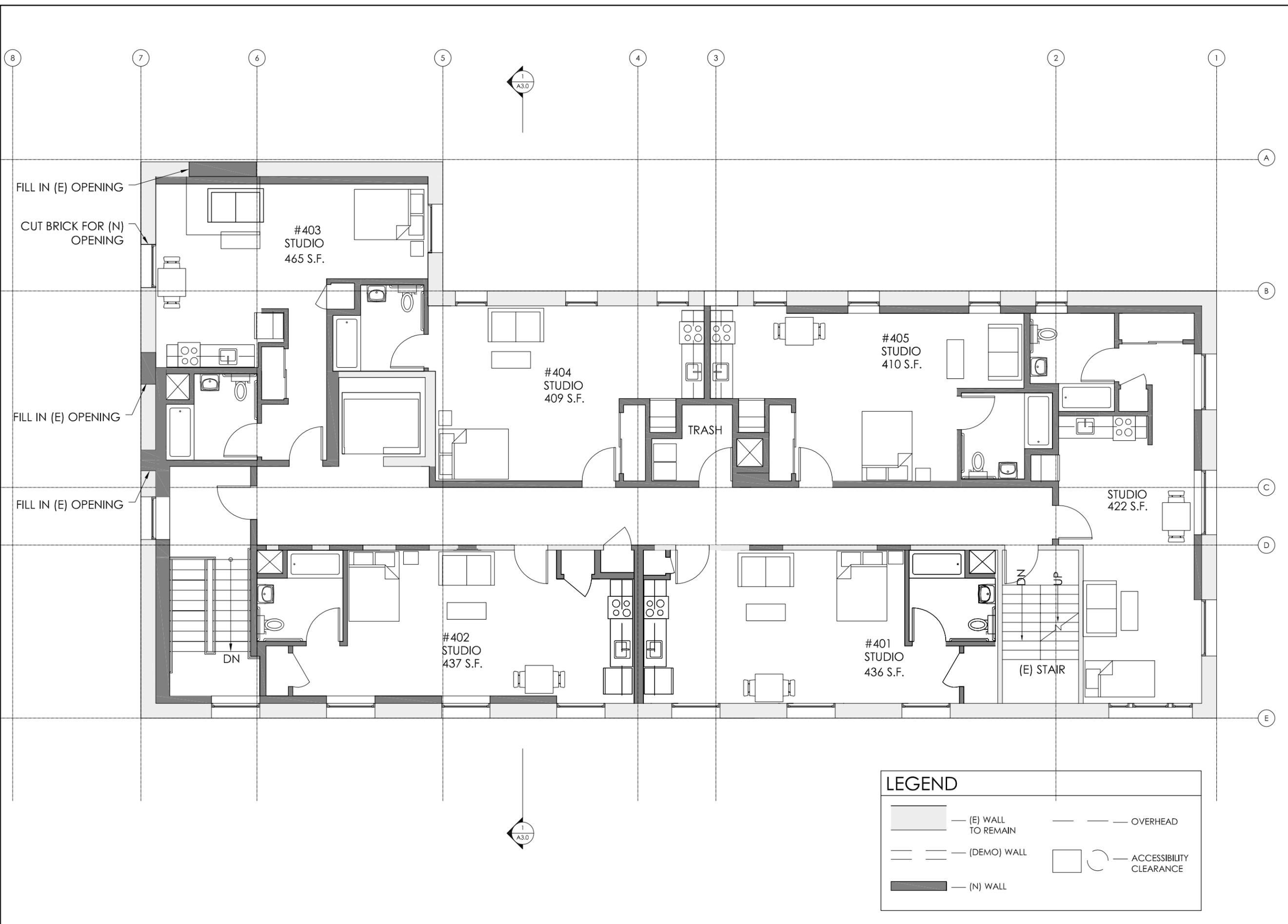
DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A2.4



LEGEND

	— (E) WALL TO REMAIN		— OVERHEAD
	— (N) WALL		— ACCESSIBILITY CLEARANCE
	— (D) DEMO WALL		

Consultants



1500 PAGE ST.
SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
SECTION B-B

DATE	UPDATED 10.07.13
SCALE	1/8" = 1'
JOB NO.	1212
DRAWN BY	CC

A3.0

Consultants

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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



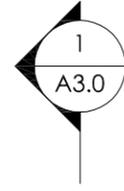
PROPOSED
SOUTH ELEVATION

DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF



REPAIR (E) STAINED GLASS WINDOW

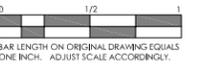


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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
EAST ELEVATION

DATE UPDATED 10.30.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF



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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
NORTH ELEVATION

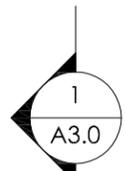
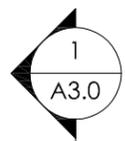
DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A3.3



PATCH (E) FIRE ESCAPE DOORS,
MATCH (E) BRICK

ROOF
+283.11' F.F.

4TH LEVEL
+271.72' F.F.

3RD LEVEL
+260.86' F.F.

2ND LEVEL
+249.91' F.F.

GROUND LEVEL
+240.80' F.F.

11'-5"

10'-10"

10'-11"

9'-0"

NEW STEEL AND GLASS
MAIN ENTRY GATE
AT SIDE YARD

NEW METAL
LOUVERED OPENING
AT (E) DOORWAY

CUT (E) CONCRETE
WINDOW OPENING
FOR (N) METAL DOOR

NEW ALUMINUM STOREFRONT DOOR + WINDOWS

NEW WINDOW, AT (E) FIRE ESCAPE DOOR OPENING, MATCH ADJACENT (E) WD WINDOWS



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SAN FRANCISCO, CA

CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
WEST ELEVATION

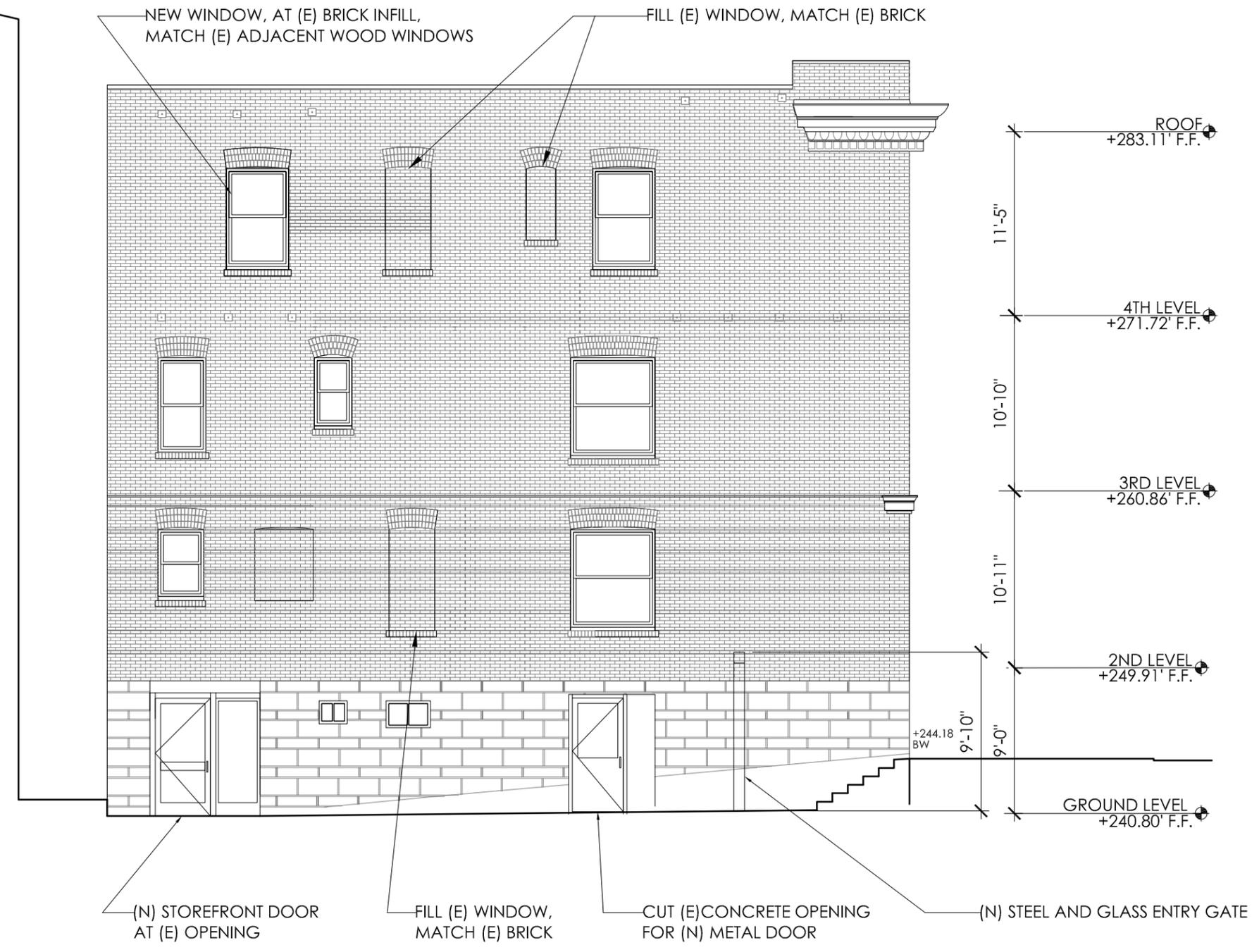
DATE UPDATED 10.07.13

SCALE 1/8" = 1'-0"

JOB NO. 1212

DRAWN BY CF

A3.4



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CONDITIONAL USE/ VARIANCE
APPLICATION 06.25.13



PROPOSED
NORTH PROPERTY
LINE ELEVATION

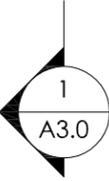
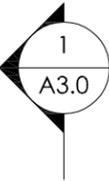
DATE UPDATED 10.30.13

SCALE 1/8" = 1'-0"

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NEW STEEL AND GLASS
MAIN ENTRY GATE AND
FENCE AT SIDE YARD

(N) CONCRETE BENCH

OUTLINE OF NEIGHBORING
CHURCH

(N) 3' HIGH GLASS AND STEEL
FENCE AT PROPERTY LINE

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1. VIEW OF EXIT GATE AT REAR YARD



2. VIEW OF MAIN ENTRY GATE



3. VIEW OF MASONIC STREET ELEVATION

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NEW ENTRY AND EXIT GATES

DATE 06.25.13

SCALE 1/8" = 1'-0"

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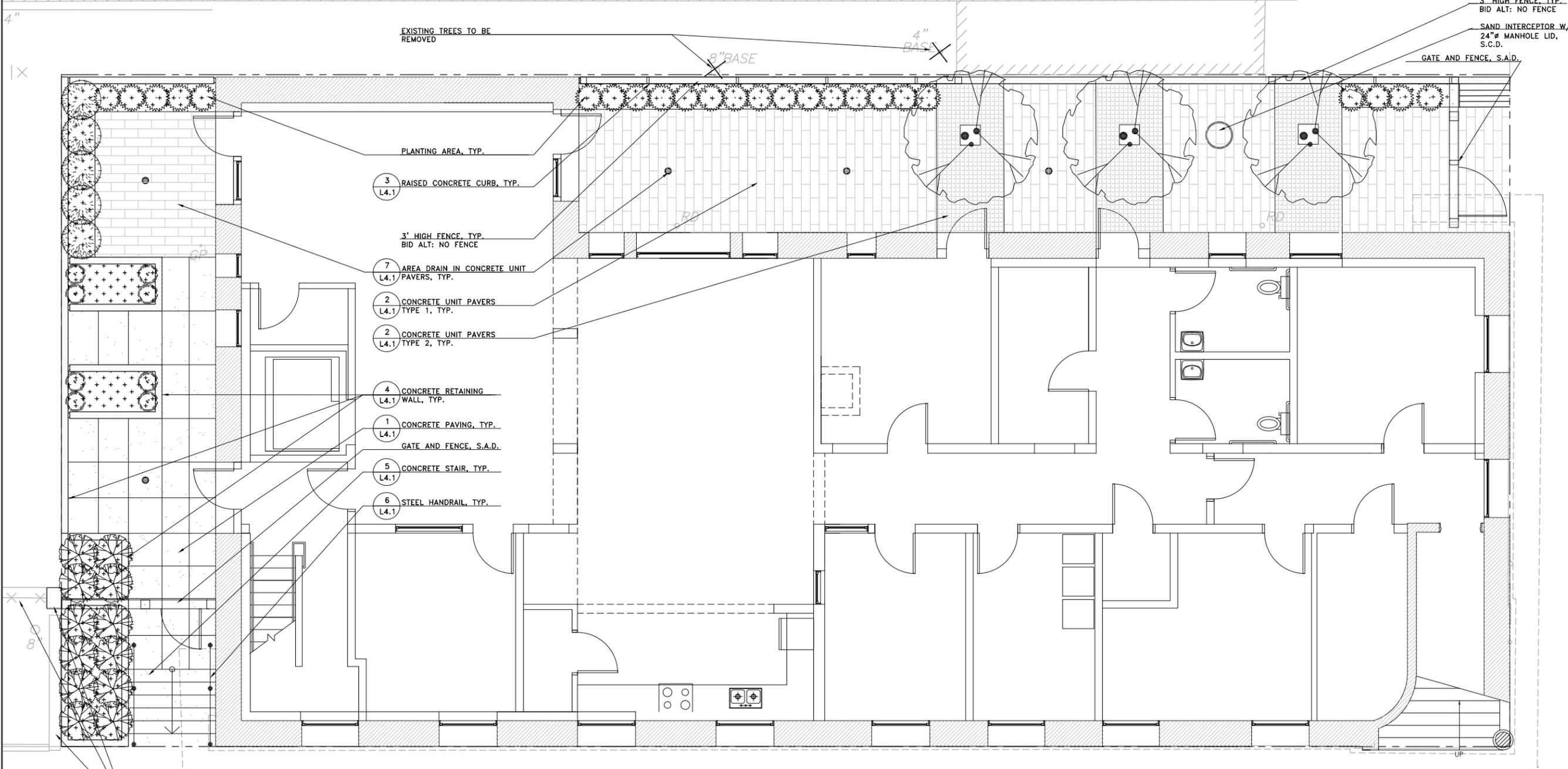
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LANDSCAPE PLAN

DATE	06.25.13
SCALE	1/8" = 1'-0"
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L1.1



LEGEND

	CONCRETE PAVING ON GRADE WITH INTEGRAL COLOR, SAW CUT JOINTS, SANDBLAST FINISH		RAISED CONCRETE CURB/ CONCRETE RETAINING WALL		FLOWERING SHRUB TO BE DETERMINED 15 GALLON
	CONCRETE UNIT PAVERS TYPE 1		AREA DRAIN IN PAVING		ENTRY COURT TREE TO BE DETERMINED 48" BOX
	CONCRETE UNIT PAVERS TYPE 2		SAND INTERCEPTOR, S.C.D.		SHRUB PLANTINGS TO BE DETERMINED 15 & 5 GALLON
	PLANTING AREA		STEEL HANDRAIL		
			FENCE AND GATES, S.A.D.		

