



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

☒ Inclusionary Housing (Sec. 315)

☐ Jobs Housing Linkage Program (Sec. 313)

☐ Downtown Park Fee (Sec. 139)

☒ First Source Hiring (Admin. Code)

☐ Child Care Requirement (Sec. 314)

☐ Other

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## Planning Commission Motion No. 17537

*Hearing Date:* January 17, 2008  
*Case No.:* **2004.0773E!MTZC**  
*Project Address:* **55 LAGUNA STREET**  
(aka: 218 – 220 BUCHANAN STREET)  
*Zoning:* P (Public)  
40-X, 80-B  
*Block/Lot:* 870/1, 2 and portions of Lot 3  
0857/1,1A  
*Project Sponsor:* Ruthy Bennett, Vice President  
AF Evans Development  
1000 Broadway, Suite 300, Oakland, CA 94607  
*Staff Contact:* Sara Vellve – (415) 558 - 6263  
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR A MIXED-USE PROJECT IN TEN SEPARATE STRUCTURES (SEVEN NEWLY-CONSTRUCTED BUILDINGS AND THREE TO BE ADAPTIVELY REUSED) CONTAINING APPROXIMATELY 330 DWELLING UNITS, APPROXIMATELY 310 OFF-STREET PARKING SPACES, AN APPROXIMATELY 111,175 SQUARE FOOT INSTITUTIONAL BUILDING CONTAINING APPROXIMATELY 110 DWELLING UNITS FOR SENIORS (OPERATED BY OPENHOUSE), UP TO 4,999 SQUARE FEET OF RETAIL SPACE, APPROXIMATELY 12,000 SQUARE FEET OF COMMUNITY FACILITY SPACE AND APPROXIMATELY 35,000 SQUARE FEET OF OPEN SPACE PURSUANT TO PLANNING CODE SECTIONS 121.1 AND 712.11 TO ALLOW LOT SIZE IN EXCESS OF 9,999 SQUARE FEET IN A PROPOSED NC-3 DISTRICT; SECTIONS 121.2 AND 712.21 TO ALLOW A LARGE INSTITUTIONAL USE SIZE IN EXCESS OF 5,999 SQUARE FEET IN A PROPOSED NC-3 DISTRICT; SECTION 209.4 TO ALLOW A COMMUNITY FACILITY IN A PROPOSED RM-3 DISTRICT; PROPOSED SECTION 249.32 TO REQUIRE CONFORMANCE WITH SPECIFIED PERFORMANCE STANDARDS IN THE PROPOSED LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT, AND SECTIONS 303 AND 304 TO ALLOW A PLANNED UNIT DEVELOPMENT THAT WOULD INCLUDE MODIFICATIONS TO THE REAR YARD REQUIREMENT (SECTION 134), THE OPEN SPACE DIMENSIONAL REQUIREMENT (SECTION 135), AND THE DWELLING UNIT EXPOSURE REQUIREMENT (SECTION 140) FOR PROPERTY LOCATED IN A P (PUBLIC) DISTRICT, A PROPOSED RM-3 (MIXED RESIDENTIAL, MIXED, MEDIUM-DENSITY) DISTRICT (BLOCK 857, LOTS 1 AND 1A), A PROPOSED NC-3

(MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT (BLOCK 870, LOTS 1, 2 AND A PORTION OF LOT 3), THE PROPOSED LAGUNA, HAIGHT, BUCHANAN AND HERMANN STREETS SPECIAL USE DISTRICT, AND PROPOSED 40-X, 50-X AND 85-X HEIGHT AND BULK DISTRICTS.

## PREAMBLE

On October 30, 2006, AF Evans Development, Inc., ground lessee and project sponsor (hereinafter "Project Sponsor") and the land owner, the Regents of the University of California, made an application (hereinafter "Application"), for Conditional Use and Planned Unit Development authorization on the property at **55 Laguna Street (aka 218-220 Buchanan Street), Lots 1, 2 and a portion of Lot 3 in Assessor's Block 870 and Lots 1 and 1A in Assessor's Block 857** (hereinafter "Property") to allow for the construction, on an approximately 236,113 square-foot site encompassing most of two blocks, a of moderate density mixed use development of approximately 330 dwelling units, an approximately 111,175 building containing approximately 110 affordable senior dwelling units project for the LGBT senior community and all seniors, approximately 12,000 square feet of community facility space, and up to 4,999 occupied square feet of neighborhood-serving retail space in a total of 10 buildings (seven newly constructed and three to be adaptively reused) on the Property. The Project will also include approximately 90,690 square feet of parking in two underground garages that are each two levels deep (for approximately 300 spaces) and 14 surface parking spaces which would be on Micah Way or Lindhardt Lane (two proposed private alleys), and approximately 35,000 square feet of publicly accessible open space, created by the reintroduction and improvement of the Waller Street right-of-way, a community garden in a P (Public) District, in general conformity with Plans filed with the Application and labeled "Exhibit B" (hereinafter "Project"). Supervisor Tom Ammiano introduced accompanying legislation to rezone the Property from P (Public) to RM-3 and NC-3 Districts and the newly-created Laguna, Haight, Buchanan and Hermann Streets Special Use District (the "SUD"), to create the SUD as proposed Planning Code Section 249.32, and to reclassify the height and bulk districts from 40-X and 80-B to 40-X, 50-X and 85-X Height and Bulk Districts. The Project will result in the adaptive reuse of three City landmark buildings, the demolition of the heavily altered Middle Hall, the one-story Administration Wing of Richardson Hall, the existing surface parking lots and the Laguna and Haight Street retaining walls, and the construction of seven new buildings.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to require an Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, by Motion No. 17532 certified by the Commission as complying with the California Environmental Quality Act (Cal Pub. Res. Code Section 21000 et seq., hereinafter "CEQA").

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.

On **January 17, 2008**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2004.0773C**. Conditional Use authorization is required under Planning Code Sections 121.1 and 712.11 to allow lot size in excess of 9,999 square feet in a proposed NC-3 District, Sections 121.2 and 712.21 to allow

a large institutional use size in excess of 5,999 square feet in a proposed NC-3 District, Section 209.4 to allow a community facility in a proposed RM-3 District, proposed Section 249.32 to require conformance with specified performance standards in the proposed Laguna, Haight, Buchanan and Hermann Streets Special Use District, and Sections 303 and 304 to allow a planned unit development that would include modifications to the rear yard requirement (Section 134), the open space dimensional requirement (Section 135), and the dwelling unit exposure requirement (Section 140).

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2004.0773C, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and also constitute findings of this Commission.
2. The project reintegrates the site with the surrounding neighborhood and knits it back into the City’s urban fabric by proposing buildings with fenestration and openings where retaining walls currently exist, increasing pedestrian activity through a mix of uses and an interior pedestrian circulation system, encouraging neighborhood-serving retail and a community facility, and introducing new interior alleys to enable pedestrian and vehicular penetration into the site.
3. As the site developer is a private entity, the project affords the City the ability to impose zoning controls and design standards on a site where developments proposed by the University of California Regents would not be regulated by the City.
4. **Project Site.** The 5.4-acre (236,113 square feet) project site is located in the Hayes Valley neighborhood north of Market Street on two city blocks (Block 857, Lots 1 and 1A; and Block 870, Lots 1, 2, and a portion of Lot 3) bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west at the former University of California Berkeley Extension Campus. The project site is within the P (Public) Zoning District, and the 80-B and 40-X Height and Bulk Districts. The land is owned by the Regents of the University of California, which proposes to ground-lease the project site to the project sponsor, A.F. Evans Development, Inc. The sponsor proposes to construct a mixed-use development at the site, which will include up to 110 affordable senior dwelling units developed by *openhouse*, a non-profit corporation.

The 236,113 square-foot project site and the adjoining dental clinic property (not a part of the project site) contains five existing buildings totaling 119,910 square feet, four of which were used until 2003 by the University of California (UC)–Berkeley as an extension campus and by the French-American International School (FAIS). These now-unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall, and Middle Hall. The fifth building, located on the southwestern corner of Block 870, Lot 3 at the intersection of Hermann and Buchanan Streets, is a

two-story dental clinic approximately 18,000 square feet in size that is currently occupied by the University of California San Francisco (UCSF) Dental School. The Dental Clinic is not part of the project site and is not proposed to be altered, closed or relocated as part of this Project.

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

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

Along the Laguna Street side of Richardson Hall is a two-story auditorium and an attached single-story administration building. Middle Hall, originally built as a gymnasium in 1924 with classroom and office space added later, is a one-and-a-half- to two-and-a-half-story building located behind the west wing of Woods Hall. The dental clinic, a two-story building, was constructed in the 1970s, and is still in use. The Administration Wing of Richardson Hall, Middle Hall, the dental clinic and the remainder of the Site were not designated as landmarks pursuant to Article 10.

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

There are approximately 111 trees on site, 27 of which are "significant" trees pursuant to Public Works Code Section 810A. There are no "landmark" trees as defined by Public Works Code Section 810 on the site. All of the significant trees are proposed for removal and replacement. One existing tree, the "Sacred Palm" which was included in the landmark designation of Woods Hall, and one other palm tree, will be relocated on the site. Removal and replacement of the

significant trees will require a permit from the Department of Public Works. Most existing street trees surrounding the site will be retained.

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

6. **Project Description.**

Dwelling Units, and Senior Dwelling Units

A total of approximately 330 dwelling units would be constructed and located in six of the seven new buildings and the renovated Woods and Richardson Halls. Approximately 250 units would be studios and one bedroom units, and approximately 80 would be two-bedroom units.

The project would include an approximately 111,175 square foot building containing approximately 110 affordable senior dwelling units welcoming to senior LGBT households and all seniors in the seventh new building and a portion of the ground floor of Richardson Hall. This senior facility is being developed by *openhouse*, a non-profit developer serving the LGBT senior community. The senior dwelling units and common areas, multi-purpose rooms, an activity room, lounges, staff offices and social service space, will be located entirely in Building 8 and a small amount of senior service space would be constructed in the ground floor of Richardson Hall. The remaining nine buildings would accommodate approximately 330 dwelling units on the remainder of the project site (approximately 250 studio and one bedroom units and approximately 80 two-bedroom units).

The project will comply with Planning Code Section 315, and the project sponsor has elected to provide inclusionary below-market-rate units on-site. Thus, not less than 15% of the dwelling units developed by AF Evans would be reserved for low and/or moderate income households. In addition, the sponsor has pledged to seek tax exempt bond financing through the California Debt Limit Allocation Committee (CDLAC) process to enable it, should bonds be allocated to the Project, to provide 20% of the family dwelling units to households earning up to 50% of Area Median Income.

All senior dwelling units will be affordable at 50% of San Francisco's median income.

Retail and Community Facility Space

Ground-floor retail (possibly including a café with outdoor seating) would be located at the corner of Laguna and Hermann Streets in the ground floor (Laguna Street) level of the renovated Richardson Hall. The proposed retail space would necessitate new openings in the retaining

wall to access this new use, and is subject to approval of a Certificate of Appropriateness. On the ground floor of the *openhouse* building and in the ground floor level of Richardson Hall, *openhouse* will provide social, educational, and health services to the senior community, including both residents of the *openhouse* building and others not residing on-site. Lastly, there will be a 12,000 square foot community facility space in the existing Wood Hall Annex that will be programmed in consultation with the community to offer a variety of programs. AF Evans has pledged to fund structural upgrades to the proposed community center, and will work with the City to determine if ongoing funding dedicated to operation of the center can be leveraged through the Mills Act.

#### Publicly Accessible Open Space

Private and common open spaces would be provided, respectively, through patios, decks and porches at individual units and in common areas located within the courtyards of the proposed buildings. It is not necessary to count the area of Waller Park to satisfy open space requirements of the dwelling units. The project would also create and maintain a publicly accessible open space extending from the upper terrace at the intersection of Waller and Buchanan Streets through the site to the corner of Waller and Laguna Streets, effectively re-introducing Waller Street through the site as publicly accessible open space ("Waller Park").

Waller Park would provide approximately 25,000 square feet of publicly accessible open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Street trees would be planted along all four exterior streets as well as along all internal streets. Two new alleys ("Micah Way" and "Lindhardt Lane") would also be privately owned though publicly accessible through the site. These open spaces would also serve for vehicular and pedestrian access and circulation.

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

Other privately maintained though publicly accessible open spaces include an approximately 10,600 square feet community garden behind Woods Hall for Project residents and members of the public and approximately 6,000 square feet of additional open space distributed throughout the site. In total, there would be approximately 41,000 square feet of publicly accessible open space provided.

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

#### Rehabilitation and Demolition of Buildings

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

Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their exterior facades or rooflines, with the exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets. The retail spaces would be accessible through new openings created in the existing retaining wall. The sidewalk at the intersection of Laguna and Hermann Streets would also be widened in this location. Along the south wall of the auditorium in Richardson Hall, original window openings that were filled in during an earlier renovation would be opened up as well as the addition of one new opening. Similar to Woods Hall, there may be new entrances along Laguna and Hermann Streets at the second level of Richardson Hall to allow access to the existing roof deck.

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

Modifications to the landmark buildings are subject to review by the Landmark Preservation Advisory Board (LPAB) and approval of a Certificate of Appropriateness. A Certificate of Appropriateness cannot be acted upon by the LPAB before certification of the Environmental Impact Report.

#### Urban Design

The proposed Project would transform the site from a blight to the neighborhood to a pedestrian friendly, active and vibrant amenity through the demolition of retaining walls, introduction of two new private alleys (Lindhardt Lane and Micah Way) to break up the large city blocks of the site, and creation of numerous stoops and building openings along the site's perimeter. Waller Park would allow the public to transverse the site from east to west and provide an area for passive recreational uses. The proposed Project improvements would knit the site back into the neighborhood, and the City. With the current site conditions, it is generally cut off from the neighborhood through the brutal retaining walls on Haight and Laguna Streets, lack of pedestrian and vehicular penetration, fencing and general disuse. These factors create an unfortunate pedestrian and neighborhood environment.

The seven proposed buildings would be designed to complement the architectural character of the existing three buildings that would remain, and the surrounding neighborhood. The overall variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.

The proposed new buildings would range in height between four and eight stories. Two new buildings along Buchanan Street would be four stories in height, and generally reflect the height of buildings on the opposite block face. Building 1 would introduce approximately three new unit entrances and a garage where a chain-link fence and surface parking are now located. Three new buildings on Laguna Street would range in height between four and eight stories. At eight stories, the *openhouse* building (Building 8) would be the tallest building in the development. The proposed building height would mirror the height of a residential building located directly across Laguna Street. Located at the intersection of Laguna and Waller Streets it would be constructed where the existing Administration Wing of Richardson hall now stands. This building would introduce transparent windows facing the sidewalk at ground level with the main entrance at the corner of Laguna Street and the proposed Waller Park. The windows and entrance would replace an existing retaining wall with no openings. Two more residential buildings of four and five stories in height would be located between Waller Street and Haight Street. These buildings would introduce approximately ten new unit entrances as well as a corner unit for the Project's office along Laguna Street. The building heights would be consistent with the general neighborhood character. . With the community center proposed in the Woods Hall Annex, it is expected that the Haight Street frontage will be particularly improved through pedestrian usage.

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

#### Vehicular and Pedestrian Circulation

Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces including car share). Garage 1 (with a total of about 230 parking spaces including car share) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level).

There would be approximately eight locations where residents could access the site (about two entrances on each of the four peripheral streets), as well as individual unit entrances.

#### Parking

The project will replace three existing parking lots with approximately 90,690 square feet of parking in two underground garages, two levels deep (approximately 296 spaces, many in stackers and other space efficient configurations) and 14 surface spaces which would be on Micah Way or Lindhardt Lane, for a total of approximately 310 spaces. The two parking garages and surface spaces would include approximately 10 spaces for car sharing, approximately 15 handicapped accessible spaces, and up to 51 spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bicycle parking spaces would be available in two separate enclosed locations for use by residents free of charge.

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

#### Dental Clinic

The approximately 18,000-square-foot UC dental clinic is not part of this project, would remain unaltered in its current location at the corner of Hermann and Buchanan Streets and would continue to operate. The clinic's approximately 51 surface parking spaces would be relocated to below-grade parking.

#### Green Building Features

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

##### Sustainable Site

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

##### Water Efficiency

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

Energy and Atmosphere

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

Materials & Resources

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

Indoor Environmental Quality

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

7. **Public Comment.** Opposition: The Department has received four letters of opposition to the project. The Hayes Valley Neighborhood Association (HVNA) does not support the proposed project as currently drafted. A letter and resolution describing their position is included in the packet. The Save UCBE Laguna Campus group will submit their letter directly to the Commission. Support: Department staff has received six letters in support of the project from individuals. The project sponsor has provided letters of support from the San Francisco Housing Action Coalition, SPUR, the Friends of 55 Laguna, San Francisco Architectural Heritage, Merchants of Upper Market and Castro, the Hayes Valley Merchants Association, as well as some neighborhood residents.
8. **Use Districts.** The northern half of the project site is proposed to be rezoned RM-3 (Residential-Mixed, Medium Density) and the southern half of the site is proposed to be rezoned NC-3 (Moderate-Scale Neighborhood Commercial), except for the dental clinic site, which would remain in a P zoning district at the southwest corner of the site. The proposed Laguna, Haight, Buchanan and Hermann Streets Special Use District, drafted to incorporate the specific policies of the Market and Octavia Area Plan, would cover both blocks except for the dental clinic.

An RM-3 Use District is predominantly devoted to apartment buildings of more than 10 units. The units tend to be smaller than in RM-1 and RM-2 Districts. Many buildings exceed 40 feet in height. The scale of an RM-3 district often remains moderate through sensitive façade design and segmentation. Open spaces are often achieved through decks and balconies. An NC-3 Use District typically offers a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes (in this case, Haight Street and Market Street). The Planning Code allows residential, retail, office, medical, and institutional uses in NC-3 Use Districts.

The SUD (proposed Planning Code Section 249.32) is proposed in order to facilitate the development of a mixed-use project including affordable and market-rate rental units, senior dwelling units, community facilities, open space and retail services generally consistent with the policies of the Market and Octavia Area Plan, approved by the Board of Supervisors on October 24, 2007 (the "Area Plan") in Ordinance 24607.

Conditional Use authorization is required:

- A. To allow for a development lot size exceeding the 9,999 square feet threshold per Planning Code Section 712.11 in a proposed NC-3 district.
- B. The institutional use is no longer proposed.
- C. To allow a community facility use in a proposed RM-3 district pursuant to Planning Code Section 209.4(a).
- D. To satisfy the off-street and accessory use parking performance standards of proposed Planning Code Section 249.32 (the Laguna, Haight, Buchanan and Hermann Streets Special Use District), which incorporate policies proposed by the Market and Octavia Area Plan:
  - (i) To provide for a maximum of 0.75 off-street parking spaces per unit, including dwelling units and residential care units, which parking spaces may be located anywhere on the project site; to allow up to 51 replacement parking spaces to be provided for the existing dental clinic anywhere on the project site; and, to provide a maximum number of parking spaces for commercial and community facility uses that are equal to the minimum number of parking spaces otherwise required for those uses by the Planning Code.
  - (ii) To provide for specific off-street parking standards for residential and non-residential uses, including:
    - (a) That no more than 20 feet of any building frontage be devoted to off-street parking ingress and egress, and that such ingress and egress is not located on a Transit Preferential Street, Citywide Pedestrian Network or designated Neighborhood Commercial Street where an alternative frontage exists.
    - (b) That off-street parking at or above the ground floor be set back at least 25 feet from any street exceeding a width of 30 feet and that active uses be provided along such street frontages within the required setback.
    - (c) That vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

- (d) That accommodating off-street parking does not degrade the overall urban design quality of the project.
  - (e) That parking does not diminish the quality and viability of existing or planned streetscape enhancements.
  - (f) That for residential projects of 50 units or more, all residential accessory parking in excess of 0.5 spaces per unit is stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, maximizes other uses, and discourages the use of vehicles for commuting for daily errands.
  - (g) That projects that provide 10 or more spaces for non-residential uses dedicate 5% of those spaces, rounded down, to short-term, transient use by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis, or other co-operative auto programs.
  - (h) That retail uses larger than 20,000 square feet which sell merchandise that is bulky or difficult to carry by hand or by public transit offer door-to-door delivery services and/or shuttle service.
  - (i) That car share parking spaces be offered in at least the minimum amounts set forth in Planning Code Section 166.
  - (j) That parking space be leased or sold separately from the rental or purchase price of units.
  - (k) The 51 spaces reserved for dental clinic parking shall used by the dental clinic between the hours of 8:00 AM and 6:00 PM, Monday through Friday. Between the hours of 6:00 PM and 8:00 AM, Monday through Friday, and 24 hours on Saturday and Sunday the 51 parking spaces shall be available to the general public and project residents, unbundled.
  - (l) To provide that the minimum number of loading spaces required for any use shall instead be the maximum number of loading spaces that can be provided.
  - (m) To provide that the base residential density limits applicable to the project are as set forth in Planning Code Sections 209.1 and 712 for RM-3 and NC-3 districts, respectively. If a project exceeds those base density limits through a Section 304 planned unit development authorization, the policy of the Area Plan that 40% of on-site family units be two or more bedroom units shall apply, and it is encouraged that 10% of the units contain three bedrooms.
- (iii) The Planning Commission accepts the proposed in-kind provision of community infrastructure improvements outlined below, that would generally be comprised

of the rent-free community facility in Woods Hall Annex, the publicly-accessible open space improvements comprised of Waller Park and the community garden located behind Woods Hall, whose cost, totals approximately \$6,371,000.

|                 | 55 Laguna In-Kind Improvement Costs |
|-----------------|-------------------------------------|
| Greening        | \$575,000                           |
| Parks           | \$4,050,000                         |
| Pedestrian      | \$140,000                           |
| Bicycle         | \$6,000                             |
| Rec. Facilities | \$1,600,000                         |
| Total           | \$6,371,000                         |

9. **Planned Unit Development.** As a Planned Unit Development, which is permitted with Conditional Use authorization under Planning Code Section 304 on sites in excess of one-half acre in size, modifications to the Code requirements for rear yard configuration, inner courtyard dimensions for Building 1 and dwelling unit exposure for 8 units are required. The Planning Code allows such modifications on sites of considerable size, which are developed as integrated units and designed to produce an environment of stable and desirable character, which benefits the occupants, the neighborhood, and City as a whole.

PUD authorization is required for the following:

- A. Planning Code Section 134(a)(1) establishes a basic 25 percent rear yard within an NC-3 District at the lowest story containing a dwelling unit, and at each succeeding story of the building, respectively and at ground level in an RM-3 District. An exception to this requirement is needed. While the project's site coverage at the ground level is only 52% (leaving 48% of open area, well in excess of the minimum 25% rear yard requirement), yard space is spread throughout the site, rather than being configured in a single Code-compliant rear yard. The project requires a modification of the configuration of the rear yard.
- B. Planning Code Section 135(g)(2) allows an inner court to be credited as common usable open space if the enclosed space is not less than 20 feet in every horizontal dimension and 400 square feet in area; and if no point on any wall above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is higher than one foot for each foot that such point is horizontally distant from the opposite side of the clear space. The courtyard in Building 1 is 28 feet wide at its narrowest point, and the height of the enclosing walls reach a maximum height of 44'5". Thus, the courtyard does not meet the dimensional restrictions of Planning Code Section 135(g)(2) for an inner courtyard.
- C. Planning Code Section 140 generally requires that every dwelling unit must have at least one room with a window that looks out onto a public way, open space or rear yard at least 25 feet wide. Modification to the requirements of Planning Code Section 140 is required for 8 of the approximately 330 dwelling units. These eight (8) units in the project face interior courts that are at least 25 feet wide, but are one story deeper than

allowed by Section 140 (Building 1, Units 304, 305, 307, 308 and 309; and Building 9, Units 201, 203 and 205).

10. **Planning Code Compliance.** The Commission finds that the Project meets the provisions of the Planning Code in the following manner:

- A. **Use.** The proposed residential and institutional uses are principally permitted uses in the proposed RM-3 and NC-3 Districts. As noted above, development of a lot in excess of 9,999 square feet, and a non-residential use in excess of 5,999 square feet, requires Conditional Use authorization in an NC-3 District. A 12,000 square-foot community facility requires Conditional Use authorization in an RM-3 district.
- B. **Density.** Planning Code Sections 209.1 and 712 establish density restrictions for dwelling units in Residential and Neighborhood Commercial districts, respectively. The proposed residential density is within the limits of these sections. No increase in density is sought by the PUD.

*Section 207.4 requires the density in NC-3 districts to be equal to that permitted in the nearest Residential District, provided that the maximum density is no less than 1:600. Here, the nearest R zone to the NC-3 district is RM-3, which has a density ratio of 1:400. There are 268 units permitted in the project's NC-3 district but the project proposes only 135 to 245 units. The 1:400 density in the site's RM-3 zone permits up to 319 units. The project proposes only 193 units.*

- C. **Floor Area Ratio (FAR).** Planning Code Section 124 limits the building square footage in both RM-3 and NC-3 districts to 3.6 square feet of building area for every 1 square feet of lot area, or approximately 750,000 square feet (not including Waller Street or the dental clinic) of building area for the subject site. However, in both proposed NC-3 and RM-3 Districts, the FAR limits do not apply to dwellings or to other residential uses, nor do they apply to accessory off-street parking per Planning Code Section 124(b).

*The proposal includes approximately 12,000 gross square feet of community facility space in the proposed RM-3 district and no more than 4,999 square feet of retail space in the proposed NC-3 District. The project complies with the FAR limits in both proposed districts.*

- D. **Rear Yard.** Planning Code Section 134(a)(1) requires a rear yard equal to 25-percent of the lot depth be provided the lot on which each building is situated. Further, Section 134(a)(1)(A) requires that in RM-3 districts, rear yards be provided at grade level and at each succeeding level or story of the building. Section 134(a)(1)(C) requires that in NC-3 Districts, rear yards must be provided at the lowest story containing a dwelling unit, and at each succeeding story of the building. For the subject site, a required rear yard configured at the opposite end of its frontage would need to be approximately 59,029 square feet.

*The proposal includes approximately 113,334 gross square feet of open space dispersed throughout the project site on patios, decks, balconies, courtyards and Waller Park. Thus, though more than 25-percent of the lot will be yard area, it will not be in a single rear yard configuration. Therefore, this Conditional Use/PUD authorization includes a modification to the rear yard requirement so*

*that the open space can be provided throughout the site instead of in one continuous space on the lot in which the building is situated.*

- E. **Open Space.** Planning Code Section 135 typically requires that 80 square feet of private usable open space be provided for every dwelling unit, when provided as private open space in NC-3 Districts; in RM-3 districts, 60 square feet of private usable open space is required to be provided for every dwelling unit. The open space requirement must be multiplied by 1.33 when provided as common open space and is reduced by half for senior dwelling units. There is no open space requirement for, retail or community facilities.

*49 units in the Project's RM-3 district have private open space, such that 144 units require common open space, for a total of 11,520 square feet of required common open space. 16 units in the Project's NC-3 district have private open space, such that 119 family units and 110 senior dwelling units require common open space, for a total of 17,982 square feet of required common open space in the NC-3 block, for a total in both blocks of 29,502 sf of required common open space; 46,485 square feet is provided in courtyards and other common open space areas. In addition to this private and common open space, Waller Park provides approximately 25,000 square feet of publicly accessible open space. The total open space provided by the Project exceeds the Code requirement by approximately 42,000 square feet, approximately 41,000 square feet of which is publicly accessible.*

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

*Though most units will meet this requirement, PUD authorization is required for eight (8) units in the project which face interior courts that are at least 25 feet wide, but are one story deeper than allowed by Section 140 (Building 1, Units 304, 305, 307, 308 and 309; and Building 9, Units 201, 203 and 205).*

- G. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district.

*The proposed 10 buildings in the Project (only one of which exceeds four stories) are located in proposed 40-X, 50-X and 85-X height and bulk districts. Each building complies with its applicable proposed height limit.*

- H. **Bulk.** Planning Code Section 270 limits the bulk of buildings and structures, and assigns maximum plan dimensions.

*The site's height and bulk districts are proposed to be amended to 40-X, 50-X and 85-X. The "X" bulk control has no specific limitations on building bulk.*

- I. **Parking.** Proposed Planning Code Section 249.32 establishes a maximum of .75 parking spaces per dwelling unit and residential care unit. In addition, the site can provide up to

51 replacement parking spaces for the exclusive use of the existing dental clinic anywhere on the project site. Lastly, Planning Code Section 249.32 provides for a maximum number of parking spaces for commercial and community facility uses equal to the minimum number of parking spaces otherwise required for those uses by the Planning Code.

*The project will provide a total of approximately 310 parking spaces, including 10 carshare spaces and 51 spaces for the exclusive use of the dental clinic. The remaining parking spaces (246 spaces) amounts to approximately .56 to .60 space/unit. No parking spaces are proposed for the retail and community facility uses.*

- J. **Car Share Parking.** Planning Code Section 166 requires one car share parking space be provided for every 200 dwelling units, or 2 spaces for the Project. Proposed Section 249.32 requires 5% of the 51 non-residential spaces to be for vanpool, car share other joint use spaces, or 2 spaces for the Project.

*The Project would provide no less than 10 car share parking spaces, eight more than required by the Planning Code.*

- K. **Loading.** Proposed Planning Code Section 249.32 provides that the maximum number of loading spaces for the project shall be the minimum number of loading spaces required by Section 152. Section 152 requires two off-street loading spaces for residential projects that have between 100,001 and 200,000 square feet of floor area.

*The Project proposes one loading space in compliance with the Planning Code, which would be located in the "openhouse" building.*

- L. **Street Trees.** Planning Code Section 143 requires street trees to be installed by a developer constructing a new building in an RM-3 or NC-3 District at the rate of one tree for each 20 feet of frontage of the property along each street.

*The Project will provide such trees as required.*

- M. **Shadows.** Planning Code Section 295 generally does not permit new buildings over 40-feet in height to cast new shadows on a property owned and operated by the Recreation and Park Commission.

*A shadow fan analysis conducted for the Environmental Impact Report concluded that the Project would not create any new shade on any Department of Recreation and Park properties protected under Planning Code Section 295.*

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

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

*The project proposes to convert the vacant 236,113 sq. ft. (5.4 acre) UC Extension campus to a moderate density mixed use development of approximately 330 dwelling units, affordable dwelling units for seniors, 12,000 square feet of community space, and no more than 4,999 square feet of neighborhood-serving retail space. In doing so, the project will result in the adaptive reuse of two and most of a third historically significant buildings, the demolition of the heavily altered Middle Hall and the one-story Administration Wing of Richardson Hall, and the construction of seven new buildings, two of which would front on the site's Buchanan Street frontage, two along the site's Laguna Street frontage, one facing Haight Street, and the remaining two buildings fronting either a reintroduced Waller Street right-of-way or two new alleys introduced into the site. There would be a total of ten buildings on the project site. Pedestrian access would be provided from at least two points on each of the four street frontages, plus from two internal, private alleys that would traverse the site. The existing UCSF dental clinic would remain operational at the southwestern corner of Block 870 and is not part of the project site subject to this application.*

*The proposed mixed use project provides: 1. Dwelling units and affordable senior dwelling units proposed to be operated by "openhouse"; 2. pedestrian scale, neighborhood serving retail uses; 3. an internal open space system (much of which would be publicly accessible) and a landscaped, attractive internal pedestrian and vehicle access circulation system; 4. 12,000 square feet of community facility space in an adaptively reused Woods Hall Annex facing Haight Street; and, 5. support services for seniors residing in the project and throughout the City. To ensure diversity of design, building and unit type, four architectural firms were retained to produce a variety of building designs compatible with the surrounding Hayes Valley neighborhood. The designs respect not only the character of the preserved buildings, but also the surrounding architecture and streetscape and the topography of the site.*

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

*Similar to the existing pattern of built forms, the project would locate the single taller building (openhouse) nearer Market Street and shorter residential buildings closer to the lower-scale residential uses along the site's Haight and Buchanan Street frontages. Project buildings would be three to eight stories in height. New buildings along Buchanan Street would be four stories in height, while new buildings along Laguna Street would range from four to eight stories. New buildings on the interior of the site would be three to four stories in height. The proposed four story buildings on the project site would be approximately one story higher than the predominantly three-story residential buildings along the site's perimeter streets, such as*

*Buchanan, Haight, and Laguna Streets. For example, diagonally across the intersection of Buchanan and Haight Streets, to the project site's northwest, are 195 units in three-story buildings that comprise the HOPE VI Western Addition housing development. Immediately west of the project site along Laguna Street and south of the project site along Hermann Street are mid-rise apartment buildings which range in height from four to seven stories. The recently-constructed 93 units at three and four stories located at Church and Hermann Streets are about one block southwest of the project site.*

*The project building heights reflect nearby building heights and those set forth in the Market and Octavia Area Plan Element of the San Francisco General Plan, adopted by the Board of Supervisors on October 24, 2007 in Ordinance 24607 ("Area Plan"). The Area Plan created 85-foot height limits along Market Street, as well as on Hermann and Laguna Streets across the street from the single proposed mid-rise element of the project. Diagonally across the intersection of Hermann and Buchanan Streets to the site's southwest, is the approximately 60-foot-tall United States Mint. The tallest project building, the 8-story openhouse building at the intersection of Waller and Laguna Streets, would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street. Thoughtful use of the site's topography and the surrounding neighborhood streetscape enables the project to be integrated into the surrounding neighborhood and prevents it from appearing walled-off, as it currently exists.*

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

*The project provides multiple community benefits. Along its western frontage, the project would construct Upper Waller Park, a publicly accessible open space that would provide a landscaped turf area lined with public seating. Lower Waller Park would be constructed in the center of the site, and a community garden would be constructed behind Woods Hall. The project would construct new, ground level retail uses along the site's southeastern corner at Laguna and Hermann Streets in the existing Richardson Hall. Woods Hall Annex would be adaptively reused*

*as a community center. Space will also be provided in the openhouse building and the ground floor of Richardson Hall to house social services to residents of the openhouse building and seniors throughout the City. The project would thus integrate the site's proposed new uses into the surrounding neighborhood, adding numerous heretofore unavailable community benefits, while enhancing pedestrian connectivity to (and through) a site that in the past was effectively walled off from the surrounding neighborhood.*

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

*Lastly, the project will provide affordable and high quality living units. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's inclusionary housing ordinance. The approximately 110 senior dwelling units developed by openhouse will be affordable at no more than 50% of San Francisco's median income.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

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

*The seven new buildings are configured to enhance the site's natural topography, public accessibility and integration into the residential fabric of the neighborhood while still maximizing habitable space and availability of space for ground floor mixed uses. In conformance with the site topography and the surrounding neighborhood, the tallest building (openhouse) would be constructed along Laguna Street near the site's lowest elevation, with the hill behind it providing a visual backdrop to this taller building. The rest of the buildings are 3 to 4 stories, consistent with the prevailing residential pattern along the site's Buchanan and Haight Street frontages.*

*The reintroduction of Waller Street and the other alleys proposed for the site creates a block pattern that is more consistent with that of the surrounding neighborhood. The new buildings are thus able to be sited around an internal circulation system that mirrors more closely the prevailing neighborhood pattern, with residents and visitors able to traverse the site in front of the new buildings, without being separated from buildings by large surface parking lots and retaining walls. The massing and scale of the new buildings is further broken down with the use of materials, colors and architectural features, including stoops, bay windows and building articulation.*

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

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

*The project will replace these lots with approximately 90,690 sq. ft. of parking in two underground garages two levels deep (with approximately 300 spaces, 152 of which would be in stackers) and 14 surface spaces which would be on Micah Way or Lindhardt Lane.. The two parking garages and surface spaces would include no less than 10 spaces for car sharing, approximately 15 handicapped accessible spaces, and 51 spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bicycle parking spaces would be available in two separate locations for use by residents.*

*The following provides a comparison between the parking required by current Planning Code Section 151 and what would be authorized under the Special Use District created by proposed Section 239.42. Currently, Section 151 requires one space per residential unit (330 spaces), 1 space per five senior dwelling units (21 spaces) or 1 space per 10 residents for residential care (11 spaces), and one space for each 500 square feet of occupied floor area when the proposed amount of community facility space is greater than 5,000 square feet (17 spaces), and one space for each 300 square feet of medical offices (60 spaces). No parking would be required for the proposed retail space since the occupied square footage is less than 5,000 square feet. Section 166 requires 2 car share spaces. Therefore, the current Code requirement would be a minimum of 420 to 430 spaces.*

*In contrast, the project's approximately 310 spaces would reflect the Area Plan's parking maxima to promote greater reliance on transit and alternative travel modes, which have been incorporated into the Special Use District. The Area Plan's parking requirements permit a maximum of 0.75 spaces per dwelling for the RTO district (similar to an RM-3 district) and 0.5 spaces per dwelling*

*for the NCT-3 district (similar to an NC-3 district). The SUD restricts the ratio of parking for dwelling units and residential care uses to .75 space per unit. The Project proposes .56 to .60 parking space per unit (approximately 310 spaces, less 51 replacement dental clinic spaces and 10 car share spaces), less than .75 parking spaces/unit, thus complying with the SUD.*

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

*Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces). Garage 1 (with a total of about 229 parking spaces) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level).*

*Pedestrian access to the site would be available from all perimeter streets, as well as to individual units that face the surrounding streets. In total, there would be eight locations where residents could access the site (about two entrances on each of the four peripheral streets), as well as individual unit entrances.*

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

*Since this will be a predominantly residential project with small scale community and retail uses, the project will not generate unusual noise, odor, dust and glare as a result of its operations. The buildings will comply with Title 24 standards for noise insulation. The materials for the facades of the buildings will not result in glare. The project would generate additional night lighting, but not in amounts unusual for an urbanized area, and would eliminate the current parking lot lights that do produce nighttime lighting spillover. Design of exterior lighting could ensure that off-site glare and lighting spillover would be minimized. New buildings and vehicles would also produce additional glare. However, as with light, this would not result in a substantial change as use of reflective glass is restricted by Planning Commission Resolution 9212.*

*In terms of dust generation, the project would excavate to a depth of between 24 to 30 feet for Garage 1 and between 11 to 14 feet for Garage 2. Construction of the proposed buildings would not require pile driving but may require rock hammering. Most construction materials, storage, and construction worker parking would be provided on-site. The City's standard mitigation measures are recommended for imposition in the EIR (and are acceptable to the project sponsor) and in compliance with the Public Works Code to prevent negative impacts to the surrounding community from dust blowing during construction.*

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

*The project's open space plan is unique for a private development. There would be a total of approximately 10,366 square feet of private open space and approximately 72,163 square feet of common open space, approximately 41,000 square feet of it publicly accessible. The project would construct Waller Park in the former Waller Street right-of-way, a publicly accessible open space that would provide a landscaped turf area lined with public seating. Waller Park would provide 25,000 square feet of publicly accessible open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Some street trees would be retained along all four exterior streets and planted along all internal streets. Two new alleys (Micah Way and Lindhardt Lane) would also be privately owned though publicly accessible through the site. These open spaces would also provide for vehicular and pedestrian access and circulation.*

*Other privately owned though publicly accessible open spaces would include a 10,600 square foot community garden behind Woods Hall and 6,000 square feet elsewhere on the site, for a total of 41,000 square feet of publicly accessible open space.*

*Private open spaces for many units would be in the form of balconies and stoops and semi-private courtyards.*

*The private and common open space provided on site is approximately 72,163 square feet. The requirements for private and common open space under the proposed RM-3 zoning are respectively, 60 square feet for private and 80 square feet for common. The requirements for private and common open space for NC-3 zoning districts are 80 square feet for private and 106.4 square feet for common and one-half that amount of senior dwelling units. There is no open space requirement for residential care facility (which is classified as an institutional use), nor that any open space be publicly accessible. Accordingly, there is a surplus of approximately 42,000 square feet of usable open space on the site, approximately 41,000 square feet of which would be publicly accessible.*

*The project would include landscaping throughout in the form of trees and shrubs. In addition, there will be widened sidewalks and bulb-outs throughout the internal circulation routes of the site, providing additional open space and public use areas for residents.*

*Parking and loading areas, service areas, lighting and signage will all reflect the design of each of the buildings as well. Site lighting will be a combination of pole, building mounted and low level lighting to provide the Code required light levels, while complementing the site design. The lighting will be designed to support the security of the site and the surrounding neighborhood. The project sponsor intends to utilize full cut off light shields to limit light pollution and to investigate the use of solar powered lighting to mitigate energy consumption.*

- C. The use and features of the Project will not adversely affect the General Plan, for the reasons set forth in detail in Sections 14 and 15 below.
12. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for development of a project site exceeding 9,999 square feet in the proposed NC-3 zoning district. On balance, the project does comply with said criteria in that:

- A. The mass and façade of the proposed structures are compatible with the existing scale of the district.

*An NC-3 district is typically comprised of large-scale lots and buildings and wide streets such as the NC-3 district along Market Street in the vicinity of the site. Additionally, NC-3 building standards permit moderately large commercial uses and buildings.*

*Three new buildings and one existing building, separated by alleys, stairs and a breezeway and courtyards, would be located on the NC-3 block (rather than one large building), breaking up the mass and façade of the block, compatible with the existing scale of the area.*

*The NC-3 portion of the project site is surrounded by Buchanan, Laguna and Herrmann Streets. The streets consist of primarily residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on these streets. Institutional uses in the immediate vicinity range in size and include the University of California San Francisco AIDS Health Project building, located on Laguna Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.*

*The three new buildings and one rehabilitated building (Richardson Hall) are compatible with the scale of an NC-3 district. The new buildings would be designed to complement the architectural character of the existing buildings that will remain and the surrounding predominantly residential neighborhood. The proposed new buildings would be four to eight stories in height. The tallest building would be the openhouse building, Building 8. It would be eight stories or a*

*maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. The design includes a strong horizontal element that continues the line at the base of Richardson Hall. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.*

*All of the new buildings would feature individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. In addition, the site will have widened sidewalks and bulb-outs at the corners and along its internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

- B. The façades of the proposed structures are compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

*The three new buildings on the NC-3 block are each designed by a different architectural firm, giving each building a distinct façade that is nonetheless compatible with the surrounding predominantly residential neighborhood. Individually and in the aggregate, the façades of these buildings will contribute to the positive visual quality of the district, which possesses a varied architectural style.*

*The openhouse building façade along Laguna Street is compatible with the massing and articulation of the retained Richardson Hall.*

**Planning Code Section 121.2** (this section was deleted as a residential care facility is no longer proposed)

13. **Proposed Planning Code Section 249.32, the Laguna, Haight, Buchanan and Hermann Streets Special Use District**, establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use within the proposed SUD. On balance, the project does comply with said criteria in that:

- A. That the project provide for a maximum of 0.75 off-street parking spaces per unit, including dwelling units and residential care units, which parking spaces may be located anywhere on the project site. In addition, the project may provide for up to 51 replacement parking spaces for the existing dental clinic anywhere on the project site. Lastly, the project's maximum parking for commercial and community facility uses equals the minimum parking otherwise required for those uses by the Planning Code.

*The project will provide approximately 310 spaces, located in two underground garages and along Lindhardt Lane and Micah Way, 10 of which are car share spaces and 51 of which are replacement spaces for the exclusive use of the dental clinic.*

- B. That the project satisfy specific off-street parking standards for residential and non-residential uses, including:

- i. That no more than 20 feet of any building frontage be devoted to off-street parking ingress and egress, and that such ingress and egress is not located on a Transit Preferential Street, Citywide Pedestrian Network or designated Neighborhood Commercial Street where an alternative frontage exists.

*The project meets this standard. There are two underground garages proposed for the site with a total of only three ingress and egress points. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, where a new interior private drive would be constructed at the former Waller Street right-of-way. This would provide direct vehicular access to Garage 2 (with about 64 spaces). Garage 1 (with a total of about 229 parking spaces) would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). None of these streets or alleys are designated as a Transit Preferential Street Neighborhood Commercial Street or are part the Citywide Pedestrian Network.*

- ii. That off-street parking at or above the ground floor be set back at least 25 feet from any street exceeding a width of 30 feet and that active uses be provided along such street frontages within the required setback.

*The project meets this standard. There is no off-street parking provided above grade. The 14 street spaces on Lindhardt Lane and Micah Way will not detract from the active uses that will occur along those alleys in the varied publicly accessible open spaces, including courtyards and Waller Park.*

- iii. That vehicle movement on or around the project does not unduly impact pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic movement in the district.

*The project meets this standard by providing internal circulation routes on Micah Way and Lindhardt Lane. This design restricts car movement to specific areas of the site. There are also numerous pedestrian travel routes in and around Waller Park, the new alleys, and within courtyards. By providing two underground garages with only three access points, the project furthers this standard by avoiding car conflict with pedestrians on grade level in the site.*

- iv. That accommodating off-street parking does not degrade the overall urban design quality of the project.

*The project meets this standard. Most of the project's off-street parking is in two underground garages with only three means of street access.. One vehicular entrance*

would be along Laguna at Waller Street where a new interior private drive would be constructed at the former Waller Street right-of-way. The other direct vehicular access to the site would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). Both of these routes go directly to the underground garages. They do not detract from the quality of the project's urban design.

- v. That parking does not diminish the quality and viability of existing or planned streetscape enhancements.

*The project meets this standard by providing 293 of its approximately 310 spaces in two underground garages. This design avoids any impacts to streetscape enhancements because there is no parking competing for the streetscape space.*

- vi. That for residential projects of 50 units or more, all residential accessory parking in excess of 0.5 spaces per unit is stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, maximizes other uses, and discourages the use of vehicles for commuting for daily errands.

*Under this standard, the project would be required to provide space efficient parking for 98 spaces. The project exceeds this standard by providing space efficient means for 152 spaces, or approximately 50% of the total parking for the project site.*

- vii. For projects that provide 10 or more spaces for non-residential uses dedicate 5% of those spaces, rounded down, to short-term, transient use by vehicles from certified car sharing organizations per Section 166, vanpool, rideshare, taxis, or other co-operative auto programs.

*The project requires 51 replacement parking spaces for the existing dental clinic in Garage B. The project is providing no less than 10 carshare spaces distributed between both underground garages.*

- viii. That retail uses larger than 20,000 square feet which sell merchandise that is bulky or difficult to carry by hand or by public transit offer door-to-door delivery services and/or shuttle service.

*This is not applicable to the project.*

- ix. That car share parking spaces be offered in at least the minimum amounts set forth in Planning Code Section 166.

*Planning Code Section 166 requires there be 2 car share spaces. The project exceeds this standard by providing 10 car share spaces.*

- x. That parking spaces be leased or sold separately from the rental or purchase price of units.

*Consistent with the Market and Octavia Area Plan's "unbundling" of parking from housing costs, parking fees would not be included in the residents' base housing payments.*

- xi. To provide that the minimum number of loading spaces required for any use shall instead be the maximum number of spaces that can be provided.

*Planning Code Section 152 requires 2 loading spaces. The project is providing one off-street loading space.*

- xii. To provide that the base residential density limits applicable to the project are as set forth in Planning Code Sections 209 and 712. If a project exceeds those base density limits through a Section 304 planned unit development authorization, the policy of the Area Plan that 40% of on-site family units be two or more bedroom units shall apply. Three bedroom units shall be encouraged.

*This standard is not applicable because the project is not seeking an increase in density under Planning Code Section 304; rather, the project's density is within the standards of Planning Code Sections 209 and 712 for each respective use district on the site. The RM-3 zoning permits up to 319 units; 193 dwelling units are proposed in that use district on the site. The NC-3 zoning permits up to 268 units; 135 to 245 dwelling units are proposed for that use district on the site.*

- xiii. The Planning Commission accepts the proposed in-kind provision of community infrastructure improvements outlined below, that would generally be comprised of the rent-free community facility in Woods Hall Annex, the publicly-accessible open space improvements comprised of Waller Park and the community garden located behind Woods Hall, whose cost, totals approximately \$6,371,000.

|                 | 55 Laguna In-Kind Improvement Costs |
|-----------------|-------------------------------------|
| Greening        | \$575,000                           |
| Parks           | \$4,050,000                         |
| Pedestrian      | \$140,000                           |
| Bicycle         | \$6,000                             |
| Rec. Facilities | \$1,600,000                         |
| Total           | \$6,371,000                         |

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

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

*This project furthers multiple existing General Plan and proposed Area Plan policies relating to housing, transportation and circulation, recreation and open space, urban design and historic resources. They are listed in their entirety in section 14 below.*

*Specifically this mixed use project will create approximately 330 dwelling units of varying sizes and types in 9 moderately dense buildings in the highly urbanized neighborhood of Hayes Valley. The project will provide affordable and high quality living units, some of which will be family sized. In addition, the project will include affordable senior dwelling units welcoming to LGBT seniors and their friends in a tenth building. To complement such a use, the project will include on-site social services accessible to the residents as well as seniors throughout the City.*

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

*The project is also reintegrating the site back into the immediate neighborhood. It is doing so by reintroducing Waller Street, which was vacated in 1922, back into the site as a throughway that will bisect the site into north south portions. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods.*

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

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

*The project's unique urban design is a culmination of the sponsor's choice to use numerous architects to realize the sponsor's vision for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.*

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

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

*The project will provide approximately 90,690 sq. ft. of parking in two underground garages two levels deep (approximately 293 spaces) and approximately 14 surface spaces on Micah Way or Lindhardt Lane. The two parking garages and surface spaces would include approximately 10 spaces for car share, 15 handicapped accessible spaces, and approximately 51 replacement spaces for the exclusive use of the dental clinic during business hours. Approximately 126 secure, on-site bike parking spaces would be available, in two locations for use by residents.*

*The project would provide adequate on-site parking under the Area Plan and the SUD and be consistent with the parking generated by the site's proposed uses. With 10 on-site car share spaces, the parking ratio of .60:1 per dwelling unit and residential care unit furthers the Plan's objective of lessening parking availability to increase transit and alternative modes of travel and will provide adequate parking for the proposed occupancies.*

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

Usable Open Space

*The private, common and public open space provided on site totals 72,163 square feet. The requirements for private and common open space under the RM-3 zoning is 60 square feet of private open space per dwelling unit or 80 square feet of common open space per dwelling unit. The requirements for private and common open space for NC-3 zoning districts are 80 square feet of private open space per dwelling unit or 106.4 square feet of common open space per dwelling unit (half that amount for senior dwelling units), with no open space required for the openhouse institutional use, retail or community facility uses. There is a surplus of approximately 42,000 square feet of usable open space on the site.*

Rear Yard

*Under the proposed zoning, RM-3 and NC-3 districts have a 25% rear yard requirement for dwelling units and no rear yard requirement for institutional or retail uses.*

*The building coverage in the portion of the site proposed for RM-3 zoning is 58,265 square feet out of a total of 127,617 square feet, for a total amount of yard space equal to 54% of the site, well in excess of the 25% standard. The building coverage in the portion of the site proposed for NC -3 zoning is 60,365 square feet out of a total of 107,353 square feet, for a total amount of yard space equal to 44%, also in excess of the 25% rear yard requirement. Even though the rear yard*

*requirements of the Code are exceeded, an exception is needed because the rear yard cannot be configured in one location on each site, but is instead dispersed throughout the site.*

Dwelling Unit Exposure

*Planning Code Section 140 generally requires that every dwelling unit must have at least one room with a window that looks out onto a public way, open space or rear yard at least 25 feet wide. The following eight (8) units are unable to satisfy the dwelling unit exposure criteria because the courtyards they open onto, although at least 25 feet wide, do not increase in width above the third floor sufficient to meet Section 140(c): Building 1: unit numbers 304, 305, 307, 308 and 309; Building 9 (Richardson Hall): unit numbers 201, 203 and 205.*

*An exception for these eight units from the dwelling unit exposure requirement is justified for the following reasons. First, in order to adaptively reuse the site's existing buildings in a cost-effective way to create the proposed amount of housing, some of the buildings had to be sited on courtyards that do not meeting Planning Code Section 140's requirements on every level. Second, the reintroduction of Waller Street as Waller Park provides a large open space asset for passive and active recreational use to the project site's residents as well as the neighborhood's residents. In order to include the full width of the former right-of-way as Waller Park, the site configuration was limited to that being proposed. Reconfiguring the site to eliminate the need for this exception would limit the multiple community benefits available from Waller Park.*

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

*The project does not seek any density increase. Under the proposed RM-3 zoning for the northern portion of the site, up to 319 units would be permitted (1:400). The project proposes only 193 units, well below the permitted density. Under the proposed NC-3 zoning for the southern portion of the site, up to 271 units would be permitted (1:400). The project proposes only 135 to 245 units, well below the permitted density.*

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

*This criterion is applicable only for the portion of the site that will be zoned RM-3. However, since there will be no commercial uses proposed for the RM-3 portion of the site, this criteria is met. The community center use proposed in Woods Hall Annex is a community facility use, not a commercial use, and requires conditional use authorization in the RM-3 district.*

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

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

*Planning Code Section 260 requires that all structures be no taller than the height proscribed in the subject height and bulk district. The Project site is proposed to have height limits of 40, 50 and 85 feet (compared to 40 and 80 feet currently). The Project will comply with the proposed height limits, and thus no exception to height limit is sought.*

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

*The 5,865 gross square feet of retail uses and 111,175 square feet of openhouse institutional uses (total of 117,040 square feet) fall below the allowable gross floor area ratio (3.6:1) allowed in the NC-3 district (up to 386,471 square feet allowed). This standard is met.*

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

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

- 15. General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

Housing Element

- Objective 1 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.

*The proposed Project would result in the construction of approximately 330 dwelling units and approximately 110 affordable senior dwelling unit for a total of approximately 440 units. Not less than 49 of the approximately 330 to 440 dwelling units developed by AF Evans will be affordable below-market-rate units, consistent with Planning Code Section 315.*

- Policy 1.4 Locate in-fill housing on appropriate sites in established residential neighborhoods.

*The Project will result in the adaptive reuse of the vacant and underutilized UC Berkeley extension site within an established residential neighborhood. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. The Project will increase the City's housing stock by approximately 330 units, at least 49 of which will be affordable units, and approximately 110 units will be affordable senior units. The location of these housing units in the Hayes Valley neighborhood will enable the project's residents to take advantage of the neighborhood's proximity to*

*employment and transit service, while incorporating pedestrian-friendly streetscaping, senior health services, and substantial amounts of publicly accessible open space into the project program. The project will contribute to the mixed-use residential nature of the Hayes Valley and Lower Haight neighborhoods.*

Objective 4      Support affordable housing production by increasing site availability and capacity

Policy 4.2:      Include affordable units in larger housing projects.

*The project satisfies this objective and policy by providing that not less than 49 of the proposed approximately 330 dwelling units developed by AF Evans will be below market rate inclusionary units, and all of the senior housing units developed by openhouse will be affordable.*

Policy 4.5      Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.

*The Market and Octavia Area Plan and the SUD both encourage and allow for a flexible site plan and building design. This is due to the relaxed density controls of the Market and Octavia Plan and the .75/unit parking maximum established by the SUD. By using less lot area for parking, the site can accommodate the 10 buildings for the creation of approximately 330 units, 49 of which will be affordable. In addition, the projects' flexible site planning enables the creation of a large residential care facility. In addition all the senior dwelling units welcoming to the senior LBGT community and their friends, and on site social services for the project, neighborhood and citywide senior community will be affordable.*

Objective 8      Ensure equal access to housing opportunities.

Policy 8.1:      Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable rental units wherever possible.

*The approximately 330 dwelling units are to be held as rental units. Not less than 15 percent of the dwelling units, or 49 units, will be affordable.*

Objective 11      In increasing the supply of housing, pursue place making and neighborhood building principles and practices to continue San Francisco's desirable urban fabric and enhance livability in all neighborhoods.

Policy 11.1      Use new housing development as a means to enhance neighborhood vitality and diversity.

*By providing approximately 330 new dwelling units and approximately 110 affordable senior dwelling units, retail space, substantial amounts of publicly accessible open space and a community facility on a vacant and underutilized former educational site, the Project will contribute to more diversity and 24-hour neighborhood vitality by providing a variety of uses and on-going activity.*

Policy 11.2      Ensure housing is provided with adequate public improvements, services, and amenities.

*This adaptive reuse project will include the infrastructure, amenities and urban services necessary for a project of this scope. The site will include numerous streetscape improvements, including the planting of street trees and a no more than 4,999 square foot neighborhood serving retail use. In addition, there will be numerous, pedestrian circulation routes, substantial amounts of publicly accessible open space, enabling both passive and active recreational use, and a 12,000 square foot community center, available for resident and neighborhood social and cultural programming. There will also be on-site senior social services welcoming to LGBT seniors.*

Policy 11.3      Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

*There will be an approximately no more than 4,999 square foot retail space in the ground floor of Richardson Hall. The use will be open and inviting to the public. Since the site is a vacant educational site, there is no displacement of any affordable residential use.*

Policy 11.5      Promote the construction of well-designed housing that enhances existing neighborhood character.

*The project's unique urban design is a culmination of the sponsor's choice to use numerous architects for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by including ten separate structures and articulated building facades. In addition, the site will have a publicly accessible internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of expanded public use areas complements the stoops and porches present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

Policy 11.6      Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown area and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.

*The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate scale, density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.*

Policy 11.7: Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units.

*The SUD limits parking to .75 spaces/unit. There are .56 to .60 spaces/unit proposed. Consistent with this policy, most of the site's parking (293 spaces) is in 2 underground garages, a majority of which is space efficient through the use of mechanical stackers. There are only 14 on-street spaces for the residential use and 51 spaces for the existing dental clinic. This maximizes lot coverage for housing units and related amenities.*

Policy 11.8 Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

*The site's densities reflect those of the surrounding neighborhood. It is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the LGBT Community Center at 1800 Market Street, Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.*

*In this context, the Project appropriately takes advantage of allowable densities in the proposed NC-3 and RM-3 districts under Planning Code Sections 207.4 and 712, respectively.*

Policy 11.9 Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

*The off-street parking and density limits established by the Area Plan and the SUD will provide adequate parking for the occupancy proposed, and will still allow for the development of this moderate density project of approximately 330 to 440 dwelling units, which furthers the City's overall housing objectives. The project will provide approximately 293 spaces in two underground garages, and 14 surface spaces which would be on Micah Way or Lindhardt Lane, for a total of approximately 310 spaces, a ratio consistent with the prevailing character of the neighborhood and the standards of the Market and Octavia Plan.*

Policy 11.10 Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.

*The Project will comply with Title 24 energy efficiency standards. In addition, by participating in the LEED ND (Neighborhood Design) pilot program, the Project will demonstrate increased energy and environmental performance.*

Residence Element

Objective 1 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified needs and takes into account the demand for affordable housing created by employment growth.

*The proposed Project would result in the construction of approximately 330 dwelling units in addition to approximately 110 affordable senior dwelling units. Not less than 49 of the dwelling units will be affordable below-market-rate units, consistent with Planning Code Section 315.*

Policy 1.4 Locate infill housing on appropriate sites in established neighborhoods.

*The Project will result in the adaptive reuse of the vacant and underutilized UC Berkeley extension site within an established residential neighborhood. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. The Project will increase the City's housing stock by 330 to 440 units, at least 49 and as many as 176 of which will be affordable units. The location of these housing units in the Hayes Valley neighborhood will enable the project's residents to take advantage of the neighborhood's proximity to employment and transit service, while incorporating pedestrian-friendly streetscaping, senior health services, and substantial amounts of publicly accessible open space into the project program. The project will contribute to the mixed-use residential nature of the Hayes Valley and Lower Haight neighborhoods.*

Objective 2 To increase the supply of housing without overcrowding or adversely affecting the prevailing character of existing neighborhoods.

*The site's densities reflect those of the surrounding neighborhood. It is surrounded primarily by residential and institutional land uses. Multi-family residential buildings ranging from two to seven stories in height and single-family attached row houses ranging from two to three stories in height are the predominant uses on the streets immediately surrounding the project site. Institutional uses in the immediate vicinity include the LGBT Community Center at 1800 Market Street, Walden House Adolescent Facility, located along Haight Street across from Woods Hall Annex, the University of California San Francisco AIDS Health Project building, located on Hermann Street across from Richardson Hall, and the U.S. Mint, which sits atop a rocky promontory at the intersection of Buchanan and Hermann Streets to the northwest of the project site. Commercial uses in the project vicinity primarily occur along Market Street, about half a block from the site.*

*In this context, the Project appropriately takes advantage of allowable densities in the proposed NC-3 and RM-3 districts under Planning Code Sections 207.4 and 712, respectively.*

Policy 2.1 Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character.

*The density of the project is consistent with the surrounding area. There are numerous high density apartment buildings near the site that would be mirrored in the placement of the site's higher density buildings. Similarly, the lower density buildings along the Haight and Buchanan boundaries would be consistent with the residential uses on those perimeter streets. The site's overall density also reflects the surrounding neighborhood as a result of the reestablishment of the Waller Street right-of-way as a publicly accessible pedestrian street (Waller Park), which reestablishes on the site the block pattern on the surrounding blocks.*

*The off-street parking and density limits established by the Area Plan and the SUD will provide adequate parking for the occupancy proposed, and will still allow for the development of this moderate density project of 330 to 440 dwelling, which furthers the City's overall housing objectives.*

Policy 2.2      Encourage higher residential density in areas adjacent to downtown and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are permanently affordable to lower income households.

*The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.*

*This higher density results in the creation of 330 to 440 units, In addition, the project's flexible site planning enables the creation of a large residential care facility welcoming to the senior LBGT community and their friends, and on site social services for the project, neighborhood and citywide senior community.*

Policy 2.3      Allow flexibility in the number and size of units within permitted volumes of larger multi-unit structures, especially if the flexibility results in creation of significant number of dwelling units that are permanently affordable to lower-income households.

*The Market and Octavia Area Plan and the SUD both encourage and allow for a flexible unit density. This is due to the relaxed density controls of the Market and Octavia Plan and the .75/unit parking maximum established by the SUD. By using less lot area for parking, the site can accommodate the 10 buildings for the creation of 330 to 440 units, 49 to 176 of which will be affordable. In addition, the projects' flexible site planning enables the creation of a large residential care facility welcoming to the senior LBGT community and their friends, and on site social services for the project, neighborhood and citywide senior community.*

*The Project includes studio, 1-bedroom and 2-bedroom units in a variety of unit configurations.*

Policy 2.4        Adopt specific zoning districts which conform to a generalized land use and density plan and the Master Plan.

*The SUD (proposed Planning Code Section 249.32) is proposed in order to facilitate the development of a mixed-use project including affordable and market-rate rental and possibly ownership dwelling units, affordable senior dwelling units, community facilities, open space and retail services generally consistent with the policies of the Market and Octavia Area Plan, approved by the Board of Supervisors on October 24, 2007.*

Objective 7        To increase land and improve building resources for permanently affordable housing.

Policy 7.2        Include affordable units in larger housing projects.

*By providing that not less than 49 family units of the proposed 330 dwelling units are below market rate inclusionary units, and approximately 110 units affordable to seniors the project satisfies this objective and policy.*

Policy 7.5        Encourage energy efficiency in new residential development and weatherization in existing housing to reduce overall housing costs.

*The Project will comply with Title 24 energy efficiency standards. In addition, by participating in the LEED ND (Neighborhood Design) pilot program, the Project will demonstrate increased energy and environmental performance.*

Objective 12        To provide a quality living environment.

Policy 12.1        Assure housing is provided with adequate public improvements, services and amenities.

*This adaptive reuse project will include the infrastructure, amenities and urban services necessary for a project of this scope. The site will include numerous streetscape improvements, including the planting of street trees and a 5,000 square foot neighborhood serving retail use. In addition, there will be numerous, pedestrian circulation routes, substantial amounts of publicly accessible open space, enabling both passive and active recreational use, and a 12,000 square foot community center, available for resident and neighborhood social and cultural programming. There will also be on-site senior social services welcoming to LGBT seniors.*

Policy 12.2        Allow appropriate neighborhood serving commercial activities in residential areas.

*There will be an approximately 5,000 square foot retail space in the ground floor of Richardson Hall. The use will be open and inviting to the public. Since the site is a vacant educational site, there is no displacement of any affordable residential use.*

Policy 12.4      Promote construction of well-designed housing that conserves existing neighborhood character.

*The project's unique urban design is a culmination of the sponsor's choice to use numerous architects for the program and an extensive community consultation process. The design options on this site are constrained by the site's extreme topography. Nonetheless, the resulting designs feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by including ten separate structures and articulated building facades. In addition, the site will have a publicly accessible internal street/sidewalk pattern. These features facilitate pedestrian access, landscaping and street furniture. The presence of expanded public use areas complements the stoops and porches present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

*The new buildings would be designed to complement the architectural character of the existing buildings that will remain and those in the surrounding neighborhood. The variation of building heights will relate the buildings to the size and scale of other buildings in adjacent streets and the greater Hayes Valley neighborhood and will reflect the site's unique topography.*

*All of the new buildings would feature street-facing lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

Policy 12.5      Relate land use controls to the appropriate scale for new and existing residential areas.

*The Market & Octavia Area Plan and the SUD both provide controls to ensure that this unique site is developed with the appropriate scale, density, massing and scale for the neighborhood. The density and height reflect the surrounding residential neighborhood, which is predominantly residential buildings of 2 to 4 stories. The height limits on the site were established to reflect those on the adjacent streets. Thus, the 85' height limit for the area in which the openhouse building is located is across the street from existing 7-story buildings and the density of the use districts on the site reflect the prevailing density on the adjacent streets.*

Objective 13      To provide maximum housing choice.

Policy 13.3      Increase the availability of units suitable for special user groups with special housing needs including large families, the elderly and the homeless.

Policy 13.5      Encourage economic integration in housing by ensuring the new permanently affordable housing is located in all of the City's neighborhoods, and by requiring that new, large, market-rate residential developments include affordable units.

Policy 13.6 Provide adequate rental housing opportunities.

Policy 13.8 Amend regulations relating to group housing to ensure a distribution of quality board and care, adult day care facilities and single room occupancies.

*This project will result in the creation of up 330 dwelling units and approximately 110 affordable senior dwelling units in addition operated by openhouse welcoming to LGBT seniors and their friends. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable. The overall affordability of the project is expected to be approximately 39%. It is contemplated that all units would remain rentals because the land is ground leased from the University of California.*

#### Transportation Element

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

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

*Pedestrians would be able to walk the length of the former Waller Street right-of-way between Laguna and Buchanan Streets via the proposed Waller Park. To help facilitate vehicle and pedestrian circulation throughout the site, the project will add two new alleys: "Micah Way" would provide for vehicle ingress and egress onto the site off Laguna Street between Haight and Waller Streets; "Lindhardt Lane," extending from the termination point of Micah Way on a north-south trajectory, would be a two-way interior private street that would allow vehicle ingress and egress from Hermann Street. One vehicular entrance into the site would be along Laguna at Waller Street in the location of the current main vehicular entrance to the UC Extension Campus, which would provide direct vehicular access to Garage 2. Garage 1 would be accessed from Buchanan Street (at its upper level) and from Lindhardt Lane (at its lower level). Both of these access points contribute to pedestrian safety and minimize pedestrian conflicts with cars. The corner of Laguna and Hermann Street will include a bulb-out adjacent to the retail space to enhance pedestrian safety at this location.*

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

*The project meets this policy by relying primarily on transit and car sharing and minimizing the number of parking spaces for private automobiles. First, the project complies with the Area Plan's discouragement of on-site parking through a variety of mechanisms (e.g., parking ratio of approximately 0.60 space/unit and space efficient parking stackers). 10 carshare parking spaces are provided to decrease the need for residents to own their own vehicles. Third, the project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express,*

16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.

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

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

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

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

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

*The SUD complies with this policy by limiting parking to .75 spaces/unit. The project's 307 on-site spaces is below that ratio, resulting in .60 spaces/unit. The project further satisfies this policy by its transit-rich location. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on or under Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood.*

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

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

Commerce and Industry Element

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

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

*This project provides substantial net benefits in the form of adaptively reusing a vacant and underutilized site that is an attractive nuisance and source of criminal activity in the Hayes Valley neighborhood. It provides approximately 330 to 440 dwelling units in 10 buildings, including the preservation of three City landmarks on this site. There is 41,000 square feet of publicly accessible open space, including the passive and active recreation uses provided by Waller Park. There will be a 12,000 square foot community center for social and cultural use by the neighborhood residents and no more than 4,999 square feet of neighborhood serving retail uses.*

*All of the new buildings would feature lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

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

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

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

*The existing educational site is unused (except for the dental clinic). No existing neighborhood serving retail business will be displaced. The proposed project will provide no more than 4,999 square feet of ground floor, neighborhood serving retail uses. This retail space will provide opportunities for on site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.*

Policy 6.7        Promote high quality urban design on commercial streets.

*The character of the site is improved by the urban design of the project. Comprised of the rehabilitation and reuse of three of the site's existing structures which are City landmarks and seven new buildings, the project will be designed by four different architects. All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

#### Urban Design Element

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

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

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

*The proposed new buildings would be compatible with its surrounding street pattern by being four to eight stories in height. New buildings along Buchanan Street would be four stories while new buildings along Laguna Street would be between four and eight stories. The tallest building would be the openhouse building, Building 8. It would be eight stories or a maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.*

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

*The seven new buildings along with the three preserved landmarks are reflective of the architectural character of the surrounding neighborhood. The buildings' heights will reflect those of the adjacent streets. All the buildings feature elements that create an active pedestrian environment (e.g., stoops and porches at ground floor residential units) and elements that minimize the massing of the buildings by use of breaking up facades at upper building levels.*

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

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

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

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

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

*The proposed Project's design reflects the styles commonly found in the larger neighborhood, yet because of the number of buildings on the site and the site configuration, offers a variety of design types. Each design however reflects the character, massing and scale of the surrounding streets.*

Policy 3.3      Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

*The project sponsor utilized 4 different local and reputable architecture firms to create buildings of high quality design. Thoughtful use of the site's topography and the surrounding neighborhood streetscape enables the project to be integrated into the surrounding neighborhood and prevents it from appearing walled-off, as it currently exists.*

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

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

*The tallest project building, the 8-story openhouse building at the intersection of Waller and Laguna Streets, would be generally similar in height to existing residential buildings that surround the site, such as the seven-story (80 foot) apartment buildings at 1900 Market Street, 78 and 300 Buchanan Street, 50 Waller Street, and 16 and 50 Laguna Street.*

#### Recreation and Open Space Element

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

*The Project would provide open space to serve project residents at least equal to the requirements of the Planning Code. In addition, it would provide approximately 41,000 square feet of publicly accessible open space. Waller Park would be privately built and maintained but publicly accessible open space. It would provide 25,000 square feet of open space and passive recreational uses. Upper Waller Park would include a large lawn area, a storm water runoff basin and fountain, benches, and trees and would take advantage of the steep slope of the project site by providing a scenic overlook with views of the Bay and downtown San Francisco. Lower Waller Park would include hard and softscape areas with trees, benches, grassy areas and potentially built-in seating on the slope, overlooking the end of Waller park. Street trees would be planted along all four exterior streets as well as along all internal streets. Two new alleys ("Micah Way" and "Lindhardt Lane") would also be privately owned though publicly accessible through the site. These open spaces would also serve for vehicular and pedestrian access and circulation.*

*Other privately built and maintained though publicly accessible open spaces include a 10,600 square feet community garden behind Woods Hall and 6,000 square feet of additional open space distributed throughout the site. In total, there would be approximately 41,000 square feet of publicly accessible open space provided, all in excess of the open space requirements necessary to serve the approximately 330 proposed dwelling units.*

#### Air Quality Element

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

*The project satisfies this by policy by its location near numerous MUNI lines.*

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

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

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

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

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

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

16.      **Market & Octavia Area Plan Compliance.** The project is consistent with the objectives and policies of the Market and Octavia Area Plan adopted by the Board of Supervisors on October 24, 2007 in Ordinance No. 24607.

Objective 1.1      Create a land use plan that embraces the Market and Octavia Neighborhood's potential as a mixed-use urban neighborhood.

Policy 1.1.2      Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

*The project complies with this policy by its transit-rich location. There may be even fewer cars on the site due to the project's proximity to numerous MUNI lines. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the site should*

*have the high rate of ridership similar to the rest of the neighborhood. The community center has been located on Haight Street to be in as close proximity to the Hayes Valley North and South as possible in order to promote attendance by community residents.*

Policy 1.1.3      Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

*This adaptive reuse project is bounded by Haight, Laguna, Hermann and Buchanan in the Hayes Valley neighborhood. The proposed mixed use project provides: 1. Approximately 330 dwelling units approximately 110 affordable senior dwelling units operated by openhouse, a non-profit corporation; 2. approximately no more than 4,999 square feet pedestrian scale, neighborhood serving retail uses; 3. an internal open space system (much of which would be publicly accessible) and a landscaped, attractive internal pedestrian and vehicle access circulation system; 4. 12,000 square feet of community space in an adaptively reused Woods Hall Annex facing Haight Street; and, 5. support services for seniors residing in the project and throughout the City. By creating these uses, the project will contribute to and enhance the vitality of the surrounding neighborhoods.*

Policy 1.1.9      Allow small-scale neighborhood serving retail and other community-serving uses at intersections in residential districts.

*Ground-floor retail (possibly including a café with outdoor seating) would be located at the corner of Laguna and Hermann Streets in the ground floor (Laguna Street) level of the renovated Richardson Hall. The proposed retail space would necessitate new openings in the retaining wall to access this new use. On the ground floor of the openhouse building and in the ground floor level of Richardson Hall, openhouse will provide social, educational, and health services to the senior community, including both residents of the openhouse building and others not residing on-site. Lastly, there will be a 12,000 square community space in the existing Wood Hall Annex that would be available for cultural and social programming by the project's residents and residents of the Hayes Valley neighborhood.*

Policy 1.1.10      Recognize the importance of public land and preserve it for future uses.

*The vacant UC Extension campus does not provide any current public access or public uses. It is used currently only for commuter parking for UCSF and CPMC employees. The project's adaptive reuse of this vacant and underutilized educational use will retain 52% of the site's lot area for open space and pedestrian and vehicle circulation, much of it publicly accessible. The project also will preserve the three City landmarks---Woods Hall, Woods Hall Annex, and most of Richardson Hall. The operating dental clinic, which provides low-cost dental care services to lower income residents of the neighborhood, City and region, will remain zoned P and is not part of this Project.*

Objective 1.2      Encourage the urban form that reinforces the Plan Area's unique place in the city's larger urban form and strengthens its physical fabric and character.

Policy 1.2.1:      Relate the prevailing height of buildings to street widths throughout the plan area.

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

Policy 1.2.2      Maximize housing opportunities and encourage high-quality commercial spaces on the ground floor.

*The project complies with this policy by resulting in the construction of approximately 330 dwelling units, approximately 110 affordable senior dwelling units welcoming to LGBT seniors and all seniors. There will be an approximately no more than 4,999 square foot ground-floor retail use that will serve as a neighborhood destination, such as a café.*

Objective 2.2      Encourage construction of residential infill throughout the Plan Area.

Policy 2.2.2      Ensure a mix of unit sizes is built in new development and maintained in the existing housing stock.

*The Project includes studio, 1-bedroom and 2-bedroom units in a variety of unit configurations, dwelling units for seniors.*

Policy 2.2.3      Eliminate residential parking requirements and introduce a maximum parking cap.

*The project complies with this policy by being subject to the SUD's maximum parking cap of .75 spaces/unit. The project is below this cap, providing only .60 spaces/unit.*

Objective 2.4      Provide increased housing opportunities affordable to households at varying income levels.

*Of the approximately 330 units subject to Section 315, at least 15% or 49 units will be affordable.*

Policy 2.4.1      Disaggregate the cost of parking from the cost of housing and space for other uses.

*Consistent with this policy, the cost of the parking spaces will be unbundled from the housing costs borne by the residents.*

Policy 2.4.3      Encourage innovative programs to increase housing rental and ownership opportunities and housing affordability.

*This project will result in the creation of up to 330 dwelling units and approximately 110 affordable senior dwelling units operated by openhouse welcoming to LGBT seniors, their friends and all seniors. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable units under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable. The overall affordability of the project is expected to be approximately 39%. It is contemplated that all units would remain rentals because the land is ground leased from the University of California.*

Objective 3.1     Encourage new buildings that contribute to the beauty of the built environment and the quality of streets as public space.

Policy 3.1.1     Ensure that new development adheres to principles of good urban design.

*This project meets this policy. The new buildings would be designed to complement the architectural character of the existing buildings that will remain and those in the surrounding neighborhood. The variation of building heights will relate the buildings to the size and scale of other buildings in adjacent streets and the greater Hayes Valley neighborhood and will reflect the site's unique topography.*

*All of the new buildings would feature street-facing lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

Objective 3.2     Promote the preservation of notable historic landmarks, individual historic buildings, and features that help to provide continuity with the past.

Policy 3.2.5     Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

*This adaptive reuse project will result in the preservation, renovation and reuse of three City landmarks on this vacant and underutilized educational use site. Woods Hall, Woods Hall Annex, and Richardson Hall (except its Administration Wing) are City landmarks. All of Woods Hall and Woods Hall Annex will be preserved to support residential and community facility uses. All of Richardson Hall except the Administration Wing would be rehabilitated to house new residential uses and senior social services. Rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings, without substantial alterations to their exterior facades or rooflines, with the exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets.*

Policy 3.2.6     Encourage rehabilitation and adaptive reuse of historic buildings and resources

*This adaptive reuse project satisfies this policy. Rehabilitation of the three City landmarks on this site-- Woods Hall, Woods Hall Annex, and Richardson Hall-- would be to enable the site's residential and*

*community facility uses. Rehabilitation of these buildings would be primarily restricted to their interiors, without substantial alterations to their exterior facades or rooflines, with the possible exception of new entrances from the interior courtyards. The ground floor of Richardson Hall would be altered to accommodate the proposed ground-floor retail space at the corner of Laguna and Hermann Streets.*

Policy 3.2.12 Encourage new building design that respects the character of nearby older development.

*The site will be developed with ten buildings to maintain the small-scale and diversity of the neighborhood. Only one building will exceed four stories in height. All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways that are common throughout the Hayes Valley neighborhood.*

Policy 3.2.13 Promote preservation incentives that encourage reusing older buildings.

*The project sponsor is exploring applying for a Mills Act contract as a preservation incentive for the three landmark buildings on site.*

Objective 4.1 Provide safe and comfortable public rights-of-way for pedestrian use and for the public life of the neighborhood.

Policy 4.1.1 Widen sidewalks and shorten pedestrian crossings with corner plazas and boldly marked crosswalks where possible without affecting traffic lanes.

*The project complies with this policy by constructing a bulb-out at the Laguna and Hermann corner.*

Policy 4.1.2 Enhance the pedestrian environment by planting trees along sidewalks, closely planted between pedestrians and vehicles.

*The project complies with this policy by providing not less than the number of street trees required by Planning Code Section 143.*

Policy 4.1.5 Do not allow the vacation of public rights-of-way, especially alleys. Where new development creates the opportunity, extend the area's alley network.

*The project complies with this policy. No right-of-way is being vacated. Rather, the project reintroduces a vacated right-of-way as Waller Park and introduction of two alleys -- Micah Way and Lindhardt Lane -- for pedestrian circulation. Waller Street, which was vacated in 1922, is being reintroduced as a pedestrian thoroughway that will bisect the site into north and south blocks. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods.*

Objective 5.2     Develop and implement parking policies for areas well served by public transit that encourage travel by public transit and alternative transportation modes and reduce traffic congestion.

Policy 5.2.1     Eliminate minimum off-street parking requirements and establish parking caps for residential and commercial parking.

The SUD furthers this policy by imposing a maximum of .75 spaces/unit and eliminating parking minimas.

Policy 5.2.2:     Encourage the efficient use of space designated for parking.

*The project complies with this policy. Of the approximately 310 spaces, approximately 50% or 152 spaces, will be parked by space-efficient means, such as stackers, lifts and valets.*

Policy 5.2.6:     Make parking costs transparent to users.

*Consistent with the Area Plan's reliance on "unbundling" of parking from housing costs, parking fees would not be included in the residents' base housing payments.*

Objective 5.3:     Eliminate or reduce the negative impact of parking on the physical character and quality of the neighborhood.

*The project complies with this policy by providing most of its parking in underground garages completely masked by active uses along their street and alley frontages. There will be only 14 surface spaces located on Micah Way or Lindhardt Lane, which will utilize a small percentage of the total area of those thoroughways.*

Policy 5.3.1     Encourage the fronts of buildings to be lined with active uses and, where parking is provided, require that it be setback and screened from the street.

*All but 14 spaces will be provided in 2 underground parking garages lined with active residential uses in the few locations where the garages are above-ground as the site slopes downhill.*

Policy 5.5.2     Provide secure and convenient bicycle parking throughout the plan area.

*The project will provide approximately 126 secure, on-site bike parking spaces that would be available in two separate locations for use by residents.*

Objective 6.1     Ensure that new development is innovative and yet carefully integrated into the fabric of the area.

Policy 6.2.2:     Any future reuse of the UC Berkeley Laguna Extension Campus should balance the need to reintegrate the site with the neighborhood and to provide housing, especially affordable housing, with the provision for public uses such as education, community facilities and open space.

*The character of the site is improved by the urban design of the project, which reintegrates the site into the neighborhood. It does so by reintroducing Waller Street, which was vacated in 1922, back into the street grid as a pedestrian thoroughway that will bisect the site into north and south blocks and provide public access through the site. The site is further bisected by two new vehicular access alleys, Micah Way and Lindhardt Lane. The inclusion of these alleys for both internal access and circulation enables the site to more closely resemble the urban block pattern that exists in the surrounding neighborhoods. Comprised of the rehabilitation and reuse of three of the site's existing structures and seven new buildings, the project will be designed by four different architects. The resulting designs provide a variety of unit types within different architectural settings. There will approximately 41,000 square feet of publicly accessible open space in Waller Park, a community garden, and other open spaces, plus a 12,000 square foot community facility in Woods Hall Annex that will be programmed with input from area residents to include educational, cultural and recreational uses. Approximately 39% of the units will be affordable units.*

*The new buildings are designed to complement the architectural character of the existing buildings that will remain and the surrounding neighborhood. The proposed new buildings would be four to eight stories in height. New buildings along Buchanan Street would be four stories while new buildings along Laguna Street would be between four and eight stories. The tallest building would be the openhouse building, Building 8. It would be eight stories or a maximum of 85 feet in height. It will be at the intersection of Laguna and Waller Streets and extend into the middle of the site. This variation of building heights is intended to relate to the size and scale of other buildings in the Hayes Valley neighborhood and to take into consideration the existing topography.*

*All of the new buildings would feature street lobbies, individual stoops, porches and/or bay windows along the street frontages and internal walkways to promote an active pedestrian environment. These features facilitate pedestrian access, landscaping and street furniture. The presence of this expanded public use area complements the stoops, porches and bay windows present on many of the ground floor units. The result is a design that integrates the private residential units directly into the vitality of the street level.*

17. **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 enhanced.

*The existing educational site is unused (except for the dental clinic). No existing neighborhood serving retail business will be displaced. The proposed project will provide no more than 4,999 square feet of ground floor, neighborhood serving retail uses. Those businesses will provide opportunities for on site resident employment as well as employment opportunities for residents in the surrounding neighborhoods.*

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

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

*The project proposes to revitalize the site and the neighborhood in the following ways. First, the project will provide approximately 330 dwelling units approximately 110 affordable senior units. In addition, the project provides approximately 41,000 square feet of publicly accessible open space. Some of that open space will double as internal pedestrian circulation, as the project will reintroduce the former Waller Street right-of-way as a throughway. The project further enhances site accessibility and circulation by creating 2 additional alleys. By doing so, the block pattern of the project site more closely resembles the block pattern in the neighborhood. To further enhance the site's character and make it more closely resemble the surrounding neighborhood, some of the buildings feature stoops and porches, directly integrating the new housing units into the existing residential fabric of the surrounding neighborhood.*

*Lastly, the site includes no more than 4,999 square feet of ground floor, neighborhood serving retail space and 12,000 square feet of community center space. This active, pedestrian oriented space will enhance the livability and activities of the project site itself, being a destination for both residents of the project and the surrounding neighborhoods.*

*A diversity of activities will be created and sustained by the project. The character of the site is improved by the urban design of the project. Comprised of the rehabilitation and reuse of three of the site's existing structures and seven new buildings, the project will be designed by four different architects. The resulting designs provide a variety of unit types within different architectural settings. There will be public open space and a 12,000 square foot community facility.*

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

*There is currently no housing on the site. Not less than 15% of the dwelling units developed by AF Evans (and as many as 20% if state tax-exempt bond financing is allocated to the Project) will be affordable under the City's Inclusionary housing ordinance. The senior dwelling units developed by openhouse will be 100% affordable.*

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

*The EIR determined that the project will have no significant transportation impacts. Neither existing on-street parking supply nor MUNI will be detrimentally impacted by the project. First, the project complies with the Area Plan's discouragement of on-site parking through a variety of mechanisms (e.g., parking ratio of approximately 0.60 space/unit and space efficient parking stackers). Second, the project provides adequate on-site parking for residents via two underground parking garages (and some limited surface parking), thus minimizing competition*

*for on-street parking resources in the surrounding neighborhood. 10 carshare parking spaces are provided to decrease the need for residents to own their own vehicles.*

*Third, the project's location furthers the City's Transit First policy. There are numerous MUNI lines within easy walking distance of the project. For example, 12 MUNI bus lines (6-Parnassus, 7-Haight, 14-Mission, 14L-Mission Limited, 16AX-Noriega "A" Express, 16BX-Noriega "B" Express, 22-Fillmore, 26-Valencia, 47-Van Ness, 49-Van Ness/Mission, the 71-L Haight/Noriega Limited and 71-Haight/Noriega) run right near the project site. MUNI light rail lines J, K, L, M, and N and the F-Market line run on Market Street. Due to the frequency and number of MUNI routes near the site, the site should have the high rate of ridership similar to the rest of the neighborhood. Even with a high rate of ridership, there would be no significant impact on MUNI operations.*

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

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

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

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

- c. That landmarks and historic buildings be preserved.

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

*The project would demolish Middle Hall and the Administration Wing of Richardson Hall, as well as the retaining wall along Laguna and Haight Streets. Woods Hall, and Richardson Hall would be rehabilitated to provide residential units, plus retail space in the first floor of Richardson*

*Hall. Woods Hall Annex would be converted into community facility space. The proposed retail space located at the basement level of Richardson Hall near the intersection of Hermann and Laguna Streets would necessitate new openings in the retaining wall to access this new use.*

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

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

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

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

*EIR Alternative B (Preservation Alternative) which would include the rehabilitation of Middle Hall and the Administration Wing of Richardson Hall and retention of the Laguna and Haight Street retaining walls, is not feasible for the reasons set forth in the CEQA Findings, Exhibit C hereto, and on balance the project would meet the City's preservation goals.*

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

*The EIR determined that the Project would have no significant impact on the sunlight to or vistas from any public park.*

18. **California Environmental Quality Act (CEQA) Findings Regarding Alternatives and Overriding Considerations.** CEQA mandates that an EIR evaluate a reasonable range of alternatives to the Project or the Project location that generally reduce or avoid potentially significant impacts of the Project. CEQA requires that every EIR evaluate a "No Project" alternative. Alternatives provide a basis of comparison to the Project in terms of beneficial, significant, and unavoidable impacts. This comparative analysis is used to consider reasonably feasible options for minimizing environmental consequences of a Project. The EIR concluded that the Project as proposed will have significant unavoidable environmental impacts to historic resources and analyzed three alternatives, including a No Project Alternative, a Preservation Alternative, and the New College of California/Global Citizen Center Concept Plan Alternative. These alternatives are addressed, and found to be infeasible, in the CEQA Findings attached hereto as Exhibit C, which are incorporated herein by reference as though fully set forth. The CEQA Findings also set forth the benefits of the Project that override its unavoidable significant impact to historic resources.

#### DECISION

That based upon the Record, the EIR, 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. 2004.0773C** subject to the following conditions attached hereto as EXHIBIT A and the Mitigation Measures Monitoring and Reporting Program (MMRP) set forth in Exhibit D, both of which are 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. 17537. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **January 17, 2008**.

Linda D. Avery  
Commission Secretary

AYES: Moore, Sugaya, B. Lee, Antonini, Olague, S. Lee

**Motion 17537**  
**January 17, 2008**

**CASE NO. 2004.07703 E!MZTC**  
**55 Laguna Street**

NOES:           None

ABSENT:       Alexander

ADOPTED:     January 17, 2008