San Francisco
HOUSING
ACTION
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December 2, 2009

Mr. Nick Podell
121 N. San Mateo Dr.
San Mateo, CA 94401

Re: Proposed project on 1645 Pacific Avenue

Dear Mr. Podell:

The San Francisco Housing Action Coalition (SFHAC) appreciates your presentation at our Endorsements Committee and is pleased to inform you of our endorsement of your proposed mixed-use residential development at 1645 Pacific Avenue. Our Endorsement Committee believes the project has strong merit and will contribute to SFHAC's goals of increasing the supply of well-designed, appropriately located housing that meets the needs of present and future San Franciscans.

The proposed project meets our endorsement criteria in the following ways:

Land Use:
The proposed combined residential and retail project is an appropriate use of the site given the surrounding context. The project's location and size are consistent with many of the established buildings in the neighborhood and with prevailing zoning limits.

Density:
The proposed project contains 48 residential units in a mixed-use building. This proposed project would also provide 3,625 square feet of ground floor neighborhood-serving retail. We strongly support the density of both uses at this site and feel that it will contribute to the vitality of the local neighborhood.

Affordability:
The project will meet the City's statutory requirement for affordable housing by paying the *in lieu* fee to the Mayor's Office of Housing for the production of new affordable units. We also note that your site design and unit size provide a commendable measure of "affordability by design".

Transit Orientation and Parking
You propose 1:1 parking, which is the maximum allowed under SFHAC guidelines under normal circumstances. The site will have approximately 48 residential parking spaces, storage for approximately 26 bicycles and spaces for car share.

Urban Design:
The architectural design, style and scale are a significant improvement on the character of the existing site and are in keeping with the better elements within the surrounding neighborhood. The SFHAC supports your goal to protect the pedestrian realm with an active ground floor use.

Preservation:
We note that you have retained the historic front and side walls of the nearly 100-year-old auto oriented storage/repair building on your site and appropriately used it as the portal to your garage. We endorse this imaginative use of the existing on-site historic fabric.

Greening and Energy Efficiency:
The SFHAC is especially supportive that the proposed project is seeking LEED Gold certification. Please keep us informed as to your success in this endeavor.

Community Input:
The SFHAC is supportive of your coordinated outreach and information efforts in the area and encourages you to continue this important dialogue with neighborhood residents and community organizations.

Thank you for submitting the 1645 Pacific Avenue project to the SFHAC Endorsements Committee. We are pleased to fully endorse your excellent project. It meets our guidelines in an exemplary fashion. Please let us know how we may be of assistance.

Sincerely,

Tim Colen
Executive Director