



# SAN FRANCISCO PLANNING DEPARTMENT

## Mandatory Discretionary Review Analysis

### Dwelling Unit Conversion

HEARING DATE MARCH 21, 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:* March 14, 2013  
*Case No.:* **2012.1086D**  
*Project Address:* **1280 LAGUNA STREET**  
*Zoning:* RM-3 (Residential, Mixed, Medium Density) District  
80-B Height and Bulk District  
*Block/Lots:* 0735/030  
*Project Sponsor:* Western Park Apartments  
c/o Yumiko Westland  
Northern California Presbyterian Homes & Services  
1525 Post Street  
San Francisco, CA 94109  
*Staff Contact:* Mary Woods – (415) 558-6315  
[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)  
*Recommendation:* **Do not take Discretionary Review and approve the application**

### PROJECT DESCRIPTION

The proposal is to convert a ground floor property manager's dwelling unit to office use in the 13-story affordable senior apartment building. The existing manager's studio unit is approximately 400 square feet, containing a combined living/sleeping area, a kitchen, and a bathroom. This unit was approved for office use by the U.S. Department of Housing and Urban Development in 1992. It has been used as the social worker's office since then. The proposal involves interior renovation related to removing the kitchen facilities and the tub from the bathroom. A new wall will be constructed in the center of the unit dividing it into two offices for social services related to the residents.

### SITE DESCRIPTION AND PRESENT USE

The subject site is located on the southeast corner of Laguna and Ellis Streets in the Western Addition neighborhood. The L-shaped lot has approximately 155 feet of lot frontage with a lot depth ranging from 282 feet to 427 feet, containing approximately 54,000 square feet. The lot is developed with four buildings (a 13-story tower and three two-story buildings, called "cottages" on the plans), containing a total of 183 senior affordable dwelling units, built in 1972 under the jurisdiction of the San Francisco Redevelopment Agency.

The subject 13-story tower, known as The Western Park Apartments, contains 147 dwelling units. If the proposed dwelling unit conversion is approved, this building will contain 146 units. The subject property is within an RM-3 (Residential, Mixed, Medium Density) Zoning District and 80-B Height and Bulk District.

**SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is in the Western Addition neighborhood, a block from the Jefferson Square park at Laguna and Eddy Streets. Approximately two blocks to the north is Geary Boulevard, connecting Japantown, the Western Addition and the Richmond District to the Civic Center and the Downtown area. Franklin Street, two blocks to the east, is a three-lane, one-way northbound thoroughfare connecting the Civic Center and Fisherman’s Wharf area. Approximately three blocks to the north on Post Street is the Japanese Cultural and Trade Center, and the Civic Center is approximately half a mile away to the southeast.

Buildings to the west and south of Laguna Street include medium- to high-density residential apartments, and St. Mary’s Cathedral on Gough Street and Geary Boulevard. Buildings to the east and north of Laguna Street include multi-unit residential buildings ranging from three to 18 stories tall. The project site is among a number of other high-rise residential towers in the area, constructed while the San Francisco Redevelopment Agency had jurisdiction in this neighborhood (the Western Addition A-2 Redevelopment Area).

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice for 311	30 days	February 8, 2013	February 8, 2013	41 days
Posted Notice for DR	10 days	March 11, 2013	March 11, 2013	10 days
Mailed Notice	10 days	February 8, 2013	February 8, 2013	41 days

**PUBLIC COMMENT**

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Department staff has received one inquiry from a resident at the Western Park Apartments related to proposed construction activities at the apartment complex and timeline for various renovations associated with those construction activities.

**PROJECT ANALYSIS**

**DWELLING UNIT CONVERSION (DUC) CRITERIA**

Below are the five criteria to be considered by the Planning Commission in evaluating dwelling unit conversions, per Planning Code Section 317:

1. Will the conversion of the unit eliminate only owner-occupied housing, and if so, for how long has the unit proposed to be removed been owner-occupied?

***Project Meets Criteria***

*According to the project sponsor, the subject unit was originally designated as an owner/property manager's unit. It has been occupied by an owner's representative since the building was built in 1972 from joint efforts by the U.S. Department of Housing and Urban Development (HUD) and the San Francisco Redevelopment Agency. The designation as an owner/property manager's unit was a HUD requirement under the program that financed the original construction. As of July, 1992, HUD rescinded this requirement and allowed the unit to be used as a "resident services coordinator's office".*

2. Will the conversion of the unit provide desirable new non-residential uses appropriate for the neighborhood and adjoining districts?

***Project Meets Criteria***

*The conversion to office use will allow the project sponsor to divide the unit into two small offices: one for the "health coordinator" and the other for the "service coordinator". These services provide residents with essential resources and program referrals that support healthy living, economic independence and social interaction. While these services are not available to the public at large, some of these programs connect seniors to neighborhood resources, thereby strengthening the interaction between the neighborhoods and the seniors that reside at the Western Park Apartments.*

3. Will the conversion of the unit bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district?

***Project Meets Criteria***

*The prevailing character in the area is mixed. Some buildings in the surrounding area are multi-family residential buildings that do not have isolated residential units on the ground floor, meaning adjacent to common areas or management offices. These ground floor residences have direct access to the street. Other ground floor uses include early childhood education facility, retail store or ground floor parking.*

4. Will the conversion of the unit be detrimental to the City's housing stock?

***Project Meets Criteria***

*The proposed conversion will not be detrimental to the City's housing stock because it has not been used as a rental unit. It was designated as an owner/property manager's unit since the building was built in 1972.*

5. Is the conversion of the unit necessary to eliminate design, functional or habitability deficiencies that cannot otherwise be corrected?

***Project Meets Criteria***

*The subject owner/property manager's unit was a HUD requirement under the program that financed the original construction. As of July, 1992, HUD rescinded this requirement and has allowed the unit to be used as a "resident services coordinator's office". This unit is located on the ground floor of a 13-story*

*tower adjacent to property management staff offices, a mail room, a computer room and a multi-purpose room. It is isolated from other units occupied by seniors. However, as such, it is an ideal location for social service offices for seniors living in the Western Park Apartments.*

**GENERAL PLAN COMPLIANCE:**

The Project is, on balance, consistent with the following Objective and Policy of the General Plan:

**HOUSING ELEMENT**

**Objective and Policy**

**OBJECTIVE 1:**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S LIVING NEEDS ESPECIALLY PERMANENTLY AFFORDABLE HOUSING

**Policy 1.7:**

Consider public health objectives when designating and promoting housing development sites.

*The conversion of the owner/property manager's unit to resident service offices will provide a balance of housing and the amenities needed by the residents of the project site.*

**SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

*This is not applicable since the property is a residential use.*

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

*The existing housing and neighborhood character will be conserved since the proposal involves interior alteration only.*

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

*The proposal will not affect the City's supply of affordable housing since the conversion does not eliminate any rental or affordable housing.*

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

*The proposal will not impede MUNI service or overburden streets or neighborhood parking. Public transit lines are available nearby on Eddy Street and Geary Boulevard.*

5. 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.

*This is not applicable since the property is a residential use.*

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposal will comply with applicable code standards.*

7. Landmarks and historic buildings be preserved.

*The subject building was built in 1972. It is not a landmark or a historic building.*

8. Parks and open space and their access to sunlight and vistas be protected from development.

*The proposal will not affect any existing parks or open spaces.*

## ENVIRONMENTAL REVIEW

The project is categorically exempt from the environmental review process under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines, pursuant to Title 14 of the California Administrative Code.

## BASIS FOR RECOMMENDATION

- The project meets all of the dwelling unit conversion criteria.
- The project will continue to provide a needed service to the residents of the Western Park Apartments.

<b>RECOMMENDATION:</b> Do not take Discretionary Review and approve the application
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### Attachments:

Parcel Map

Sanborn Map

Zoning Map

Section 311 Notice

Section 317 Application submittal by Applicant:

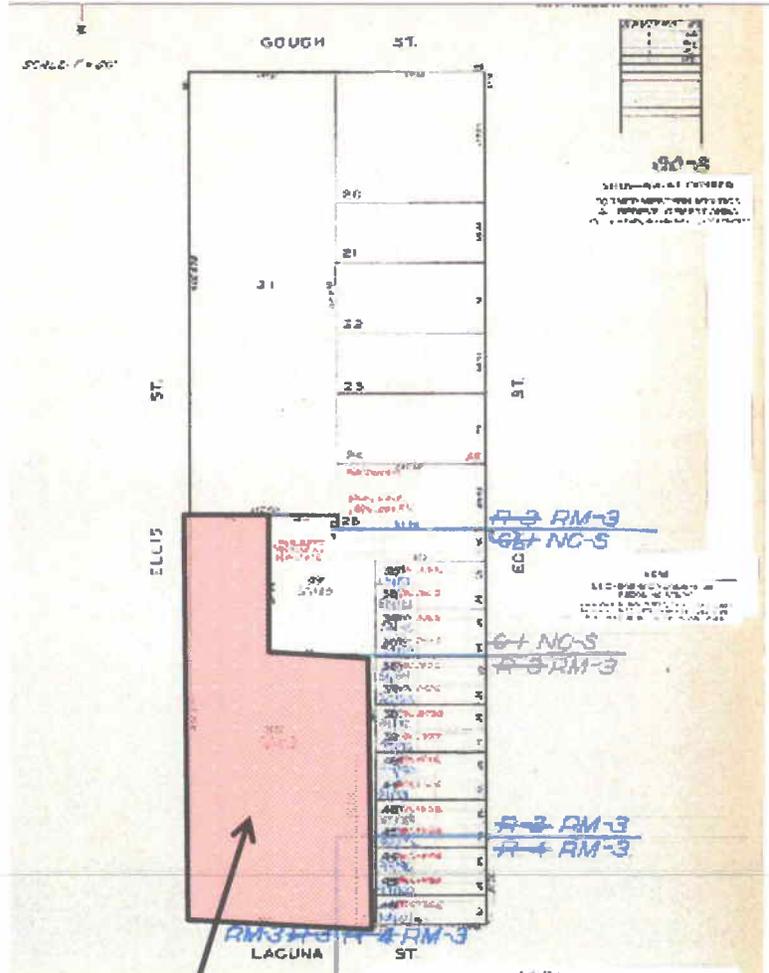
- DUC Criteria

- Photographs
- Reduced Plans

mw: g:\documents\DR\1280 Laguna - DUC per 317.doc

# Zoning / Parcel Map

Assessor's Block 0735



SUBJECT PROPERTY

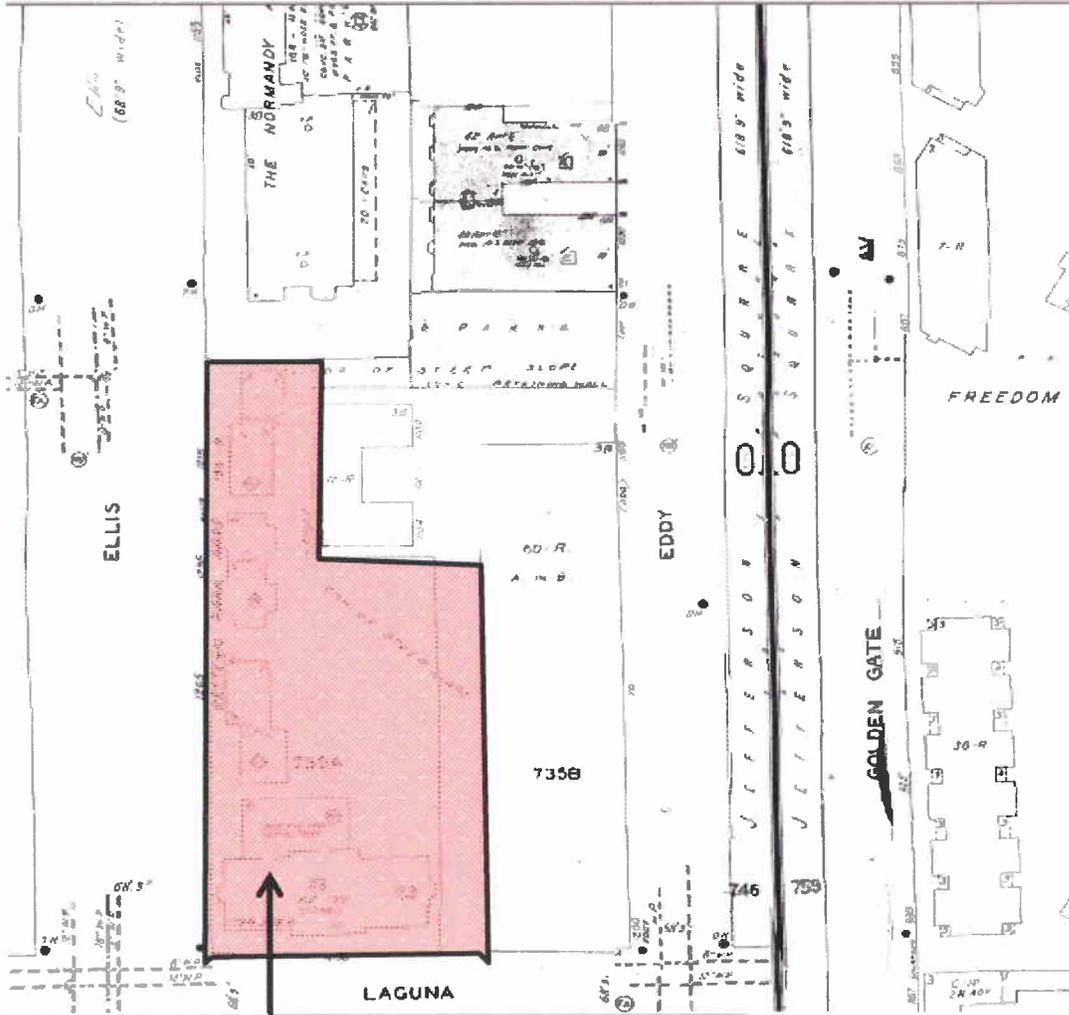
Mandatory Discretionary Review Hearing  
Case Number 2012.1086D  
1280 Laguna Street



# Sanborn Map\*

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

GOUGH STREET

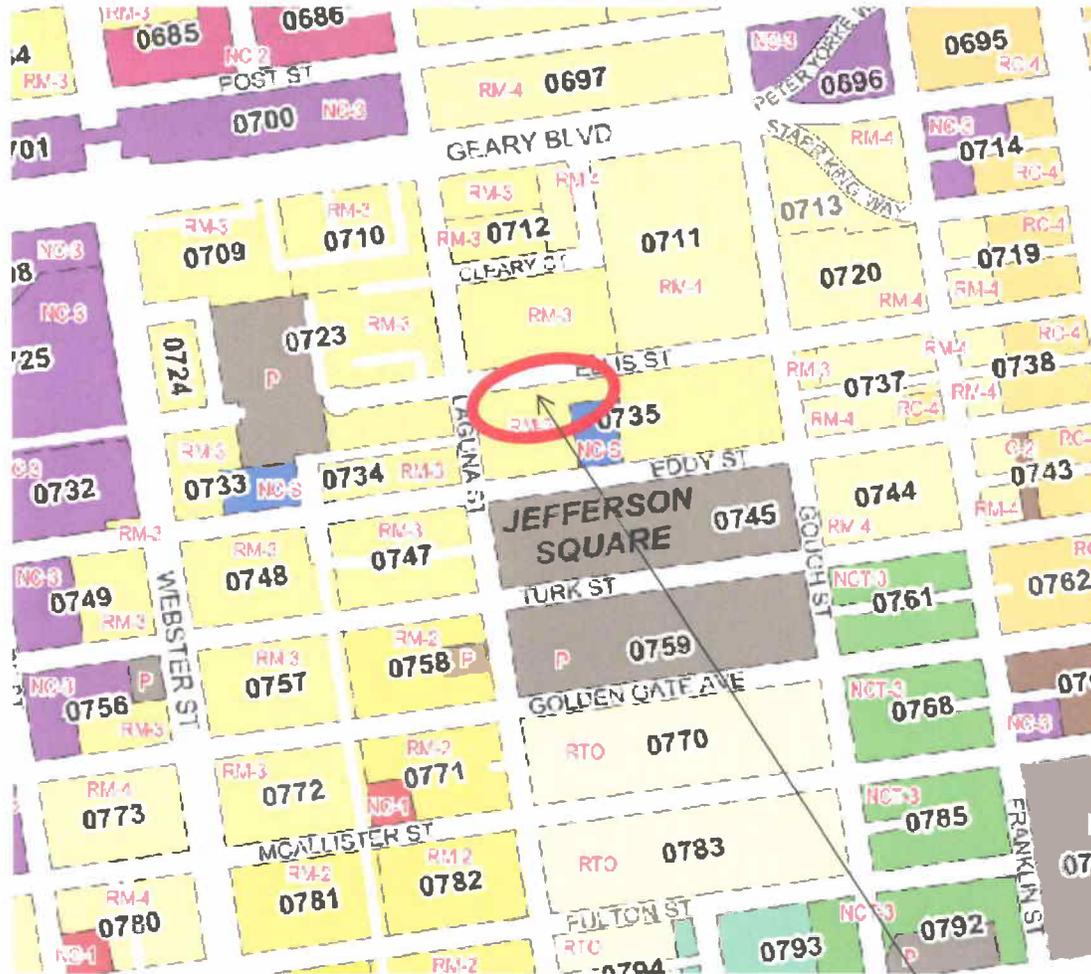


SUBJECT PROPERTY



Mandatory Discretionary Review Hearing  
Case Number 2012.1086D  
1280 Laguna Street

# Zoning Map



PROJECT SITE

## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

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

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

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

### NEIGHBORHOOD COMMERCIAL DISTRICTS

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

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

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

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

MB-OS MB-O

### PUBLIC DISTRICT

P





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On August 21, 2012 and January 18, 2013, the Applicant named below filed Building Permit Application Numbers 2012.08.21.7901 (Alteration) and 2013.01.18.8333 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	<b>Barcelon + Jang, Architects c/o Devi Dutta-Choudhury</b>	Project Address:	<b>1280 Laguna Street</b>
Address:	<b>315 Bay Street, Suite 300</b>	Cross Streets:	<b>Southeast corner at Ellis Street</b>
City, State:	<b>San Francisco, CA 94133</b>	Assessor's Block /Lot No.:	<b>0735 / 030</b>
Telephone:	<b>(415) 834-0248</b>	Zoning Districts:	<b>RM-3 / 80-B</b>

Under San Francisco Planning Code Section 311, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a weekend or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input checked="" type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE.....	Residential.....	No change
FRONT SETBACK.....	13 feet.....	No change
SIDE SETBACKS.....	Not Applicable.....	N/A
BUILDING DEPTH.....	414 feet.....	No change
REAR YARD.....	0 feet.....	No change
HEIGHT OF BUILDINGS.....	23 to 125 feet.....	No change
NUMBER OF STORIES.....	2 to 13.....	No change
NUMBER OF DWELLING UNITS.....	183.....	182
NUMBER OF OFF-STREET PARKING SPACES.....	49.....	No change

**PROJECT DESCRIPTION**

The subject lot contains four residential buildings, totaling 183 units including a property manager's unit. Proposed alterations related to the two Building Permit Applications are as follows: (1) under Building Permit Application No. 2012.08.21.7901, the proposal is to convert the property manager's unit on the ground floor of the 13-story high rise building to an office. This conversion involves primarily interior improvements. It is subject to Planning Code Section 317 for dwelling unit conversions (Case No. 2012.1086D). A public hearing before the Planning Commission is scheduled on March 21, 2013 at 12 p.m. (noon) in City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400; and (2) under Building Permit Application No. 2013.01.18.8333, the proposal involves primarily interior upgrades and exterior improvements, including two new entry vestibule additions on the ground floor of the 13-story high rise building, window replacement, and perimeter fence replacement.

If you have any questions about the permit applications, please contact the Planner listed below.

PLANNER'S NAME: **Mary Woods**

PHONE NUMBER: **(415) 558-6315**

EMAIL: [mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)

DATE OF THIS NOTICE: **02/08/2013**

EXPIRATION DATE: **03/10/2013**

# NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board at (415) 920-3820 for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at [www.sfgov.org/planning](http://www.sfgov.org/planning)). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for \$300.00, for each Discretionary Review request payable to the Planning Department. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1660 Mission Street, 3rd Floor, Room 3036. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.

CASE NUMBER:  
For Staff Use only

APPLICATION FOR

# Dwelling Unit Removal Merger, Conversion, or Demolition

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: NORTHERN CALIFORNIA PRESBYTERIAN HOMES & SERVICES (NCPHS)	
PROPERTY OWNER'S ADDRESS: ATTN: YUMIKO WESTLAND 1525 POST STREET SAN FRANCISCO, CA 94109	TELEPHONE: (415 ) 202-7812 EMAIL: ywestland@ncphs.org

APPLICANT'S NAME: YUMIKO WESTLAND <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
APPLICANT'S ADDRESS:	TELEPHONE: ( ) EMAIL:

CONTACT FOR PROJECT INFORMATION: WAYNE BARCELON, AIA <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: BARCELON + JANG ARCHITECTS 315 BAY STREET, SUITE 3 SAN FRANCISCO, CA 94133	TELEPHONE: (415 ) 834-0248 EMAIL: wbarcelon@barcelonjang.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): SCOTT FALCONE <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: FALCONE DEVELOPMENT SERVICES 168 ONONDAGA AVE SAN FRANCISCO, CA 94122	TELEPHONE: (415 ) 218-0411 EMAIL: scott@falconedevelopment.com

2. Location and Classification

STREET ADDRESS OF PROJECT: WESTERN PARK APARTMENTS, 1280 LAGUNA STREET	ZIP CODE: 94155
CROSS STREETS: ELLIS ST/EDDY ST	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0735 / 30	427'X155'	54,243 SF	RM-3	80B

	PROJECT INFORMATION	EXISTING	PROPOSED	NET CHANGE
1	Total number of units	183	182	-1
2	Total number of parking spaces	49	49	0
3	Total gross habitable square footage	122,756	122,756	0
4	Total number of bedrooms	191	190	-1
5	Date of property purchase	6/24/190		
6	Total number of rental units	183	182	-1 (ALL HUD SEC. 8)
7	Number of bedrooms rented	191	190	-1
8	Number of units subject to rent control	183	182	-1
9	Number of bedrooms subject to rent control	191	190	-1
10	Number of units currently vacant	3	VARIES	0 (ALL UNITS ARE HUD SEC. 8)
11	Was the building subject to the Ellis Act within the last decade?	NO		
12	Number of owner-occupied units	0	0	0

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:  Date: 11.28.12

Print name, and indicate whether owner, or authorized agent:

YUMIKO WESTLAND

Owner / Authorized Agent (circle one)

# Loss of Dwelling Units Through **Conversion**

(FORM C – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review. In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review criteria 1-5 listed below.

Please state how the project meets or does not meet the following criteria:

1. Will the conversion of the unit(s) eliminate only owner occupied housing, and if so, for how long has the unit(s) proposed to be removed been owner occupied?

see attached

2. Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?

see attached

3. Will the conversion of the unit(s) bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district?

see attached

4. Will the conversion of the unit(s) be detrimental to the City's housing stock?

see attached

5. Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?

see attached

Loss of Dwelling Units Through Conversion  
FORM C

1. Yes. One owner occupied unit will be eliminated. This ground floor studio unit in question was originally designated as an Owner/Property Manager's unit and has been occupied by an Owner's Representative/Property Manager since construction in 1972. This designation was a HUD requirement under the program that financed the original construction. As of July 1, 1992, HUD rescinded this requirement and has allowed the unit to be used as a Resident Services Coordinator's office. (Please see attached letter from HUD). When NCPHS, a non-profit senior housing provider and owner of this site since construction, changed the use of this unit, they were not aware that a separate local planning process to legally convert the unit was required. After recently inquiring with the City Planning staff on the requirements of converting the unit, NCPHS received an official Letter of Determination outlining the Sec 317 process.
2. Yes. As described above, the formal conversion of this unit into offices for a Resident Services Coordinator will provide a continuing benefit to 182 low-income senior households. The Resident Services Coordinator provides residents with essential resources and program referrals that support healthy living, economic independence and social interaction. While these services are not available to the public at large, some of these programs connect seniors to neighborhood resources, thereby strengthening the connection between the neighborhood and the low-income seniors that live at Western Park Apartments.
3. Yes. Typical buildings in the surrounding RM-3 area are multi-family residential buildings that do not have isolated residential units on the ground floor. When ground floor units exist at nearby buildings, they are not adjacent to common-use spaces and management offices. It is more prevalent for neighboring apartment buildings have ground floor residences with direct access to street level, or has only parking, common use and management/administration spaces on the ground floor. WPA is accessed by a central ground floor entry lobby on Laguna Street. The ground floor features administrative offices, tenant services, a multi-purpose room and other shared use areas. A resident parking lot is accessed from Laguna Street. There are no other residential units on the ground floor. Summary of adjacent RM-3 properties:
  - a. 1315 Ellis Street: Directly West across Laguna Street is a 1-story early childhood education facility with only classrooms and offices. Main Entry is on Ellis Street, with a secondary entry on Laguna Street.
  - b. 1201 Laguna Street: West of WPA across Laguna Street are 3- and 6-story apartment buildings with ground floor garage access and corner retail and residential units above.
  - c. 1174 Eddy Street: Directly South of WPA are 4-story townhouse buildings with no apparent management areas. The ground floor contains only building entry and garage access.
  - d. 1155 Ellis Street: East of WPA on Ellis Street is a 4-story residential typology similar to WPA: a multi-unit residential building with a single access point at the ground floor, and residential units above. Central lobby access is on Ellis Street.
  - e. 1280 Ellis Street: North of WPA across Ellis Street is a 4-story residential building with ground floor parking. There are no management areas at the ground floor.

**Loss of Dwelling Units Through Conversion  
FORM C**

- f. 1201 Laguna Street: diagonally across from WPA are 3-story residential buildings with ground floor access points. An open parking area is behind the corner building along Ellis Street.
- 4. No. As discussed above, the unit to be converted was originally built only for use by an owner employee/property manager. As such, it was never part of the rental market. While WPA has 24-hr on-site staff, there is no live-in property manager that requires a live-in unit. In addition, the unit has been used for resident services purposes for the past 20 years per HUD's explicit approval.
- 5. Yes. This one original property management unit is located on the ground floor, adjacent to community-serving program spaces and property management staff offices. It would not function well as a residential unit. Alternately, the use of this unit as a Resident Services Coordinator office has provided important space for the Services Coordinator to meet privately with tenants, coordinate programs, and provide essential resources and program referrals to low-income senior residents. There would be a profound lack of privacy for a residential tenant in this location, and isolation from other building residents with typical units.

# Priority General Plan Policies – Planning Code Section 101.1

(APPLICABLE TO ALL PROJECTS SUBJECT TO THIS APPLICATION)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

This policy is not applicable to the subject unit conversion as no neighborhood-serving retail uses are contained within the overall property.

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

The conversion of one owner-employee property management unit to a resident services coordinator's office, within the context of the continuing preservation of 182 units for low-income seniors, is in keeping with conserving and protecting the property's and area's housing and neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The conversion of this one owner-employee property management unit to a resident services coordinator office enhances owner's ability to provide essential services to the existing low-income tenants. As such, this conversion will enhance the supply of affordable housing provided at the property.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The conversion of this unit to a resident services coordinator's office will provide a work-space for two employees. Employees traveling to and from the property will not impede Muni transit service or overburden our streets or neighborhood parking. As additional information, the existing property contains 49 off-street parking spaces, some of which are used by property management and services staff.

**Please respond to each policy; if it's not applicable explain why:**

5. 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 conversion of this unit does not displace the industrial or service sectors. It does provide an employment space for one service employee.

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

Because the conversion of this unit will provide an employment space for a resident services coordinator, the resident services coordinator will be an additional staff resource to assist tenants in the event of an earthquake.

7. That landmarks and historic buildings be preserved; and

The conversion of this unit does not affect the preservation of landmarks and historic buildings.

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

The conversion of this unit does not affect park, open space, and access to sunlight and vistas.



9 COTTAGE BLDGS B,C & D FROM ELLIS STREET



6 BLDG A HIGH-RISE ENTRY FROM ELLIS/LAGUNA CORNER



4 BLDG A HIGH-RISE VIEW FROM COTTAGE PATIOS



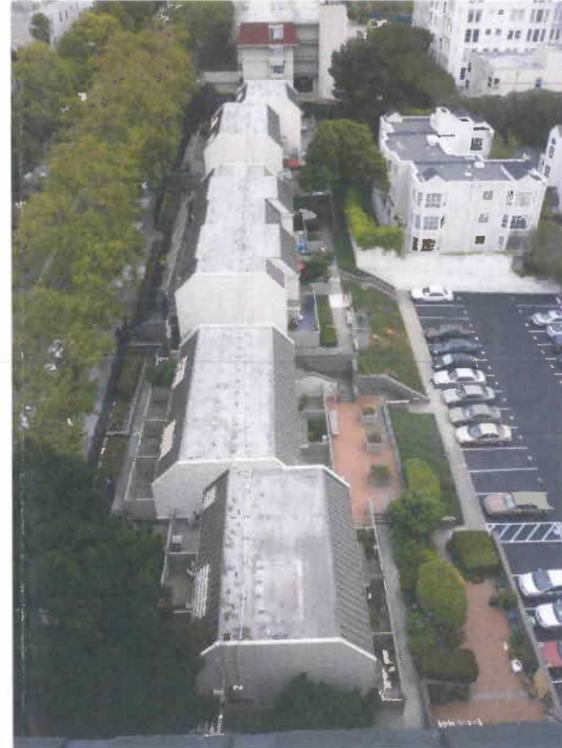
2 BLDG A HIGH-RISE VIEW FROM PARKING LOT



8 SOLARIUM/REC ROOM



5 PARKING LOT FROM GATE ENTRY



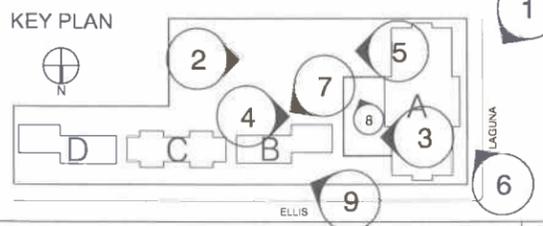
3 COTTAGE BLDGS B,C & D - VIEW FROM TOWER ROOF



1 BLDG A/13-STORY TOWER, VIEW FROM LAGUNA



7 BACK OF COTTAGE BLDGS B & C



# Western Park Apartments

1280 Laguna Street  
San Francisco, CA 94115  
BLOCK/LOT: 0735/030

## Owner/Developer

NCPHS  
Northern California Presbyterian Homes & Services  
1525 Post Street  
San Francisco, CA 94109  
T: 415 202 7800 F: 415 447 3295

## Architect

BARCELON + JANG  
Architecture / Urban Planning & Design  
315 Bay Street, Suite 300  
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## Consultants

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Interface Engineering  
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San Francisco, CA 94103  
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Structural

## STAMP



ISSUED	DATE
	02.04.2012
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DRAWING SCALE	1/16" = 1'-0"
DRAWN BY	gdc
CHECKED BY	
B+J PROJECT NO.	[WPA]

## SITE PHOTOGRAPHS

## DRAWING NUMBER

A0.00

# Western Park Apartments

1280 LAGUNA STREET, SAN FRANCISCO, CA 94115  
 BUILDING PERMIT APPLICATION

## PROJECT DESCRIPTION

EXISTING MANAGER'S UNIT WILL BE CONVERTED TO EXCLUSIVE OFFICE USE PURSUANT TO PLANNING SECTION 317, LOSS OF DWELLING UNIT THROUGH CONVERSION. THE OFFICES, LOCATED AT THE GROUND FLOOR OF BLDG A, A 13-STORY HIGH RISE, WILL BE USED FOR TENANTS' SERVICES. THIS EXISTING MANAGER'S UNIT IS 400SF, CONTAINING A COMBINED LIVING/SLEEPING AREA, KITCHENETTE & BATHROOM. IT IS CURRENTLY BEING USED AS OFFICES, AS APPROVED BY HUD. THIS PROJECT WILL REMOVE THE KITCHENETTE AND BATHTUB FROM THE BATHROOM. NEW WALLS, CASEWORK, AND FINISHES WILL ACCOMMODATE NEW OFFICE USE.

## PROJECT INFORMATION

ADDRESS: 1280 LAGUNA STREET  
 SAN FRANCISCO, CA 94109

ASSESSOR'S PARCEL: 0735/030

NEIGHBORHOOD: WESTERN ADDITION

ZONING: RM-3  
 RESIDENTIAL MIXED MEDIUM DENSITY

HEIGHT/BULK DIST.: 80-B

SETBACKS: NONE REQUIRED

LOT AREA: 54243 SF

BUILDING AREAS, EXISTING:

**BLDG A, 13-STORY HIGH RISE**

GROUND FLOOR	110875 SF
FIRST FLOOR	8595 SF
2ND-10TH FLOOR 7900 SF/FLR X 9 =	71100 SF
11TH-12TH FLOOR 8727 SF/FLR X 2 =	17454 SF
<b>TOTAL BLDG A AREA:</b>	<b>208,024 SF</b>

**BLDG B, 2-STORY COTTAGE**

LOWER LEVEL	2385 SF
UPPER LEVEL	2385 SF
<b>TOTAL BLDG B AREA:</b>	<b>4770 SF</b>

**BLDG C, 2-STORY COTTAGE**

LOWER LEVEL	2600 SF
UPPER LEVEL	2600 SF
<b>TOTAL BLDG C AREA:</b>	<b>5200 SF</b>

**BLDG D, 2-STORY COTTAGE**

LOWER LEVEL	2385 SF
UPPER LEVEL	2385 SF
<b>TOTAL BLDG D AREA:</b>	<b>4770 SF</b>

**TOTAL SITE BLDG AREA 222,764 SF**

OCCUPANCY: R-2

PARKING: OFF-STREET PARKING FOR 49 CARS

EXISTING UNIT COUNT:

TOWER (A):	135	1BR/1BA
	12	STUDIOS
COTTAGES (B):	14	STUDIOS
COTTAGES (C):	8	2BR/1BA
COTTAGES (D):	14	STUDIOS
<b>TOTAL UNITS</b>	<b>183</b>	<b>UNITS</b>

PROPOSED UNIT COUNT:

TOWER (A):	135	1BR/1BA
	11	STUDIOS
COTTAGES (B):	14	STUDIOS
COTTAGES (C):	8	2 BR/1BA
COTTAGES (D):	14	STUDIOS
<b>TOTAL UNITS</b>	<b>182</b>	<b>UNITS</b>

## Western Park Apartments

1280 Laguna Street  
 San Francisco, CA 94115  
 BLOCK/LOT: 0735/030

### Owner/Developer

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### Architect

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 Architecture / Urban Planning & Design  
 315 Bay Street, Suite 300  
 San Francisco, CA 94133  
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 F: 415.834.0249

### Consultants

#### MEP Engineer

Interface Engineering  
 717 Market Street, Suite 500  
 San Francisco, CA 94103  
 T: 415.489.7240  
 F: 415.489.7289  
 Structural

## PROJECT TEAM

### OWNER

NORTHERN CALIFORNIA PRESBYTERIAN HOMES & SERVICES (NCPHS)  
 1525 POST STREET  
 SAN FRANCISCO, CA 94109  
 T: 415/202-7800  
 F: 415/447-3295  
 CONTACT: YUMIKO WESTLAND  
 DIRECTOR OF FACILITIES

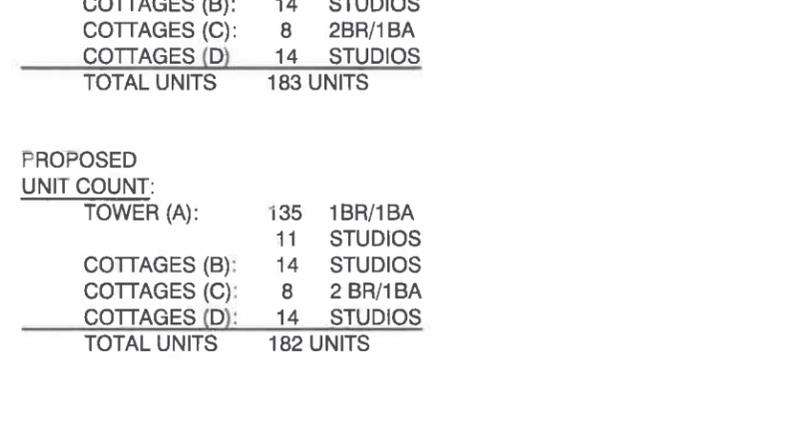
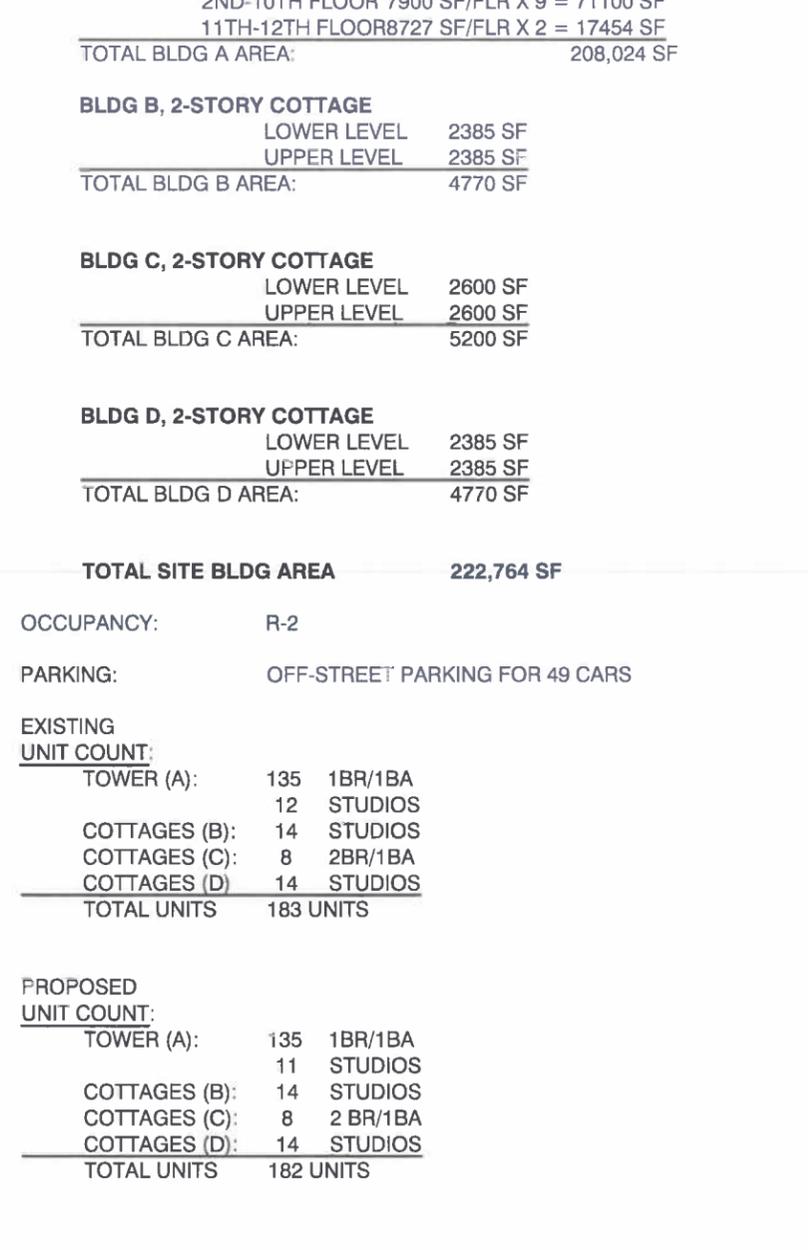
### ARCHITECT

BARCELON & JANG  
 315 BAY STREET  
 SAN FRANCISCO, CA 94133  
 T: 415/834-0248  
 F: 415/834-0249  
 CONTACT: WAYNE BARCELON  
 PRINCIPAL ARCHITECT

## SHEET INDEX

A1.00	COVER SHEET
A2.00	SITE PLAN
A3.00	SITE SECTION
A4.00	GROUND FLOOR PLAN
A5.00	ENLARGED PLANS- GROUND FLOOR OFFICES

## PROJECT LOCATION

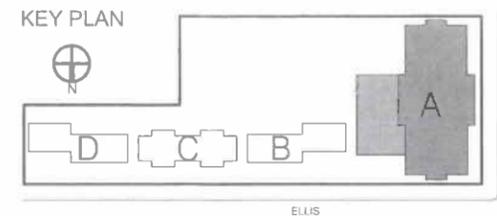


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	02.06.2012
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PRE-APP PACKAGE	4/25/12
PROJECT REVIEW	5/21/12
PLANNING REVIEW	3/8/13
PRINTING DATE	03.08.2013
DRAWING SCALE	AS NOTED
DRAWN BY	ddc
CHECKED BY	
B+J PROJECT NO.	[WPA]

DRAWING TITLE  
**COVER SHEET  
 & PROJECT  
 INFORMATION**

DRAWING NUMBER  
**A1.00**

Z:\Western Park Apartments\dwg\317 Unit Conversion\Permit\1.00 COVER.dwg  
 Mar 08, 2013 - 11:21am



# Western Park Apartments

1280 Laguna Street  
San Francisco, CA 94115  
BLOCK/LOT: 0735/030

## Owner/Developer

NCPHS  
Northern California Presbyterian Homes & Services  
1525 Post Street  
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## Architect

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## Consultants

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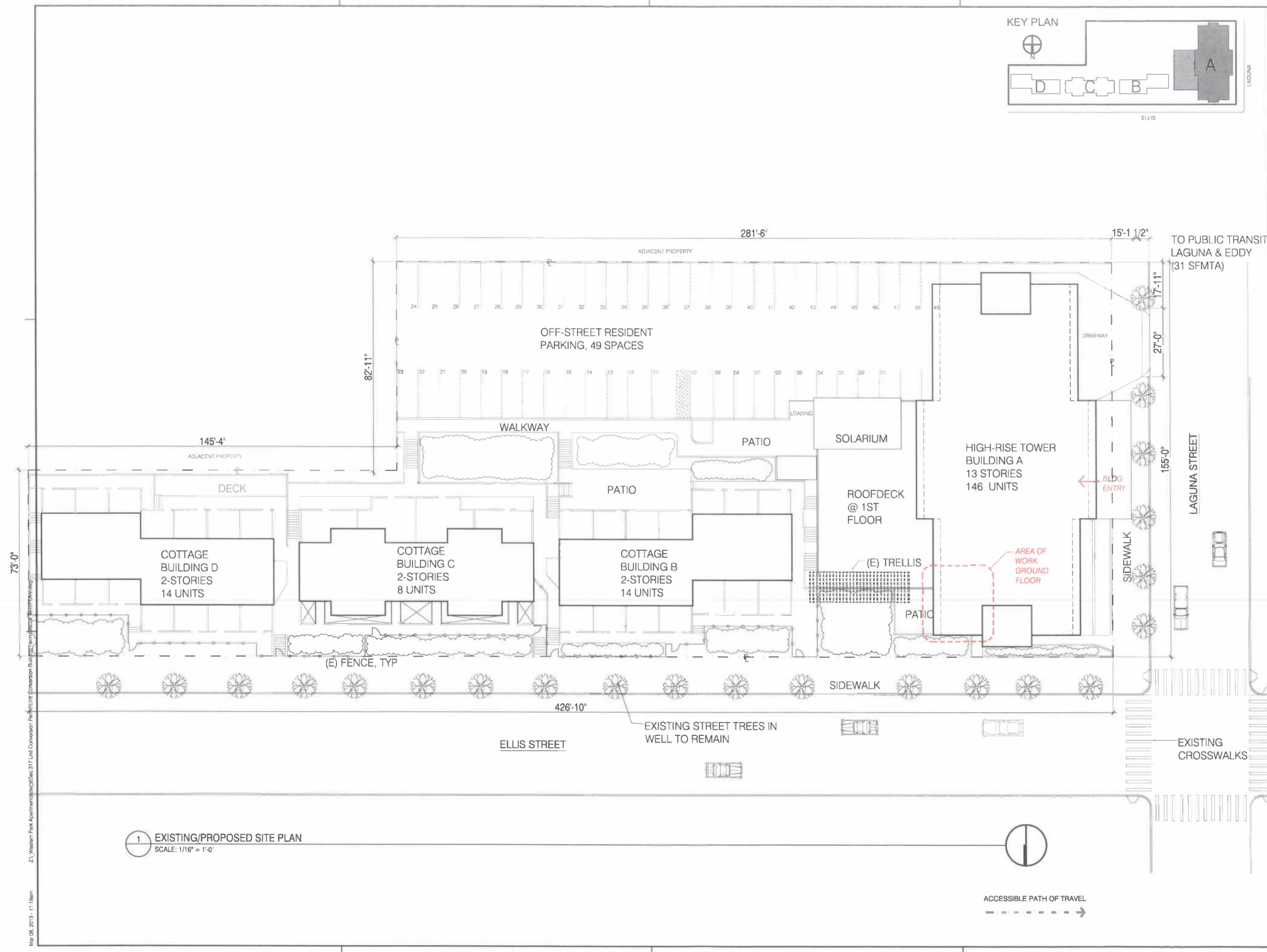


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PLANNING REVIEW	3/8/13

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DRAWING SCALE	1/16" = 1'-0"
DRAWN BY	ddc
CHECKED BY	
B-J PROJECT NO.	[WPA]

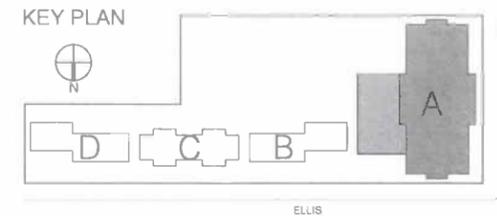
## SITE PLAN & ACCESS

DRAWING NUMBER  
**A2.00**



1 EXISTING/PROPOSED SITE PLAN  
SCALE: 1/16" = 1'-0"

Z:\Western Park Apartments\Drawings\317 Unit Conversion\Plan\Site Conversion\Site Plan\Site Plan.dwg  
Mar 08, 2013 - 11:18am



# Western Park Apartments

1280 Laguna Street  
San Francisco, CA 94115  
BLOCK/LOT: 0735/030

## Owner/Developer

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## Architect

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**Structural**



ISSUED	DATE
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REVISION	DATE
PRE-APP PACKAGE	4/25/12
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PLANNING REVIEW	3/8/13

PRINTING DATE	03.08.2013
DRAWING SCALE	1/16" = 1'-0"
DRAWN BY	ddc
CHECKED BY	
B+J PROJECT NO	[WPA]

DRAWING TITLE  
**SITE SECTION**

DRAWING NUMBER  
**A3.00**

**TOWER BUILDING A**  
13 STORIES  
146 1BR & STUDIO UNITS

- MECHANICAL
- PENTHOUSE
- ROOF
- 12TH FL.
- 11TH FL.
- 10TH FL.
- 9TH FL.
- 8TH FL.
- 7TH FL.
- 6TH FL.
- 5TH FL.
- 4TH FL.
- 3RD FL.
- 2ND FL.
- 1ST FL.
- GROUND FL.
- BASEMENT
- BEYOND

**AREA OF WORK,  
GROUND FLOOR**

SOLARIUM  
ROOFDECK @  
1ST FLOOR

**COTTAGE BUILDING D**  
2-STORIES  
14 STUDIO UNITS

**COTTAGE BUILDING C**  
2-STORIES  
8 2BR UNITS

**COTTAGE BUILDING B**  
2-STORIES  
14 STUDIO UNITS

**1 SITE SECTION**  
SCALE: 1/16" = 1'-0"

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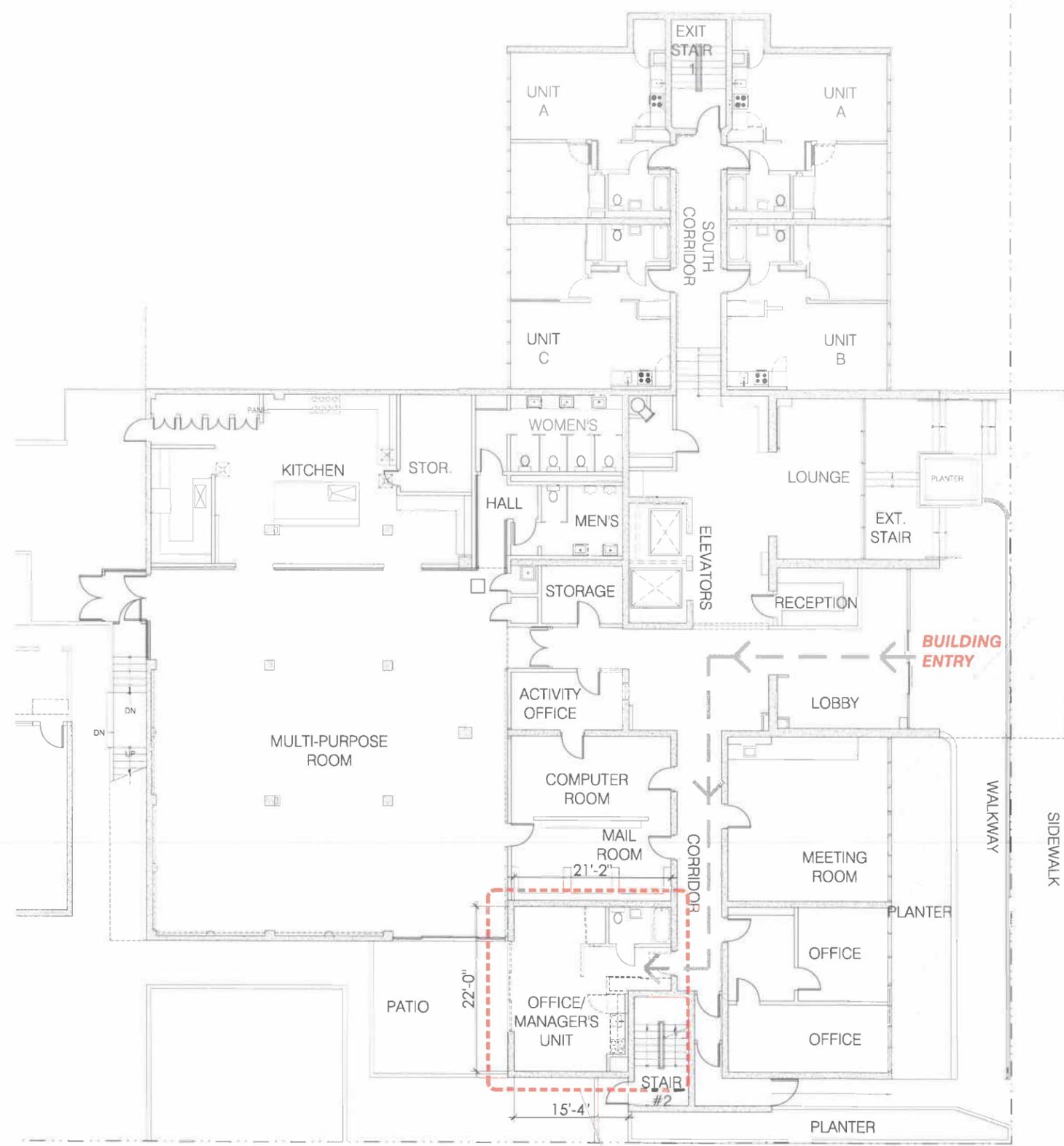
## Architect

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315 Bay Street, Suite 300  
San Francisco, CA 94133  
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F: 415.834.0249

## Consultants

### MEP Engineer

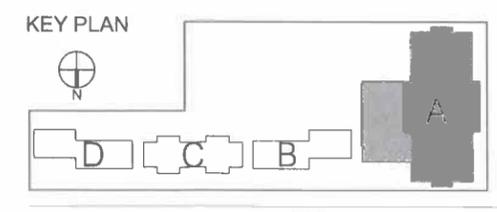
Interface Engineering  
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F: 415.489.7289  
Structural



1  
A5.00  
**AREA OF WORK,  
GROUND FLOOR,  
400 SF**

### WALL LEGEND

	EXISTING WALLS TO REMAIN
	DEMOLITION ITEMS
	(N) WALL
	(E) CONC. WALL TO REMAIN
	AREA OF REMOVE (E) WALL AND FLOOR TO ACCOMMODATE NEW WORK, S.A.D., S.S.D.



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DRAWING SCALE	1/8" = 1'-0"
DRAWN BY	ddc
CHECKED BY	
B+J PROJECT NO.	[WPA]

DRAWING TITLE  
**GROUND FLOOR PLAN**

DRAWING NUMBER  
**A4.00**

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Mar 08, 2013 - 11:17am

# DOOR SCHEDULE

DOOR MARK ROOM #	AREA	DOOR SIZE (W X H)	THICKNESS	DOOR TYPE	CONSTRUCTION	RATING	FRAME TYPE, MATERIAL	FORCE TO OPEN (LBS. MAXIMUM)
E 016	TOILET ROOM	(E)	(E)	-	(E)	-	(E)	5
014A	SERVICE COORD. OFFICE	3'-0" X 7'-0"	1 3/4"	FLUSH	HM	20 MIN	SCW	5
015A	HEALTH COORD. OFFICE	3'-0" X 7'-0"	1 3/4"	FLUSH	HM	20 MIN	HM	5



5 EXISTING PHOTOGRAPH, PATIO DOOR  
NTS



4 EXISTING PHOTOGRAPH, OFFICE DESK  
NTS



3 EXISTING PHOTOGRAPH, KITCHENETTE  
NTS

## Western Park Apartments

1280 Laguna Street  
San Francisco, CA 94115  
BLOCK/LOT: 0735/030

### Owner/Developer

NCPHS  
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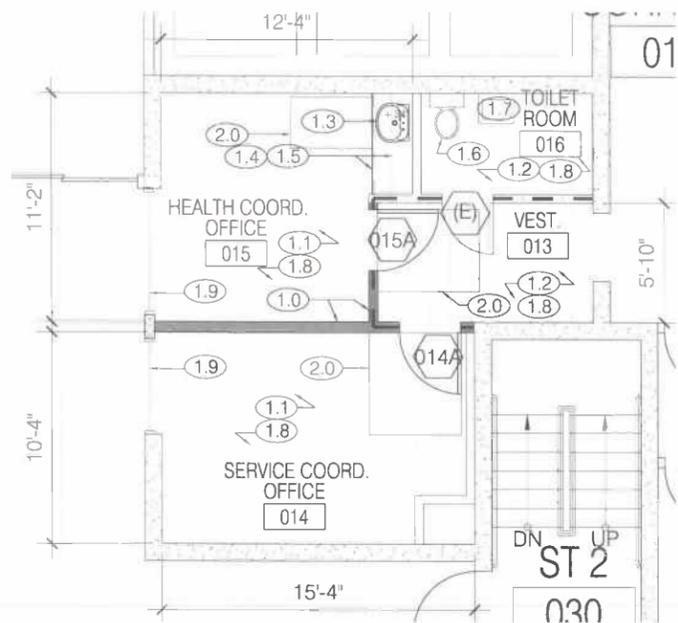
### Architect

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315 Bay Street, Suite 300  
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### Consultants

#### MEP Engineer

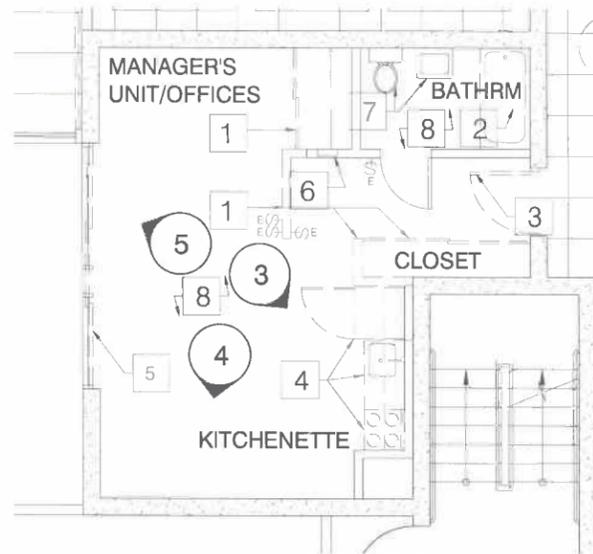
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Structural



2 ENLARGED PROPOSED PLAN  
400 SF TOTAL AREA (NO CHANGE)

## PROPOSED KEYNOTES

- 1.0 (N) WALL
- 1.1 (N) CARPET FLOORING & WALLBASE
- 1.2 (N) RESILIENT FLOORING & WALLBASE
- 1.3 (N) SINK
- 1.4 (N) COUNTER AND BASE CABINET
- 1.5 (N) WALL MOUNTED CABINET
- 1.6 (E) TOILET TO REMAIN
- 1.7 (E) SINK TO REMAIN
- 1.8 (N) PAINT ON WALLS AND CEILING
- 1.9 NEW WINDOWS AT EXISTING OPENING
- 2.0 DASHED LINE INDICATES CLEAR FLOOR SPACE



1 ENLARGED EXISTING/DEMOLITION PLAN  
400 SF TOTAL AREA

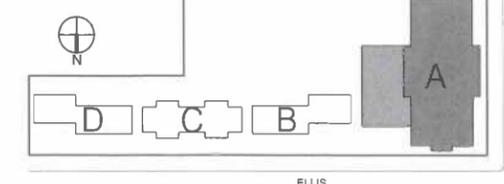
## DEMO KEYNOTES

- 1 REMOVE (E) PARTITIONS & DOORS; PATCH ADJACENT WALLS & CEILINGS TO MATCH (E)
- 2 REMOVE (E) BATHTUB AND PLUMBING, AND BATHTUB SURROUND.
- 3 REMOVE (E) DOOR & WOOD FRAME; PATCH (E) CONCRETE TO MATCH ADJACENT
- 4 REMOVE (E) RESIDENTIAL KITCHENETTE CASEWORK AND EQUIPMENT. CAP PLUMBING AS NEEDED.
- 5 REMOVE SLIDING GLASS DOOR AND BLINDS
- 6 (E) ELECTRICAL PANEL TO REMAIN
- 7 (E) PLUMBING FIXTURE TO REMAIN
- 8 REMOVE (E) FLOORING AND WALLBASE

## WALL TYPE LEGEND

- (N) EXTERIOR WALL
- (N) FULL HEIGHT WALL, METAL FRAMED W/ 5/8" TYPE X GYP. BD. EACH SIDE
- (N) PARTIAL HEIGHT WALL
- (E) WALL TO REMAIN
- 1 HR. RATED WALL
- 2 HR. RATED WALL
- DEMOLITION ITEMS
- (E) CONC WALL TO REMAIN

### KEY PLAN



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DRAWN BY	SB
CHECKED BY	[WPA]
B+J PROJECT NO.	[WPA]

## GROUND FLOOR PLAN

DRAWING NUMBER  
**A5.00**