

SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

June 7, 2016

Larry Badiner Badiner Urban Planning, Inc. 95 Brady Street San Francisco CA 94103 1650 Mission St. Suite 400 San Francisco, CA 94103-2479

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Site Address: Assessor's Block/Lot: Zoning District: Staff Contact: Record No.: 1885-1899 Mission Street 3548/031 UMU (Urban Mixed Use) Chris Townes, (415) 575-9195 or <u>chris.townes@sfgov.org</u> 2016-004031ZAD

Dear Mr. Badiner:

This letter is in response to your request for a Letter of Determination regarding the property at 1885-1899 Mission Street. This property is located within the UMU (Urban Mixed Use) Zoning District and 68-X Height and Bulk District. The request is whether the proposed tenant, Impact Hub SF, may be established within the subject three-story building based upon either "Option 1" or "Option 2" as outlined within your request and summarized below.

"Option 1" seeks to relocate an existing legal-nonconforming first floor Office use to the third floor, add a new level of Office use on the second floor (per Planning Code Sections 843.66 and 803.9(h)) and introduce an Assembly use on the first floor (per Section 843.34). Option 1 is based upon five statements in your request, including:

- 1. HealthRight 360/Walden House (the prior tenant) established an Office use on the ground floor per the Planning Code.
- 2. The existing ground floor is a grandfathered legal-nonconforming Office use.
- 3. The property owner has a vested right to continue the ground floor Office use.
- 4. Impact Hub SF proposes an independent Assembly use component.
- 5. Impact Hub SF proposes to relocate the existing, legal-nonconforming ground floor Office use to the third floor, convert the second floor to Office use, and establish Assembly use on the ground floor.

"Option 2" seeks to add a new level of Office on the second floor (per Sections 843.66 and 803.9(h)), introduce Assembly on the ground floor and a portion of the third floor, with up to one-third of the space used for accessory Office, and use a portion of the third floor for Social Service use (per Section 843.34). Option 2 is supported by four statements, including:

1. Impact Hub SF is an Institution, Assembly and Social Service/Religious Facility use.

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- 2. Impact Hub SF proposes to convert the ground and third floors to Assembly use, and the second floor to Office use.
- 3. A portion of Impact Hub SF's uses are Institutional use with Assembly/Social Service/Religious Facility uses.
- 4. Up to one-third of the Institutional/Assembly use may be used as accessory Office by the non-profits outlined in the request.

Description of Proposed Use

As outlined in your request, Impact Hub SF was established in 2009 as part of a global network of campuses and members whose mission "helps entrepreneurs build sustainable businesses that drive social and environmental good." Spatially, this involves co-working office space for its members. Impact Hub SF would also provide event space to both the general public, along with programming for a membership community of non-profit organizations, entrepreneurs, activists, creatives, and professional taking action to drive social innovation.

As a certified benefit corporation ("B-corporation"), Impact Hub SF is certified by the non-profit B Lab and subject to meet rigorous standards of social, environmental performance, accountability, and transparency. This type of corporate entity must, (a) have a corporate purpose to create a material positive impact on society and the environment; and (b) consider the impact of its decisions not only on shareholder value, but on workers, the community and the environment. A part of Impact Hub SF's proposed revenue stream and business model is to provide ancillary space to non-member individuals and organizations to hold events relevant to its social and environmental mission.

Background/Relevant Tenancy and Building Permit History

As noted in your letter, the approximately 24,600 square foot three-story building was originally established as an industrial use in 1925 and subsequently converted to other uses. Until 2009, the property was zoned as M-1 (Light Industrial); however, as a result of the Eastern Neighborhoods Plan adoption, the property was re-zoned to UMU (Urban Mixed Use). Tenancy and building permit history indicates "HealthRight360" (formerly "Walden House Inc.") occupied the building from 1996 to February 2015. HealthRight360/Walden House occupied the property as a non-profit use that provided a variety of social, mental and behavioral health services; however, these uses do not comply with the definition of Office use as outlined in Planning Code Section 890.70¹. As such, prior occupancy by HealthRight360/Walden House did not establish a legal-nonconforming Office use on the subject property.

¹ Planning Code Section 890.70(a): "Office use" shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional; banking; insurance; management; consulting; technical; sales; and design; and the non-accessory office functions of manufacturing and warehousing businesses; all uses encompassed within the definition of "office" in Section <u>219</u> of this Code; multimedia, software development, web design, electronic commerce, and information technology; all uses encompassed within the definition of "administrative services" in Section <u>890.106</u> of this Code; and all "professional services" as proscribed in Section <u>890.108</u> of this Code excepting only those uses which are limited to the Chinatown Mixed Use District.

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Office Use

Per Planning Code Section 843.66, Office use is principally permitted within the UMU Zoning District subject to the vertical control limitations of Section 803.9(h). The purpose of the vertical controls is to "preserve ground floor space for production, distribution, and repair uses and to allow the preservation and enhancement of a diverse mix of land uses, including limited amounts of office space on upper stories." Pursuant to these requirements, one story of the subject building may be designated for Office use as defined in Section 890.70.

Institutional Uses

Per Planning Code Sections 843.33 and 843.34, both Religious Facility and Assembly and Social Service uses are principally permitted within the UMU Zoning District without limitation as to number of stories. Per Section 890.50, these uses are considered to be "Other Institutions" which are defined as "a public or private, nonprofit or profit-making use, excluding hospitals and medical centers, which provides services to the community, and meets the applicable provisions of Section 304.5 of this Code concerning institutional master plans, including but not limited to the following..." Section 890.50(a) defines Assembly and Social Service as "a use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial clubhouse, lodge, meeting hall, family or district association, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area." Section 890.50(e) defines Religious Facility as "a use which provides religious services to the community such as a church, temple or synagogue. It may include on the same lot, the housing of persons who engage in supportive activity for the institution."

Accessory Uses

Per Planning Code Sections 204 and 803.3(b)(1)(C), an accessory use is a related minor use that is either: a) necessary to the operations or enjoyment of a lawful principal or conditional use or b) appropriate, incidental, and subordinate to any such use.

Determination

Based upon the information provided in your request, it is my determination that while the subject property does not contain an existing legal non-conforming general Office use, Impact Hub SF may be permitted in accordance with "Option 2" as proposed in your request and outlined above. This would allow Assembly/Social Service/Religious Facility use (with accessory office space) on the first and third floors (per Sections 843.33 and 843.34) and Office use on the second floor (per Sections 843.66 and 803.9(h)). Within the Assembly/Social Service/Religious Facility use, the proposed amount of non-profit socially/environmentally-oriented office space would be no more than one-third of the primary use and would comply with the accessory use requirements of the Planning Code. In light of the foregoing, Impact Hub SF would be a permitted use at 1885-1899 Mission Street.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

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APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

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Scott F. Sanchez Zoning Administrator

cc: Chris Townes, Planner Property Owner Neighborhood Groups



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R#2016-007031220 CK#26453 \$695-J BANQUES (SE)

March 28, 2016

Sent Via Messenger

Mr. Scott Sanchez Zoning Administrator San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

> RE: 1885-1899 Mission Street Assessor's Block/Lot: 3848/031 Zoning District: UMU-URBAN MIXED USE Height District: 68-X Site Area: 8,800 sf Request for Zoning Administrator Determination: The Ground Floor is Legal Office

Dear Mr. Sanchez:

We write on behalf of Impact Hub San Francisco ("Project Sponsor"), the proposed tenant, to request a Letter of Determination regarding the existing and proposed uses of 1885-1899 Mission Street ("the Property"). The Project Sponsor and its representatives have been working with the Planning Department in good faith for nine months to resolve the occupancy of the space. Based on an extensive permit records showing pre-existing office use at the Property and preliminary indications by the Planning Department that Impact Hub San Francisco could occupy the space as such, the Project Sponsor signed a 12-year lease for the Property last October, filed tenant improvement permits shortly thereafter and has since sublet space to member organizations. The Project Sponsor is now facing critical deadlines to obtain permits, complete an eight-week build-out and deliver its space prior to the commencement of rent payments on August 1st.

Established in 2009, Impact Hub San Francisco is part of a network of Impact Hub campuses also present in Berkeley, New York, and Washington D.C., and organizes the annual SOCAP conference for impact investors. As a part of a global Impact Hub network of over 11,000 members and 77 campuses, Impact Hub San Francisco helps entrepreneurs build sustainable businesses that drive social and environmental good. In addition to co-working space for its members, Impact Hub San Francisco provides event space to both the general public, along with programming for a membership community of non-profit organizations, entrepreneurs, activists, creatives, and professionals taking action to drive social innovation. Impact Hub San Francisco is unlike other co-working spaces for several reasons:

- It is a certified benefit corporation ("B-corporation"), which means that it is certified by the nonprofit B Lab to meet rigorous standards of social and environmental performance, accountability, and transparency. This is a relatively new type of corporate entity that (a) has a corporate purpose to create a material positive impact on society and the environment; and (b) is required to consider the impact of its decisions not only on shareholder value, but on workers, the community and the environment. An example of the organization's commitment to sustainability is that Impact Hub Berkeley is located in the David Brower Center, whose motto is "A Home for the Environmental Community".
- Members are focused on social and environmental issues and positive change. They include: Beyond12, an organization dedicated to supporting first generation college students; Water.org, an NGO working on clean drinking water for all; and Code2040, a nonprofit committed to diversifying the tech sector. Many of its members are nonprofit 501c(3) entities and may occupy the space as social services.
- Unlike most co-working facilities, which provide space for members only, a key part of Impact Hub's revenue stream and business model is to provide space to non-member individuals and organizations to hold events relevant to its social mission. In the last quarter of 2015, 596 hours of events were held by organizations including Civic Innovation for San Francisco, Trolley Dances, Latino Entrepreneurs, SFUSD events, Volunteers in Asia and Clean Energy, along with religious services by Weekly Chabad and the Presbyterian church. Attachment A is a calendar of activities in 4th Quarter 2015.

Impact Hub San Francisco's members have access to a local and global community of change makers, work amenities such as Wi-Fi, privacy phone booths, printing, and office supplies/administrative services. Members also host and participate in events in the space that support their respective organizational goals. For example, a member organization New Media Ventures is hosting a "DACA-Thon" event to bring

together immigrant rights activists, DACAmented, undocumented folks and their allies, and social media-savvy folks, to create their own communications/social media campaigns. The objective of the campaign is to encourage people (who live, work or go to school in SF) to apply for DACA, and specifically to attend an upcoming DACA legal workshop. The event targets groups that have the lowest DACA application rates -- Asian American communities, as well as 25-34 year olds. This event is free and open to the public.

Impact Hub San Francisco is seeking confirmation that they may occupy 1885-1899 Mission Street by either:

- Option 1. Relocate the existing legal nonconforming ground floor office to the third floor. Add a new level of office on the second floor as permitted in the UMU District pursuant to Planning Code Section 803.9(h), and introduce an assembly meeting use on the ground floor pursuant to Planning Code Section 843.34; or
- Option 2. Add a new level of office on the second floor as permitted in the UMU District and introduce assembly on the first and third floors, with up to one/third of the space used for accessory office. Occupy a portion of the third floor with nonprofit offices that qualify as social services.

We have included as Attachment B several letters of support from communitybased organizations that support the Project's Sponsor mission, as well as its move to the Property at 1885-1899 Mission.

A. BACKGROUND

The Property is an approximately 24,600 square-foot ("sf"), three-story building that was built for industrial use in 1925 and subsequently converted to other uses. Until 2009, the Property was within the M-1 (Light Industrial) District. The Eastern Neighborhoods Plan rezoned the Property to UMU (Urban Mixed Use) in January 2009.

As is typical for many formerly industrial buildings, the exact date of the Property's conversion to other uses is not clear from permit records. However, in 1996, there was a clear "change of use" permit to convert the approximately 8,800 sf ground floor from retail (d.b.a. Rainbow Grocery) to office use by Walden House, a non-profit that provided a variety of mental and behavioral health services, along with other social services. The Planning Department approved, and the City issued, Building Permit Application No. 9613942 ("Ground-Floor Permit"), for this change of use.

Walden House's successor, HealthRight 360 ("HealthRight")¹, occupied the Property until February 28, 2015. According to its 2014 Institutional Master Plan ("IMP"), attached as Attachment C, HealthRight continued to use the Property for a variety of mental health, behavioral health, and related social services, geared especially toward parolees, individuals with histories of homelessness, substance abuse disorders, and physical and mental health services. (IMP at pp. 13-14.) During the nearly 20-year tenancy by Walden House and HealthRight, the City issued numerous permits indicating office use at the ground floor of the building, along with at least four permits for the upper floors.

HealthRight has voluntarily vacated the Property - it is consolidating its services provided at 1735 Mission Street and 1885 Mission Street into a single healthcare facility at 1735 Mission Street and is building a new facility at 1563 Mission Street.

While the Project Sponsor was contemplating signing a lease for the building, we reached out to the Planning Department both informally and through a Project Review meeting to get an indication that the building occupancy by Impact Hub San Francisco was permitted. The Department indicated that it appeared the ground floor was a legal office use and that Option 1 as detailed below was potentially an approvable project, although there were outstanding questions. While we recognized that this did not constitute approval, a positive response from senior members of the Planning Department allowed the Project Sponsor to execute a lease. This early read from Planning should be encouraged, and where discretion allows, be honored.

B. <u>PERMIT HISTORY</u>

For the past twenty years, the building permits issued by the City uniformly characterize the use of the Property as office. According to the construction cost listed on the approved permits, at least \$800,000 in construction costs were spent in reliance on these permits. A chart summarizing the permit history is included as Attachment D, along with copies of the building permits.

Ground Floor. As noted above, the Ground-Floor Permit clearly converted the ground floor from Retail (Rainbow Grocery) to Office in 1996.² It shows the ground floor as office, including approximately 2,000 square feet as accessory "storage." Further, Planning staff signed off on the permit, noting "expansion of existing office use. No ext[erior] changes." Subsequent permits uniformly characterize both the existing and proposed uses at the ground floor as "office."

¹ In 2011, Walden House merged with Haight Ashbury Free Clinics, Inc. to form HealthRight 360. (HealthRight 360 Institutional Master Plan ("IMP") at p. 3.)

² Although that permit expired, it is due to the fact that it did not receive a final inspection, which is common. There was one inspection done, and as we know, the DBI permits are not always clear from that period.

Upper Floors. At approximately 8,000 sf each, the upper floors are about 2,000 sf smaller than the ground floor. Although we could find no permits formally indicating a change from a prior use to office, there are many permits characterizing both the existing and proposed uses as office. They have been so occupied for many years, as evidenced by the permit records. This space could have been "legitimized" under Section 179.1, but no effort was made to do so during the amortization period, likely because every approved permit from 1987 on indicated office use, and no question was ever raised regarding the legitimacy of office use at the Property until now.

C. ANALYSIS

OPTION 1- Relocate the existing legal nonconforming ground floor office to the third floor. Add a new level of office on the second floor as permitted in the UMU District, and introduce a public assembly meeting use on the ground floor.

1. HealthRight/Walden House established office use at the ground-floor per the Planning Code.

According to the IMP, HealthRight used the Property for the following three programs, which provided on-site mental health, behavioral health and related social services:

- Bridges Program, which provides "intensive mental health day treatment services to parolees with severe mental illnesses;"
- Services to Enhance Parolee Success ("STEPS"), which provides parolees with "case management, substance use disorder education, vocational and educational services, housing assistance, and linkage to a rich network of supportive services;" and
- Re-entry Services, which provides "education services, employment services, housing services, and economic and supportive services" to "individuals who struggle with low literacy, histories of homelessness, limited work histories, criminal records, substance abuse disorders, and physical and mental health concerns."

(IMP at pp. 13-14.)

Planning Department practice from at least the mid-1980s (as confirmed with Robert Passmore, former Zoning Administrator) until 2010 allowed non-profits and social services to apply for permits either as institutional uses or under the actual occupancy. There was no location on the Building Permit Application form at that time to indicate a particular zoning classification, and it has been the Department's practice to treat a permit listing "office" as the proposed use as sufficient to establish an office use under the Planning Code. In this case, Walden House chose to file permits as an office

use, and the City issued the Ground-floor Permit on that basis. Numerous other permits issued after this valid "change of use" permit indicate ongoing use of the ground-floor as "office."

In 2009, a new definition of office space became applicable to the Property. This new definition included "Medical Services" as an office use. Medical Services are defined as follows:

A use, generally an office use, which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or <u>any other</u> <u>health-care</u> professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. <u>It includes a clinic,</u> <u>primarily providing outpatient care in medical, psychiatric or other health</u> <u>services</u>, and not part of a hospital or medical center, as defined in Section 890.44 of this Code.

(Sec. 843.65A, 890.114; emphasis added.)

Case management, mental health treatment, and behavioral health services of the type provided by HealthRight are typically carried out by licensed professionals, including licensed social workers, psychologists, and therapists. Thus, they fall within the scope of "medical services."

This conclusion is bolstered by the City's treatment of HealthRight's new facility at 1563 Mission Street. The new facility is considered a "Medical Use" under the Planning Code, and required a Health Care Services Master Plan Consistency Determination ("Consistency Determination") from the Department of Public Health ("DPH").³ According to Section 342.1, "medical use" means "a use as defined in Sections 890.114 [Medical Services in Mixed Use Districts, including UMU], 890.44 [Hospital or Medical Center in Mixed Use Districts] or a Hospital or Health Service use as defined in Section <u>102</u> of this Code." Hospitals and Medical Centers provide inpatient care, and HealthRight's use does not fall within them. No other relevant use categories in the UMU Mixed Use District trigger the requirement for a Consistency Determination.

³ Memorandum to Health Commission from Colleen Chawla, Deputy Director of Public Health, July 31, 2014. Health Care Services Master Plan: HealthRightHealthRight 360 Consistency Determination Application.

It is possible that some of HEALTHRIGHT 360's uses on the three floors also qualified as one of the following institutional use categories are in Sections 890.50(a) and 890.50(f):

- (a) Assembly and Social Service. A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial clubhouse, lodge, meeting hall, family or district association, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area. This is a principally permitted use in the UMU.
- (f) Job Training. A use which provides job training and may also provide vocational counseling and job referrals. This use is not permitted in the UMU.

However, many of them also qualify as medical services. With that said, there is no evidence in the record to show that these institutional uses occupied the ground floor, that they were large enough to constitute non-accessory uses, or that there was ever a permit to change the use of the ground floor. The fact that the City required a Consistency Determination for HealthRight's new location further indicates that medical uses – an office use under the Planning Code – were among those provided at the Property.

2. The ground-floor is a grandfathered nonconforming office use.

A "nonconforming use" is a use that existed lawfully at the effective date of an amendment to the Planning Code but fails to conform to one or more of the use limitations in that amendment. (Sec. 182.) Nonconforming uses may be continued, unless changed to a conforming use, discontinued for a period of three years, or whenever an owner has a clear intent to abandon the use. (Sec. 183.) The Planning Department "normally will use building permit history to determine the legality of a use." (Zoning Administrator Interpretation of Plan. Code Sec. 176, dated 6/92.)

Here, there is an abundance of evidence to indicate that the lawful use of the ground-floor was office when the Eastern Neighborhoods rezoning became effective. There was a valid change of use permit converting the ground-floor from retail to office. The IMP's description of the programs provided at the Property clearly outline several aspects that are consistent with a medical services office use under the UMU zoning that took effect in 2009. The City itself has treated those uses as medical uses requiring a Health Care Consistency Determination when they were moved to a different location.

In contrast, none of the permit records indicate an institutional use on the groundfloor or a primary, as opposed to accessory, institutional use anywhere at the Property. There is no "change of use" permit indicating a change from the previously permitted

office use to institutional use, nor have the required public notices for such a change in use been given under Section 312. Instead, there are numerous subsequent permits restating the use as office. Further, there is no "clear intent to abandon" the office use by the Property's owner. Rather, as evidenced by the current tenancy, there is a clear intent to continue it. In a situation like this, the City should not depart from its standard practice – of using the building permit history to determine the legality of a use – and effectively revoke the right to continue a lawfully nonconforming use, based on the assumption that other on-site services provided by HealthRight constituted a standard alone institutional use on the ground floor.

3. The Property owner has a vested right to continue the ground-floor office use.

California law is well settled that after a permit has been approved, a city's power to revoke that permit is limited. (*Community Development Com. v. City of Fort Bragg* (1988) 204 Cal.App.3d 1124, 1131-1132) Once a permit holder has incurred significant expenses and acted in reliance on an entitlement, it attains a "fundamental" vested property right in that permit. (*Bauer v. City of San Diego* (1999) 75 Cal.App.4th 1281, 1294-1295). This right runs with the land, not with individual permittees or owners. (*Malibu Mountains Recreation, Inc. v. County of Los Angeles* (1998) 67 Cal.App.4th 359, 367-368).

Most importantly, notice and a public hearing must be provided to a permit holder before any aspect of the permit can be revoked. (<u>Ft Bragg</u>, 204 Cal.App.3d at 1131-1132.) Revocation of an entitlement is a "very harsh remedy" that requires "the strictest adherence to principles of due process." (<u>Bauer</u>, 75 Cal.App.4th at 1295). That means, at the least, notice and a hearing in which evidence is presented demonstrating why the permit should be revoked. (<u>Id</u>. at 1294.)

Here – even under the exacting standards requiring a clear "Change of Use" permit – the Ground-Floor Permit established a right to an office use at the ground floor of the Property, and that right has not been clearly abandoned by the Property owner, nor is there substantial evidence that HealthRight subsequently changed the use to Institutional. According to permit records, at least \$800,000 has been expended in reliance on the Ground-Floor Permit and HealthRight performed substantial work under it. The Project Sponsor also relied on the Ground-Floor Permit and numerous subsequent permits issued for office use by the City in signing a 12-year lease with two five-year extensions for a total of twenty years, for the premises.

Under these circumstances, the right to continue the use established by the Ground-Floor cannot be deemed retroactively abandoned now based upon the assumption that HealthRight abandoned its office use by changing the principal ground-

floor use without benefit of a permit, notice to neighbors, to the Property owner or the Project Sponsor, which relied in good faith on the Ground-Floor Permit.

4. Impact Hub SF has an independent Assembly Use.

While we maintain that the ground floor is legally established as an office use, this floor as well as an upper floor could convert to an Assembly use as defined in Section 890.50⁴. A core part of Impact Hub San Francisco's business is to provide space and programming for members and members of the public that focus on social and environmental change. In 2015, Impact Hub San Francisco hosted more than 400 member of the public can rent event space through events. Any http://sanfrancisco.impacthub.net/rent-our-space/. As well, Impact Hub San Francisco has a number of partnerships that contribute to its on-going events programming. These include its partnership with Google.org (Google's non-profit arm), whereby winners of the Google Impact Challenge – ten Bay Area nonprofit organizations – have access to Impact Hub's space and resources to help them scale and grow in order to make more positive impact. This past year's winners include Lava Mae, City Year, 826 Valencia, Essie Justice Group, and Kiva, among others. The Sustainable Cities program series partners with several local organizations with an interest in responsible growth.

Attachment E is a list of the public meetings held at Impact Hub San Francisco's current location in the fourth quarter of 2015. These include such meetings and gatherings as Civic Innovation for San Francisco, Trolley Dances, Latino Entrepreneurs, SFUSD events, Volunteers in Asia and Clean Energy, to name a few. Weekly Chabad and Presbyterian religious services are also held. As an example of ongoing programming that flows from its Sustainable Cities and Google.org partnerships, a symposium in December included the SF Chamber of Commerce, La Cocina, Kiva and Hillary Ronen of Supervisor Campos' office for a discussion of the political and business environment for emerging small businesses.

In the fourth quarter of last year, the events total 596 hours together. A typical business, operating 40 hours a week for this period of 14 weeks would total only 560 hours. This was actually a slower period than normal for the Project Sponsor's event space. In the third quarter, Impact Hub San Francisco held 812 hours of events, details of which we can supply if desired by the Department.

⁴ 890.50: Institutions, Other. (a): Assembly and Social Service. A use which provides social, fraternal, counseling or recreational gathering services to the community. It includes a private noncommercial clubhouse, lodge, meeting hall, family or district association, recreation building, or community facility not publicly owned. It also includes an unenclosed recreation area.... (d) Religious Facility. A use which provides religious services to the community such as a church, temple or synagogue. It may include on the same lot, the housing of persons who engage in supportive activity for the institution.

Clearly, the public meetings and event space are a principal use and not accessory to the office use and co-working facilities available exclusively to members and tenants. The meetings are not "members-only" affairs; they draw attendees and participants from the broader public; many events are hosted by non-member organizations or individuals and rental facilities are available to the general public. The first floor office plans show a large assembly space and includes a stage, not typical functions of an office. (See Attachment F for plans.) Lastly, approximately 40 percent of Impact Hub San Francisco's current revenue stream is derived from event space rentals – a share that it expects to grow in its new building.

Many of these meetings are social, fraternal, recreational or religious in nature, which clearly fall under the Code definitions for permitted assembly uses in the UMU District. (See Sec. 890.50.)

5. Relocate Office to third floor, convert second floor to Office, ground floor to Assembly.

Since the ground floor is legally non-conforming non-public office, it may be moved to the third floor where it would be a more conforming use. Planning Code Section 803.9(h) (Vertical Controls for Office Uses) allows one floor of office use in a three-story building, and Impact Hub San Francisco would convert the second story to office in conformity with this section. They would then seek a permit for Assembly use on the ground floor, a permitted use in the UMU District.

OPTION 2 - Add a new level of office on the second floor as permitted in the UMU District, introduce assembly on the first and a portion of the third floors, with up to one/third of the space used for accessory office, and use a portion of the third floor for social services.

If the Planning Department declines to recognize the vested non-conforming office use at the ground-floor, the Project Sponsor will demonstrate that Impact Hub San Francisco could also qualify as an Assembly use at the first and third floors, with up to one-third of that space eligible for use as accessory office. The second floor would be a members-only co-working facility, as is principally permitted in the UMU District.

1. Impact Hub San Francisco is an Institution, Assembly and Social Service/Religious Facility Use.

As detailed above in Option 1, Section 4, Impact Hub San Francisco has a significant assembly and social service as well as Religious Facility component.

2. Convert Second Floor to Office, Third and Ground Floors to Assembly.

If the Planning Department does not recognize the legally vested ground-floor office space, Impact Hub San Francisco would utilize Planning Code Section 803.9(h) to install one floor of office use on the second floor. This would be its members-only co-working space housing collaborative office use, supportive services and member meeting facilities. It would then seek to convert the ground and a portion of the third floors to Assembly use as articulated under Option 1.4 above. A portion of the third floor would be occupied as offices for nonprofits (list in Attachment F), which would be considered social service uses. This alternative assumes that Option 1 was rejected because Walden House was a social services use and not an office use. Similar logic would therefore apply to nonprofits occupying space that could be considered Social Service uses.

3. A Portion of Impact Hub San Francisco's uses are Institution, Assembly/Social Service/Religious Facility Uses.

As detailed above in Option 1, Section 4, Impact Hub San Francisco has a significant assembly and social service as well as religious facility component. These facilities are distinct from the office/co-working space, because they (a) serve the broader public – not just members, (b) constitute more than 1/3 of Impact Hub San Francisco's space, and (c) constitute a significant and growing share of Impact Hub San Francisco's revenue.

4. Up to one-third of the Institutional/Assembly Use may be used as accessory Office.

In the UMU District, an accessory use is a "related minor use which is either necessary to the operation or enjoyment of a lawful principal use...or is appropriate incidental and subordinate to such use." (Sec. 803.3(b)(1)(C). Accessory uses are limited to one-third of the total floor area of the accessory and principal use. (Id.)

The first and third floors total 16,746 sf. Up to 5,582 sf may be allowed as accessory office. Attachment F shows the use breakdown under this option, with assigned offices. The offices will be occupied by the following nonprofits:

Beyond12

www.beyond12.org

Beyond12's mission is to dramatically increase the number of low-income, firstgeneration, and historically under-represented students who graduate from college.

New Media Ventures

www.newmediaventures.org

New Media Ventures is the first national network of angel investors supporting media and tech startups that disrupt politics and catalyze progressive change.

Thorn

www.wearethorn.org

Thorn drives technology innovation to fight the sexual exploitation of children. They partner across the tech industry, government and NGOs and leverage technology to combat predatory behavior, rescue victims, and protect vulnerable children.

Water.org

Water.org brings water and sanitation to the world. Water.org works to make water safe, accessible and cost-effective because water is the way to empowering a better life worldwide. Water.org is an international nonprofit organization that has positively transformed more than four million lives around the world through access to safe water and sanitation.

Common Cents Labs

advanced-hindsight.com/commoncents-lab

Powered by world class behavioral researchers and with support of MetLife Foundation, Common Cents Labs designs and tests solutions to increase the financial well being for low to middle income Americans.

Sunfunder

www.sunfunder.com

SunFunder is a solar finance business based in San Francisco and Tanzania with a mission to unlock capital for solar energy in emerging markets, where over 2.5 billion people live without access to reliable energy.

Triple Pundit

www.triplepundit.com

TriplePundit, a Certified B-Corporation, is a global media platform covering the intersection of people, planet and profit. They believe business can be a force for good.

Hive

www.hive.org

Hive provides leadership and entrepreneurship training for extraordinary purpose-driven leaders. Hive brings together top CEOs, entrepreneurs, leaders, innovators, and philanthropists who are working to create a better world and solve humanity's greatest challenges.

Presidio Graduate School

www.presidio.edu

Presidio Graduate School educates and inspires a new generation of skilled, visionary and enterprising leaders to transform business and public policy and create a more just, prosperous and sustainable world. Through innovative MBA and MPA and research programs, PGS activates students and professionals across a range of disciplines, industries and sectors to bridge the gap between commerce and the common good.

PERTS

www.perts.net

PERTS stands for the Project for Education Research That Scales. It is an applied research center at Stanford University. PERT team partners with schools, colleges, and other organizations to improve student motivation and achievement on a large scale. In the process, they conduct research that enables us to improve our programs and to expand what is known about academic motivation.

The offices on the ground floor are used to run the assembly space. We would note that there are three enclosed spaces that might be considered offices. Two of them are used to support the assembly space and include such functions as booking, events support and program curation. The third office is a non-profit office and would be considered a social services use. Spaces E, G and F on the third floor are occupied by accessory offices to the assembly spaces.

D. <u>CONCLUSION</u>

Impact Hub San Francisco provides traditional coworking and meeting spaces, as well as provides access and administrative services to their members who are starting their businesses and creative projects. They are seeking to continue the office use at the ground floor of 1885-1899 Mission Street. A review of the permit history from 1996 to present clearly shows that the Planning Department authorized this space for office use, as evidenced by the use descriptions, work to be performed, and with Planning staff's comments/sign-offs. We respectfully request that the ground floor be recognized as legal office use and that a second floor of office be established under the allowances in Section 803.9(h).

If the Planning Department does not recognize the vested office use at the ground-floor, the Project Sponsor would like to use Option B described above to establish an Assembly use pursuant to Section 843.34 at the ground and third floors, with the conversion of the second floor to office pursuant to Section 803.9(h).

Please feel free to have you or your staff contact me at (415) 865-9985 if you have any questions. Impact Hub San Francisco is a unique entity and we do believe

that a meeting with the principals will be helpful to understand it. As time is of the essence, I will contact you assistant to arrange a time to meet, or even better, to visit Impact Hub San Francisco's existing location.

Sincerely,

Lawrence Badiner Badiner Urban Planning, Inc.

Daniel a. Frettin

Daniel Frattin, Esq. Reuben, Junius & Rose, LLP

Attachments:

- Attachment A: 2015 List of Organizations/Events that used Impact Hub San Francisco
- Attachment B: Letters of support from community based organizations
- Attachment C: Walden House/HealthRight Master Plan
- Attachment D: Permit History
- Attachment E: 2015 Quarter 4 Meeting Calendar
- Attachment F: Proposed Floor Plans
- cc: Dan Sider Chris Townes Julian Banales Jeff Joslin

EXHIBIT A

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Highlights of Impact Hub SF event partners, space donations, and support of local businesses

Community-based events:

City Lights Civic Innovation for San Francisco Code2040 Hack for Diversity (twice) Creative Currency Hack the Housing Crisis Smart Money, Financial Inclusion Hackathon, included local CBOs, such as MEDA Rising Tides Market Street for Masses Trolley Dances Urban Solutions Bridging the Small Business Tech Divide

Space donations for community and nonprofit groups:

About-Face CTN Bay Area volunteer training Learning Shelter Second District PTA Parent training, SFUSD Superintendent reception Small Business Week: Latino Entrepreneurs event Small Business Week: Small Business Champions

Two local religious groups who meet regularly:

Chabad SF hosts a SOMA Shul every Saturday Presbyterian Church every Sunday

Local catering businesses we support (small sample):

Alicia's Tamales Bini's Kitchen BiRite D'Maize catering Hayes Valley Bakeworks Minnie Bell's Soul Movement

| Date(s) of Event Organization Name | | Event Title | Estimated Number of Participants | |
|------------------------------------|--|--|-------------------------------------|--|
| January | Impact Hub | Sexy Salad | 75 | |
| January | Impact Hub | Cereal Social | 20 | |
| January | Impact Hub | Bad Ass Women | 50 | |
| January | Impact Hub | Tapas tuesday | 50 | |
| January | Hubmasters | | 80 | |
| January | Chabad SF | | 160 | |
| January | Presbyterian Church | Glory San Francisco | 30 | |
| January | Mondragon | Meeting | 15 | |
| 1/28/2015 | Impact Hub | Workbench: Online Marketing Master Class | 15 | |
| 1/26/2015 | impact Hub | Workbench: Get Ready For Tax Season | 10 | |
| 1/22/2015 | Impact Hub | Workbench: Ads and online marketing | 10 | |
| · · · | ······································ | | | |
| 1/19/2015 | Collabriv | Wine Down | 30 | |
| Weekly | Chabad SF | SOMA Shul | 50 | |
| bi-weekly | Chabad SF | SOMA Shul | 50 | |
| Weekly | Hubmasters | Pitching for success | 80 | |
| Weekly | Presbyterian Church | SF Glory | 100 | |
| Weekly | Impact Hub | Sexy Salad | 48 | |
| Monthly | Impact Hub | Cereal Social Potluck | 15 | |
| Monthly | Whiskey Society | Whiskey Society + | 10 | |
| Monthly | Freelancer's Union | Spark | 30 | |
| Monthly | Society 3 | Society 3 Ptich event | 100 | |
| 1/12/2015 | Olive Oil Council | Board meeting | 6 | |
| 1/14/2015 | Village Capital | Financial Inclusion meeting | 20 | |
| 1/14/2015 | Peers | Resource Fair | 100 | |
| 1/14/2015 | · · · · · · · · · · · · · · · · · · · | Taiwan: First Portal to Asia | 1 | |
| 1/15/2015 | New Media Ventures | Wine Down | 50 | |
| 1/16/2015 | Hive | Global Leaders Dinner | 150 | |
| 1/17 - 1/19 | Hive | Global Leaders Gathering | 450 | |
| 1/17/2015 | Pacific Media Workers Guild | | 45 | |
| 1/20/2015 | General Assembly | Meet and Hire | 50 | |
| 1/21/2015 | Whiskey Society | Whiskey Society | 20 | |
| 1/22/2015 | Defy Ventures | Mentoring | 40 | |
| 1/22/2015 | Wisdom 2.0 | Meetup | 120 | |
| 1/22/2015 | New Door Ventures | Board meeting | 24 | |
| | | | | |
| 1/24/2015 | Cole | Ru's 30th Birthday | 75 | |
| 1/25/2015 | Genentech | Next Gen Retreat | 18 | |
| 1/26/2015 | Full Circle Fund | Economic Opportunity Center | 30 | |
| 1/27/2015 | Net impact | Clarify Purpose, increase impact | 40 | |
| 1/28/2015 | Social Good Tech Week | Tagathon Happy Hour | 75 | |
| 1/28/2015 | Society 3 | Pitch Event | 120 | |
| 1/28/2015 | Maggie ellis | Meeting | 10 | |
| 1/30/2015 | Blue Devils | Meeting | 25 | |
| 1/31/2015 | IndieGogo | Social Tech Week Online Fundraising | 45 | |
| 1/31/2015 | Blue Devils | Board meeting | 25 | |
| 1/31/2015 | Globescan | Reception | 30 | |
| February | Impact hub | Sexy salad | 60 | |
| February | Impact hub | Bad Ass Women | 40 | |
| February | Presbyterian Church | Glory San Francisco | 40 | |
| February | Hubmasters | | 80 | |
| February | Impact hub | Tapas tuesday | 50 | |
| February | Mondragon | Workshop | 25 | |

| February | | Creative Capital Meeting | 10 |
|--------------|---------------------------------|---|-----|
| February | Chabad SF | SOMA Shul | 90 |
| | | Data driven Ad-experiments for online | 30 |
| 2/2/2015 | | marketers | 60 |
| 2/2/2015 | CODE2040 | Mentor Meet-up | 80 |
| 2/3/2015 | | Open Masters Orientation [20ppl] | 10 |
| | MicroVest Capital | | |
| 2/3/2015 | Management | MicroVest Capital Management launch event | 30 |
| 2/4/2015 | Koru | Koru Reception | 25 |
| 2/5/2015 | Bright River | Chocolate Tasting | 6 |
| 2/7/2015 | | Gigantic Corp. Meeting | 10 |
| 2/9/2015 | VIA | Thinking like a Changemaker: an International Perspective | 40 |
| 2/10/2015 | Impact Hub | Impact Investing for the rest of us | 75 |
| | Mondregon | Mondregon | 100 |
| 2/11/2015 | Full circle fund | Full circle fund | 30 |
| 2/11/2015 | | Ventures Mentor meeting | 15 |
| 2/11.26/2015 | CAPP | Intro to Positive Psychology and CAPP: Certificate in Applied Positive Psychology | 6 |
| 2/12/2015 | Impact Hub | Vagina Monologues | 300 |
| 2/17/2015 | Society 3 | Society 3 Pitch event | 50 |
| 2/18/2015 | Haas Career Management Group | Job Fair | 400 |
| 2/18/2015 | Impact Hub | Whiskey Society | 15 |
| 2/19/2015 | Hive | Mixer | 50 |
| 2/20/2015 | Presidio Graduate School | Girls Rising Film | 200 |
| 2/21/2015 | | Flow Global | 10 |
| 2/24/2015 | Flavorpill | Healthy Happy Hour | 40 |
| 2/26/2015 | Wisdom 2.0 | After conference Party | 150 |
| 2/28/2014 | New Ventures West | meeting | 25 |
| 2/28/2015 | Presidio Graduate School | Presidio Graduate School Meeting | 10 |
| 2/3/2015 | WINC | Winc Connect for Women Entrepreneurs: Stage of Business | 5 |
| | | Finding Affordable Health Insurance with | |
| 2/4/2015 | Impact Hub | Covered California | 7 |
| 2/5/2015 | Impact Hub | Spiritual Workout for Money Stress & Struggle | 5 |
| 2/10/2015 | Impact Hub | Impact Investing For the Rest of Us | 75 |
| 2/18/2015 | Impact Hub | Mindful Matters Live Courageous Leadership | 8 |
| 2/18/2015 | Impact Hub | The Way to Genuine Happiness: How to Shape Your Daily Life to Make YOU Uniquely Happy | 19 |
| 2/23/2015 | Impact Hub | Engage Your Readers with Powerful, Passionate Copywriting! | 7 |
| 2/23/2015 | Impact Hub | How to Leverage Gaming to Drive your Mission Forward | 8 |
| 2/25/2015 | Impact Hub | Premium Pricing Secrets for Solopreneurs | 9 |
| | | Stories & Beer: Accelerating the Solar | |
| 2/25/2015 | Impact Hub | Revolution | 42 |
| March | Chabad SF | SOMA Shul | 90 |
| March | Impact hub | Sexy salad | 60 |
| March | Impact hub | Bad Ass Women | 40 |
| March | Presbyterian Church | Glory San Francisco | 60 |

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| March | Hubmasters | <u> </u> | 100 |
|--------------|-----------------------------------|--|----------|
| March | Impact hub | Tapas tuesday | 30 |
| 3/2/2015 | Mondragon | Meeting | 25 |
| 3/2/2015 | Points of Light | Civic Accelerator Launch | 30 |
| 3/3/2015 | Perception Neuron | Product Launch | 150 |
| 3/3/2015 | Self Spark | Productivity Workshop | 30 |
| 3/4/2015 | Chabad SF | Purimpalooza | 200 |
| 3/4/2015 | U Class | Wine Down | 50 |
| 014/2010 | 0 01233 | How to Write Copy to Boost Clicks, Signups + | |
| 3/5/2015 | Impact Hub | Sales WINC Connect: Create Wealth Doing What | 14 |
| 3/5/2015 | Impact Hub | You Love | 5 |
| 3/7/2015 | Mondragon | Meeting | 25 |
| 3/6~3/8/2015 | ROBLOX | Developer Summit | 150 |
| 3/10/2015 | Society 3 | Society 3 Pitch event | 60 |
| 3/11/2015 | Freelancer's Union | Spark | 25 |
| 3/12/2015 | Hive | Wine Down | 50 |
| 3/12/2015 | CAPP | Intro to Positive Psychology and CAPP: Certificate in Applied Positive Psychology | 5 |
| 3/14/2015 | Self Spark | Self Spark Weekend | 150 |
| 3/16/2015 | Mondragon | Meeting | 25 |
| 3/17/2015 | Net Impact | Green Living at Work | 40 |
| 3/17/2015 | CTN Bay Area | Volunteer Training | 15 |
| 3/18/2015 | Defy Ventures | defy Ventures | 35 |
| 3/18/2015 | Impact Hub | Whiskey Society | 10 |
| 3/18/2015 | Impact Hub | Mindful Matters Live: Work/Life Harmony | 4 |
| 3/18/2015 | Impact Hub | Marketing U Mailchimp Magic | 8 |
| | | Conscious Innovation: Why/how entrepreneurs should/can find the sweet spot | |
| 3/18/2015 | Impact Hub | between purpose and profit? | 8 |
| 3/19/2015 | Mondragon | Wine Down | 50 |
| 3/19/2015 | Triple Pundit | Diversity in Tech | 20 |
| 3/19/2015 | Impact Hub | Get Ink: DIY Public Relations & Why Press In The First Place | 27 |
| 3/20/2015 | Google.org | Google HOT training workshop | 35 |
| 3/23/2015 | Impact Hub | Intro to Positive Psychology and CAPP: Certificate in Applied Positive Psychology | 1 |
| 3/25/2015 | Liquidity | Solving the Water Crisis with New Technology | 20 |
| 3/25/2015 | Impact Hub | How to Make More Money in Your Coaching or Healing Business | 20 |
| 3/26/2015 | Hive | The Quarter Life Breakthrough | 100 |
| 3/26/2015 | Triple Pundit | Stories and Beer | 25 |
| 3/26/2015 | Literacy Lab | Literacy Lab event | 50 |
| 3/26/2015 | Balanced View | Balanced View | 6 |
| 3/31/2015 | | Get Connected - Facilitated Networking Wine | |
| April | Impact Hub | Down for Members Only! | 25 50 |
| | Chabad SF | SOMA Shul | 50 |
| April | Chabad SF | SOMA Shul | 80 |
| April | Hubmasters Brosbutarian Church | Pitching for success | |
| April | Presbyterian Church | SF Glory | 100 |
| April | Impact Hub | Sexy Salad | 48 |
| April | Impact Hub | Cereal Social Potluck | 15 |
| April | Whiskey Society | Whiskey Society + | 10 |
| April | Freelancer's Union | Spark | 30 |
| April | Society 3 | Society 3 Ptich event | 100 |
| 4/2/2015 | IESE | IESE | 100 |

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| 4/3/2015 | Chabad SF | Passover Dinner | 150 |
|-----------------|--|---|-----|
| 4/4/2015 | Workmen's Circle | Passover Seder | 30 |
| | | North Indian Classical Music: Sitar+ Tabla | |
| 4/4/2015 | Arjun Verma Music | Performance | 40 |
| 4/8/2015 | Water. org | Water.org Raise Your Glass Quiz & Happy Hour | 30 |
| 4/8/2015 | Defy Ventures | Mentors and members | 30 |
| 4/9/2015 | Impact Hub | The B-Side: Stories and Startup Parenting | 16 |
| | • | The Code Freee Hackathon For Designers & | |
| 4/11/2015 | ProtoHack | Business People | 100 |
| 4/13/2015 | Second District PTA | General meeting | 40 |
| 4/16/2015 | Open Show | OpenShow SF # 69 Bay Area Photojournalist Rockstars | 100 |
| 4/4 9/9045 | Drasidia Oraduata Oshasi | Presidio Sustainable Food Club Presents | 100 |
| 4/18/2015 | Presidio Graduate School | Local Food Night | 100 |
| 4/20/2015 | Hive | Hive Presents The Future Forum | 50 |
| 4/21/2015 | Impact Hub | Kick SF Accelerator Presents: Top 5 Key Legal Considerations for Start-Ups | 4 |
| 4/22/2015 | Impact Hub | Lunch and Learn: Starting Up Your Startup | 15 |
| 4/22/2015 | FeelGood World | Earth Day Happy Hour By Challah for Hunger and Feelgood | 35 |
| 4/23/2015 | Impact Hub | Stories & Beer: Creative Disruption for the MBA | 12 |
| | | Sexy Salad - HiRus - 2014 winner of Google | |
| 4/23/2015 | Impact Hub | for Éntrepreneurs & 3M Start-up Contest | 10 |
| 4/24/2015 | Book Party for Ai-jen Poo's "The Age of Impact Hub Dignity" | | 150 |
| 4/25/2015 | SNHU | SNHU 2015 Summer Tour | 150 |
| 4/27/2015 | Council on Foundations | Report event | 50 |
| 4/28/2015 | Full Circle Fund | Full Circle Fund Project Pitch Night | 300 |
| May | Chabad SF | SOMA Shul | 50 |
| May | Chabad SF | SOMA Shul | 50 |
| May | Hubmasters | Pitching for success | 80 |
| May | Presbyterian Church | SF Glory | 100 |
| Мау | Impact Hub | Sexy Salad | 48 |
| Мау | Impact Hub | Cereal Social Potluck | 15 |
| May | Whiskey Society | Whiskey Society + | 10 |
| May | Freelancer's Union | Spark | 30 |
| Мау | Society 3 | Society 3 Ptich event | 100 |
| 5/2/2015 | | Industrial Mixer | 30 |
| 5/4/2015 | Medshare | Fundraiser | 300 |
| 5/5/2015 | Impact Hub and SF Public Press | Rising Tides | 100 |
| 5/7/15, 5/12/15 | Defy Ventures | Mentor training | 10 |
| 5/7/2015 | TEALS | Computer Science Volunteer meeting | 40 |
| 5/8/2015 | UC Berkeley | The UC Berkeley Founders' Pledge event | 150 |
| 5/9/15, 5/10/15 | | N squared | 70 |
| 5/13/2015 | Triple Pundit | Stories and beer | 30 |
| 5/15/2015 | New Media Ventures | New Media Ventures Summit | 24 |
| 5/14/2015 | Thoughtworks | Thoughtworks | 20 |
| 5/14/2015 | Family Independence Initiative funder convening | Family Independence Initiative funder convening | 40 |
| 5/16/2015 | Village Capital | FinTech | 35 |
| 5/19/2015 | Small Business Week and LAM | Latino Entrepreneurs | 150 |
| 5/19/2015 | Bee d'Vine honey wine | Happy Hour | 50 |

| | Small Business Week and | | |
|-----------|---------------------------|--|-----|
| 5/21/2015 | LAM | Small Business Week Champions Mixer | 200 |
| 5/26/2015 | Full Circle Fund | The Mask you Live in | 150 |
| 5/27/2015 | B Lab | Democracy at Work Civicmakers | 100 |
| 5/28/2015 | Defy Ventures | Meeting | 10 |
| 5/28/2015 | Music and Mural Arts | Open Mic | 50 |
| 5/29/2015 | IDA | Meeting | 30 |
| 5/29/2015 | IDEAA | SF I/O Extended + Meat and Greet | 300 |
| June | Chabad SF | SOMA Shul | 50 |
| June | Chabad SF | SOMA Shul | 50 |
| June | Hubmasters | Pitching for success | 80 |
| June | Presbyterian Church | SF Glory | 100 |
| June | Impact Hub | Sexy Salad | 48 |
| June | Impact Hub | Cereal Social Potluck | 15 |
| June | Whiskey Society | Whiskey Society + | 10 |
| June | Freelancer's Union | Spark | 30 |
| June | Society 3 | Society 3 Ptich event | 100 |
| 6/9/2015 | Impact Hub | Kick Pitch Session and Happy Hour | 20 |
| 6/11/2015 | St. Mary's College Class | Gman 352 Social Entrepreneurship | 20 |
| 6/11/2015 | Opportunity Collaboration | Opportunity Collaboration Reception | 75 |
| 6/12/2015 | Impact Hub | 5th Anniversary | 300 |
| 6/12/2015 | Opera Parallel | | 60 |
| 6/13/2015 | Opera Parallele | Opera Parallele Hackathon | 60 |
| 6/15/2015 | Defy Ventures | Defy Ventures | 40 |
| 6/18/2015 | GSF Demo Day | GSF Demo Day | 50 |
| | Women's Environmental | | |
| 6/22/2015 | Network | WEN Women in Leadership | 70 |
| 6/29/2015 | Hive | [Hive] Life Design Worshop | 100 |
| 6/30/2015 | Feelgood | Collaborative sustainble | 20 |
| 6/30/2015 | CTN Bay Area | Volunteer training | 20 |
| 7/1/2015 | Freelancer's Union | Peer-to-Peer Business Workshop | |
| 7/3/2015 | Chabad SF | Chabad | |
| 7/7/2015 | SF Green Drinks | SF Green Drinks meet up | |
| 7/7/2015 | WINC | Connect for Women Entrepreneurs: Your Website is not the Problem | |
| 7/9/2015 | Google.org | Impact Challenge Graduation | |
| 7/11/2015 | Chabad SF | Chabad | |
| 7/12/2015 | Code2040 | Hack for Diversity | |
| 7/12/2015 | Presbyterian Church | Glory San Francisco | |
| 7/13/2015 | | Desafío Emprende | |
| 7/14/2015 | | Defy Ventures | |
| 7/14/2015 | FWD.US | Meetup | |
| 7/14/2015 | Feel Good | Tapas Tuesday | |
| 7/15/2015 | | Desafío Emprende | |
| 7/15/2015 | Impact Hub | Whiskey Society | |
| 7/17/2015 | Beyond 12 | Founders Panel | |
| 7/20/2015 | Impact Hub | BadAss Women Entrepreneurs | |
| 7/21/2015 | Jetblue | Jetblue Leadership Course | |
| 7/21/2015 | Full Circle Fund | Philanthropy 2.0 Doing Good From the Start | |
| 7/23/2015 | Juma | | |
| 7/28/2015 | Protohack | Protohack Meetup | |
| 7/29/2015 | Impact Hub | Civic Innovation for San Francisco | |
| 7/30/2015 | Defy Ventures | Hustle Harder Hunt | |
| 7/30/2015 | LAM | | |

| 7/31/2015 | Startup Weekend | Tech for Good Start Up Weekend | |
|-----------|--|---|---------------------------------------|
| 8/4/2015 | defy Ventures | | |
| 8/4/2015 | Green Drink | · | · · · · |
| 8/4/2015 | Code2040 | Panel: Founder Experience | 600 |
| 8/5/2015 | Duke Networking Event | | |
| 8/6/2015 | Society3 | Society 3 pitch night | |
| 8/7/2015 | Chabad SF | Chabad | |
| 8/9/2015 | Presbyterian Church | Glory San Francisco | |
| 8/10/2015 | Impact Hub | Fall Info Session | |
| 0/10/2015 | | Game Changers: Interactive Games to | · · · · · · · · · · · · · · · · · · · |
| | | Transform Strangers to Community in 5 | |
| 8/11/2015 | Profound Play | minutes! | |
| 8/11/2015 | FWD.us | | |
| 8/12/2015 | Defy Ventures | Defy Ventures | |
| 8/12/2015 | SF Bay Chapter of ICF | Meetup | |
| 8/13/2015 | City Lights | City Lights | |
| 8/15/2015 | Presidio Graduate School | Orientation | |
| 8/16/2015 | Presidio Graduate School | Orientation/Reception | |
| 8/19/2015 | Fast Forward | Happy Hour | |
| 8/19/2015 | The Society for Technical Communication | | |
| 8/20/2015 | Urban Solutions | Bridging the small business tech divide | |
| 8/21/2015 | Chabad SF | Chabad | |
| 8/22/2015 | Chabad SF | Chabad | |
| 8/23/2015 | Master Card/Angel Hack | Masters of Code | |
| 8/25/2015 | Small Business University | | |
| 8/25/2015 | Late Night Art | Sharing Economy Late nite art | |
| 8/26/2015 | Impact Hub | | |
| 8/27/2015 | Defy Ventures | Half the Sky Film Screening Hustle Harder Hunt | |
| | | | |
| 8/27/2015 | Impact Hub | Stories and Beer: Teck and Sustainability | |
| 9/1/2015 | Hispanics in Philanthropy Presido | Hispanics in Philanthropy | 600 |
| 9/1/2015 | | Green Drink | 0 |
| 9/3/2015 | Workbench | Want a Vision Boost | 315 |
| 9/4/2015 | Chabad SF | Shul | 100 |
| 9/9/2015 | Olivia Bryant | Meeting | |
| 9/9/2015 | Ycore | | |
| 9/9/2015 | Hive | Hive Woman meetup | |
| 9/11/2015 | | Reut/TOM Lunch | |
| 9/12/2013 | Good Food Awards | Blind Tasting | 1800 |
| 9/12/2015 | | Rosh Hashannah Dinner | |
| 9/15/2015 | Defy Ventures | Mentor meeting | 1000 |
| 9/15/2015 | Exponent Partners | Dreamforce party | 800 |
| 9/15/2015 | Fast Forward Accelerator | Fast Forward Accelerator | |
| 9/16/2015 | Workbench | Web Copy Writing | 15 |
| 9/16/2015 | Workbench | How to Grow your business | 7.5 |
| 9/17/2015 | urban solutions | Bridging the small business tech divide | |
| 9/17/2015 | Upwardly Global | fundraiser | 1200 |
| 9/17/2015 | BSR | Virtual Hackathon | 300 |
| 9/19/2015 | Protohack | Protohack | 1100 |
| 9/19/2015 | Amigos | host orientation | 400 |
| 9/21/2015 | New Media Ventures | Get on the Bus! | 90 |
| 9/22/2015 | | Comfort keepers | |
| 9/22/2015 | LATE NITE ART | LATE NITE ART | 500 |
| 9/23/2015 | SEA | Neighborhood Economic Disparity | |

| 9/25/2015 | IDA | | 2400 |
|------------|--|---|------|
| 9/25/2015 | Catapult + B Lab | | |
| 9/26/2015 | International Association of Business Communicators Board meeting SF IABC Board Retreat | SF IABC Board Retreat | |
| 9/27/2015 | Ada Initiative room | | |
| 9/29/2015 | Full Circle Fund | health care workshop night | |
| 9/30/2015 | Greg Schwartz | How to be awesome at dating on OkCupid | |
| 10/1/2015 | Impact Hub | Sexy Salads | 0 |
| 10/1/2015 | Impact Hub | Achieve Balance | |
| 10/3/2015 | ChabadSF | ChabadSF | |
| 10/4/2015 | Hive | Hive hold | |
| 10/4/2015 | Presbyterian Church | Church service | |
| 10/4/2015 | Impact Assets | meeting | |
| 10/5/2015 | Impact Assets | meeting | |
| 10/5/2015 | Agora | Agora Pitch for practice(SOCAP) | |
| 10/5/2015 | SOCAP | SOCAP Entrepreneurs Winedown | |
| 10/6/2015 | | SF Green Drinks | |
| 10/6/2015 | | Winc Connect for Women Entrepreneurs | |
| 10/6/2015 | Young Transportation Profe | Young Professionals in Transportation (YPT) Fall Gathering | |
| 10/6/2015 | Impact Hub | Hubmasters- Professional Development on Speaking communications and Leadership | |
| 10/7/2015 | | Urban AgTech meetup | |
| 10/7/2015 | Freelancer's Union | Freelancer's Union Spark | |
| 10/8/2015 | Impact Hub | Sexy Salads | |
| 10/8/2015 | Stanford Alumni | The Science of Learning | |
| 10/8/2015 | Balanced View | Meeting | |
| 10/9/2015 | Collabriv | Wine Down | |
| 10/10/2015 | Rockit Recruiting | Rockit Recruiting Interview Training | |
| 10/10/2015 | ChabadSf | SOMA Shul | |
| 10/11/2015 | Presbyterian Church | Church Service | |
| 10/11/2015 | Icintra | Icintra Workshop | |
| 10/12/2015 | Impact Hub | BadAss Women Entrepreneurs | |
| 10/12/2015 | St. Jude's | Committee Meeting | |
| 10/13/2015 | Creative Market | Creative Market | |
| 10/13/2015 | | Defy Ventures | |
| 10/13/2015 | Impact Hub | Hubmasters- Professional Development on Speaking communications and Leadership | |
| 10/14/2015 | | CCI workshop | |
| 10/14/2015 | | SF Bay Area Chapter of ICF | |
| 10/14/2015 | | City Lights: Bay Area Education | |
| 10/15/2015 | | A Balanced View Open Meeting | |
| 10/15/2015 | Consultant Lounge | Consultant Lounge | |
| 10/16/2015 | Minerva Co-Curriculur | Minerva Co-Curriculur | |
| 10/16/2015 | | Chabad SF | |
| 10/16/2015 | Jake Brewer Celebration of Life | Jake Brewer Celebration of Life | |
| 10/17/2015 | | 4th Valley Concierge Job Fair | |
| 10/17/2015 | | Chabad SF | |
| 10/18/2015 | | Fourth Valley Concierge | 1 |
| 10/18/2015 | | Glory San Francisco | |
| 10/19/2015 | Icintra | IDA Team Meeting Icintra Workshop | |

| | | IFTA Board Meeting | |
|---------------------------------------|---------------------------------------|--|-------------|
| 10/20/2015 | | Staged Reading | |
| | Impact Hub | Sexy Salads | |
| 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | NBWA | NBWA House Cleaner Meeting | · · · · · · |
| 10/20/2015 10/20/2015 | | | |
| 10/20/2015 | | Kick Finale Happy Hour | |
| | | Sip & Sketch Hubmasters- Professional Development on | |
| 10/20/2015 | Impact Hub | Speaking communications and Leadership | |
| 10/21/2015 | | Mindful Matters Live: The High Demand for Emotional & Social Intelligence | |
| 10/21/2015 | Rockit Job Fair | Rockit Job Fair for Women in Tech | |
| 10/21/2015 | Harvard Graduate School | Harvard Graduate School | |
| 10/21/2015 | | Nature Partner's Meeting | |
| 10/22/2015 | Urban Solutions | Bridging the Small Business Tech Divide | 0 |
| 10/22/2015 | PicsArt | PicsArt Happy hour | |
| 10/23/2015 | Catapult | Catapult and B Lab | |
| 10/23/2015 | Within People | Wine Down | |
| 10/24/2015 | • • • • • • • • • • • • • • • • • • • | Enrollment Fair | |
| 10/24/2015 | | Catapult and B Lab | |
| 10/24/2015 | | Chabad SF | |
| 10/25/2015 | | Catapult and B Lab | |
| 10/25/2015 | | Glory San Francisco | |
| 10/20/2010 | | | ····· |
| 10/25/2015 | McKinney | McKinney Board Meeting Icintra Workshop | |
| | Digora | Digora Meeting | |
| | OpenODS | OpenODS | |
| 10/2//2013 | OpenOD3 | Hubmasters- Professional Development on | |
| 10/27/2015 | Impact Hub | Speaking communications and Leadership | |
| 10/28/2015 | | S&C Wine Down | |
| | x | Society 3 Pitch night | |
| 10/28/2015 | | How to Grow Your Business From A Seed | |
| | Impact Hub | Sexy Salads | |
| | Wisdom 2.0 | Wisdom 2.0 | |
| 10/29/2015 | | Women in Sustainable Business | |
| 10/30/2015 | | Collabriv Wine Down | |
| 10/31/2015 | | Chabad | |
| 11/1/2015 | | Glory San Francisco | |
| 11/1/2015 | | Hubmasters- Professional Development on | - |
| | Impact Hub | Speaking communications and Leadership | |
| 11/3/2015 | | Introduction to Mindfulness | - |
| 11/4/2015 | | SELC Meet Loconomics Cooperative | |
| | | Freelancer's Union | |
| | Pathwise | Pathwise | |
| 11/6/2015 | | GSBI Alumni fundraiser | |
| 11/7/2015 | VMWare | VMWare photo shoot | |
| 10/31/2015 | SF Public Press | SF Public Press meeting | |
| 11/1/2015 | Defy Ventures | Defy Ventures mentors night | |
| 11/5/2015 | Full Circle Fund | Full circle Fund meeting | |
| 11/3/2015 | | Brainwashing of my dad | |
| 11/4/2015 | Codewalker | Coding Academy | |
| 11/5/2015 | Presidio | Presidio Food Club | |
| 11/6/2015 | Defy Ventures | defy ventures mentors night | |
| 11/7/2015 | | wolverine Entrepreneur | |
| 11/8/2015 | | SEA Social Enterprise Pitch Night | |

| 11/10/2015 | YNPN | Holiday Party | |
|------------|------------------|---|--|
| 11/11/2015 | | Mindful Consumerism | |
| 11/12/2015 | | Catapult + B Lab | |
| 11/15/2015 | Repair the World | Repair the World Dinner | |
| 11/16/2015 | | Wee craft fair | |
| 11/17/2015 | | Small businesses=Sustainable SF | |
| 11/18/2015 | | Presidio Wine Down | |
| 12/5/2015 | Bitfilms | Bitfilms | |
| 11/20/2015 | Defy Ventures | defy Ventures mentors night | |
| 11/21/2015 | | Clear Story Data | |
| 11/22/2015 | Impact Hub | Holiday Party | |
| 12/10/2015 | Wisdom 2.0 | Wisdom Holiday Party | |
| 12/10/2015 | Popupsters | Popupsters + Ren Center Holiday Market | |
| 12/16/2015 | Society 3 | Society 3 Pitch night | |
| 12/17/2015 | Toolworks | Toolworks holiday Party | |
| 12/19/2015 | VIA | volunteers in Asia High School Leadership event | |

EXHIBIT B



2948 Folsom Street San Francisco California 94110 415 824-2729 TEL 415 824-2756 FAX www.lacocinasf.org

October 2, 2015

To Whom it May Concern,

I'm writing to share my support for the Impact Hub San Francisco. I am the Executive Director of La Cocina, a non-profit incubator kitchen in the Mission Distric that has been providing affordable commercial kitchen space and hands-on technical assistance to low-income and immigrant women entrepreneurs since 2005.

Over the last couple of years, Impact Hub has been a consistent catering purchaser from La Cocina and the participants in our program. We have been able to participate in many programs at their space, and deeply appreciate their mission to drive positive social and environmental change.

We hope that you will consider the possibility of Impact Hub physically joining the Mission Community and continuing to increase their positive social and environmental impacts.

Sincerely,

Caleb Zigas Executive Director La Cocina

Hand

HandUp PBC 414 Brannan St. San Francisco, CA 94107

To whom it may concern:

I'm writing to express my strong support for Impact Hub San Francisco in the Mission District. I am the Co-Founder & CEO of HandUp, a public benefit corporation that has been operating in San Francisco's Mission District for two years. At HandUp our mission is to support homeless neighbors through access to financial support for basic needs. We have partnered with Impact Hub SF on numerous occasions:

- They provided a much-needed venue for our Hacking Homelessness meetup group. In a city of sky-high real estate and rental costs, we were thrilled to find a space that not only fit our space needs but also a host organization that supports our goals.
- We co-hosted Civic Innovation Ignite with Impact Hub on July 28th, 2015. Together, we were able to gather over 50 individuals to raise awareness about homelessness, low-income employment programs, and other important initiatives in our city. The Impact Hub community is a diverse group of social entrepreneurs, non-profit workers, and impact investors who want to contribute their time and money to the greater good.

Over their five years in SoMa, the organization has been an active neighbor and supporter of organizations such as:

- Intersection for the Arts an arts and theater non-profit that builds engaged, inclusive and economically and culturally vigorous communities using an arts-centered approach that relies on multi-disciplinary and highly collaborative partnerships.
- St Anthony Foundation, Compass Family Services, Glide, Episcopal Community Services, The ARC, the Community Technology Network and other community-based organizations serving local residents
- Lava Mae, HandUp, Urban Solutions, SF Public Press and other organizations working to find solutions for social issues.

Please make it possible for Impact Hub SF to relocate to be near their partners (like us) in the Mission District.

Sincerely,

Rose Broome

Rose Broome CEO & Co-Founder HandUp PBC e. rose@handup.org

FRANCISCO Ň INDEPENDENT • NONPROFIT • IN-DEPTH

To the San Francisco Planning Department:

Oct. 6, 2015

I'm writing to express my strong support for Impact Hub San Francisco in the Mission District. I am the executive director of the San Francisco Public Press, a nonprofit organization that has been operating in San Francisco for six years. At the Public Press our mission is to provide independent news and information about local public policy through print and interactive media. We have partnered with Impact Hub SF on numerous occasions.

The most extensive collaboration came in June 2014, when the Impact Hub provided a much needed venue for our day-long housing hackathon, "Hack the Housing Crisis." In a city of sky high real estate and rental costs, we were thrilled to find a space that not only fit our space needs but also a host organization that supports our goals. Together, we were able to raise more than \$2,000 to benefit our editorial work, and generated ideas for solutions to the crisis in housing affordability in San Francisco. The event featured many high-profile speakers with diverse perspectives, including two representatives from the Planning Department, who spoke about the possibilities of rezoning neighborhoods for density. This was an unusual and fruitful opportunity to gather experts from a wide variety of disciplines and interest groups to talk together in a constructive fashion, and having the Impact Hub as a host was an essential element that brought legitimacy and a professional environment to our endeavor.

The Impact Hub community is a diverse group of social entrepreneurs, nonprofit workers, and impact investors who want to contribute their time and money to the greater good. They really came through for "Hack the Housing Crisis."

Over their five years in SoMa, the organization has been an active neighbor and supporter of organizations such as:

- Intersection for the Arts an arts and theater non-profit that builds engaged, inclusive and economically and culturally vigorous communities using an arts-centered approach
- St Anthony Foundation, Compass Family Services, Glide, Episcopal Community Services, The ARC, the Community Technology Network and other community-based organizations serving local residents
- Lava Mae, HandUp, Urban Solutions and other organizations working to find solutions for social issues

Please make it possible for Impact Hub SF to relocate to be near their partners (like us) in the Mission District.

Sincerely,

Miny Ble

Michael Stoll **Executive Director** San Francisco Public Press



INFO@SFPUBLICPRESS.ORG · FACEBOOK & TWITTER: SFPUBLICPRESS (415) 495-7377 · 44 PAGE ST., SUITE 584, SAN FRANCISCO, CA 94182

EXHIBIT C



Institutional Master Plan prepared for the City and County of San Francisco

Date: July 28, 2014

HealthRIGHT 360 1735 Mission Street, Suite #2050 San Francisco, CA 94103

Vitka Eisen, President & CEO

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Section 1 Institutional Overview

1.1 Nature of the Institution

HealthRIGHT 360, a California nonprofit public benefit organization, provides a wide range of healthcare and social services throughout California. HealthRIGHT 360 is exempt under section 501(c)(3) of the Internal Revenue Code. As an organization, we seek to provide not only medical, mental health, and substance abuse treatment to vulnerable populations, but to tend to the entire person as a whole, which includes helping clients find stable housing, offering education and employment services, as well as family reunification and parenting classes.

1.2 History of Growth

HealthRIGHT 360 has a distinguished history of service which spans nearly 50 years. In 2011, Haight Ashbury Free Clinics, Inc. merged with Walden House, Inc., and then in 2012 the combined entity changed its name to HealthRIGHT 360. Both Haight Ashbury Free Clinics, Inc. and Walden House, Inc. began in the 1960s to address the thousands of adolescents and young adults that were streaming into San Francisco at that time. Haight Ashbury Free Clinics, Inc. (HAFCI) was founded in 1966 as one the first free medical clinics in the country. During the first week of operation over 400 patients were seen.

HAFCI has been an innovator in delivering primary health care services to many of the people who can least afford them. "Health Care is a Right, Not a Privilege" has been the guiding principle of the organization. In addition to the original clinic at 558 Clayton Street in the Haight-Ashbury neighborhood of San Francisco, there is now a second clinic at 1735 Mission Street in the Mission District.

Walden House, Inc. was founded in 1969 in the same Haight-Ashbury district of San Francisco to help homeless and runaway adolescents with substance use disorder problems. Today, through its Walden House programs, HealthRIGHT 360 treats people with mental health and substance use disorder problems at several residential facilities and an outpatient center in San Francisco, providing drug and alcohol treatment and mental health, vocational and housing services for people transitioning back into their communities. Like HAFCI, Walden House has always served people who are uninsured, homeless and socio-economically disenfranchised, including those with HIV/AIDS.

On January 1, 2014, Asian American Recovery Services, Inc. (AARS) merged with HealthRIGHT 360. AARS began in 1985 to provide culturally specific services to the Asian and Pacific Islander population in San Francisco, working with both adults and youth. The AARS programs focus on substance use disorder and mental health treatment, as well as prevention. Although part of the HealthRIGHT 360 family of programs, the AARS programs continue to operate with its original name and the HealthRIGHT 360 brand as: "Asian American Recovery Services, a program of HealthRIGHT 360" in order to maintain their culturally sensitive approach.

1.3 Physical Changes in the Neighborhood as a Result of Such Growth

Among other locations, HealthRIGHT 360 leases and owns property in the Haight, the Western Addition, Bayview Hunters Point, and the Mission areas of San Francisco. These areas have high rates of substance use disorder, alcoholism and homelessness. HealthRIGHT 360's provides primary care, behavioral health and substance use disorder services (both treatment and prevention) with the intention of seeking to stabilize the local communities. HR360's programs have also been a factor in preventing the escalation of aforementioned problems.

HealthRIGHT 360 seeks to have a positive impact by working with the homeless, the underserved and those individuals suffering from substance use disorders with the goal of fostering overall beneficial results in the community.

1.4 Services Provided

Overview of Services Provided

HealthRIGHT 360 delivers high-quality, culturally competent, non-judgmental, comprehensive services to vulnerable and marginalized populations throughout California.

As an institution HealthRIGHT 360 offers:

• Ease of access for clients at the single entry point.

"Any Door is the Right Door" for treatment.

- Substance use disorder and mental health treatment
- Primary medical care to San Franciscans who are uninsured or underinsured.
- Fully integrated care for clients that includes gender-specific for residential treatment, outpatient programming, primary medical care, re-entry services and family advocacy and reunification
- Employment, housing, and educational support programs for all clients.
- Triage and treatment at Bay Area concerts, Forty Niners football games, and public events, with the Rock Medicine program.

1.5 Service Population

Services are provided in various locations throughout San Francisco, based on a sampling of population served in all facilities for the most recent 11 months, 31% of clients served resided in the 94103 and neighboring 94102

The following data are for San Francisco only and include clients active during FY 2012-2013. This fiscal year (FY12-13) is the period from July 1, 2012 to June 30, 2013. Summaries are based upon 3,668 unique clients.

| Category | Program |
|-------------|--|
| Detox | Detox - North |
| Outpatient | Adult Outpatient - Bridges |
| Outpatient | Adult Outpatient - Keys To Freedom |
| Outpatient | Adult Outpatient - Keystone |
| Outpatient | Adult Outpatient- North |
| Outpatient | Case Management- Second Chance |
| Outpatient | Day Services- STEPS |
| Outpatient | Family Services- Family Strength |
| Outpatient | Financial Services |
| Outpatient | Mental Health - North |
| Outpatient | Resource Center |
| Residential | Adult Residential- North |
| Residential | Residential Parent w/Children- FOTEP - North |
| Residential | Supportive Housing |
| Residential | Transitional Outpatient |
| Residential | Transitional STEPS |

Service Category Definitions (FY12-13)

Contacts by Service Category and Type (FY12-13)

| Category | Contact Type | Contacts |
|-------------|--------------|----------|
| Outpatient | Group | 39,158 |
| Outpatient | Individual | 19,494 |
| Residential | Group | 111,984 |
| Residential | Individual | 17,728 |

| | | | | Category | |
|----------------------------------|-----|-------------------|--------|------------|-------------|
| | | | Detox | Outpatient | Residential |
| | 18- | Count | 152 | 280 | 177 |
| | 29 | % within Category | 10.5% | 11.5% | 11.9% |
| | 30- | Count | 318 | 625 | 435 |
| | 39 | % within Category | 22.0% | 25.7% | 29.3% |
| Age 40- Range 49 50- 59 | 40- | Count | 449 | 682 | 450 |
| | 49 | % within Category | 31.1% | 28.0% | 30.3% |
| | 50- | Count | 421 | 655 | 354 |
| | 59 | % within Category | 29.2% | 26.9% | 23.8% |
| | (0) | Count | 104 | 194 | 69 |
| 00+ | 60+ | % within Category | 7.2% | 8.0% | 4.6% |
| Tatal | | Count | 1,444 | 2,436 | 1,485 |
| Total | | % within Category | 100.0% | 100.0% | 100.0% |

Age Range by Service Category (FY12-13)

Gender by Service Category (FY12-13)

| | | | | Category | |
|--------|---------------|-------------------|--------|------------|-------------|
| | | | Detox | Outpatient | Residential |
| | | Count | 246 | 780 | 503 |
| | Female | % within Category | 17.0% | 32.0% | 33.9% |
| | Internet | Count | 2 | 8 | 6 |
| | Intersex | % within Category | 0.1% | 0.3% | 0.4% |
| Candan | Mala | Count | 1,166 | 1,585 | 927 |
| Gender | Gender Male | % within Category | 80.7% | 65.1% | 62.4% |
| | Trans | Count | 6 | 15 | 7 |
| | FTM | % within Category | 0.4% | 0.6% | 0.5% |
| | Trans MTF | Count | 24 | 48 | 42 |
| | | % within Category | 1.7% | 2.0% | 2.8% |
| Total | | Count | 1,444 | 2,436 | 1,485 |
| | | % within Category | 100.0% | 100.0% | 100.0% |

| | y service category (| , | | Category | |
|-------|----------------------|-------------------|--------|------------|-------------|
| | | | Detox | Outpatient | Residential |
| | No Answer | Count | 0 | 2 | 0 |
| | NO Aliswei | % within Category | 0.0% | 0.1% | 0.0% |
| | Asian/Pacific Island | Count | 50 | 101 | 51 |
| | Asian/Facilic Island | % within Category | 3.5% | 4.1% | 3.4% |
| | Black/African | Count | 655 | 1,068 | 609 |
| | American | % within Category | 45.4% | 43.8% | 41.0% |
| | Hispania/Latina(a) | Count | 119 | 251 | 158 |
| Daaa | Hispanic/Latino(a) | % within Category | 8.2% | 10.3% | 10.6% |
| Race | Mixed Race | Count | 52 | 114 | 88 |
| | Mixed Race | % within Category | 3.6% | 4.7% | 5.9% |
| | Notivo Amorican | Count | 14 | 27 | 29 |
| | Native American | % within Category | 1.0% | 1.1% | 2.0% |
| | Other | Count | 66 | 122 | 62 |
| | Other | % within Category | 4.6% | 5.0% | 4.2% |
| | Wil: 4. / European | Count | 488 | 751 | 488 |
| | White/European | % within Category | 33.8% | 30.8% | 32.9% |
| Tatal | | Count | 1,444 | 2,436 | 1,485 |
| Total | | % within Category | 100.0% | 100.0% | 100.0% |

Race by Service Category (FY12-13)

Marital Status by Service Category (FY12-13)

| | | | | Category | |
|----------------|------------------|-------------------|--------|------------|-------------|
| | | | Detox | Outpatient | Residential |
| | NO ANSWER | Count | 413 | 477 | 145 |
| | | % within Category | 28.6% | 19.6% | 9.8% |
| | DWORCED | Count | 152 | 298 | 203 |
| | DIVORCED | % within Category | 10.5% | 12.2% | 13.7% |
| | DOMESTIC PARTNER | Count | 10 | 28 | 23 |
| | DOMESTIC PARTNER | % within Category | 0.7% | 1.1% | 1.5% |
| | DOMESTICPARTNER | Count | 1 | 7 | 8 |
| Marital Status | (REG) | % within Category | 0.1% | 0.3% | 0.5% |
| Warnar Status | MARRIED | Count | 53 | 147 | 84 |
| | | % within Category | 3.7% | 6.0% | 5.7% |
| | NEVER MARRIED | Count | 723 | 1,281 | 864 |
| | | % within Category | 50.1% | 52.6% | 58.2% |
| | SEPARATED | Count | 60 | 143 | 115 |
| | SEFARATED | % within Category | 4.2% | 5.9% | 7.7% |
| | WIDOWED | Count | 32 | 55 | 43 |
| | | % within Category | 2.2% | 2.3% | 2.9% |
| Total | | Count | 1,444 | 2,436 | 1,485 |
| | | % within Category | 100.0% | 100.0% | 100.0% |

1.6 Employment Characteristics

The following refers to the entire HealthRIGHT 360 organization in California, which includes employees outside of San Francisco:

Total Number of employees: 633

Employee subsets:

- Number of licensed Therapists/Clinicians: 52
- Clinic Staff: 25
- Maintenance/Operations: 9
- Food Service Staff: 19
- Administration: 39

1.7 Institution's Affirmative Action Program

HealthRIGHT 360 provides equal employment and advancement opportunities to all individuals. Employment decisions at HealthRIGHT 360 are based on merit, qualifications, and abilities. Except when required or permitted by law, employment decisions will not be based on an individual's race, color, religion, gender, national origin, age, disability, ancestry, medical condition, marital status, veteran status, citizenship status, sexual orientation, gender identity, genetic information or any other protective status of an individual or that individual's associates or relatives.

| SF Facility | Location Neighborhood | Address | Owner or Leased |
|-------------|-----------------------|------------------------|-----------------|
| (1) | Bayview | 1601 Donner Ave. #3 | Leased |
| (2) | Bayview | 1464 Carroll Ave. | Leased |
| (3) | Bernal Heights | 152 Coleridge St. | Owned |
| (4) | Haight | 815 Buena Vista Ave. W | Owned |
| (5) | Haight | 558 Clayton St. | Leased |
| (6) | Haight | 214 Haight Street | Owned |
| (7) | Mission | 1885 Mission St. | Leased |
| (8) | Mission | 1735 Mission St. | Leased |
| (9) | Mission | 2261 Bryant St. | Leased |
| (10) | South of Market | 509 6th St. | Leased |
| (11) | Treasure Island | 852 Ave. D | Leased |
| (12) | Treasure Island | 1225 Northpoint Dr. | Leased |
| (13) | Treasure Island | 1254 13th St. | Leased |
| (14) | Treasure Island | 1318 Gateview Ave. | Leased |
| (15) | Treasure Island | 1440 Chinook Ct. | Leased |
| (16) | Treasure Island | 1442 Chinook Ct. | Leased |
| (17) | Treasure Island | 1445 Chinook Ct. | Leased |
| (18) | Treasure Island | 1447 Chinook Ct. | Leased |
| (19) | Western Addition | 890 Hayes St. | Owned |
| (20) | Western Addition | 2020 Hayes St. | Leased |
| (21) | Western Addition | 2022 & 2024 Hayes St. | Leased |
| (22) | Western Addition | 2166 Hayes St. | Leased |

1.8 Property Owned or Leased by the Institution in the City and County of San Francisco

Section 2 Facilities Overview

As listed in section 1.8, HealthRIGHT 360 owns 4 facilities and leases 18 facilities throughout the city and county of San Francisco. The size and uses of these facilities vary from site to site, section 2 outlines the size, use, traffic circulation patterns and general parking description for each location.

| San Francisco Facility #: | 1 |
|--------------------------------------|--|
| Address: | 1601 Donner Ave. #3, San Francisco, CA 94124 |
| Location: | Bayview |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,636 square feet |
| Land Uses on Adjacent Properties: | Warehouse and Commercial |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Outpatient |
| Programs at this Facility: | Southeast Health Opportunities Project (SHOP), |

Program Descriptions:

Southeast Health Opportunities Project (SHOP)

HealthRIGHT 360 provides outpatient services to residents in the communities of Southeast San Francisco, including Bayview Hunters Point, Potrero Hill, and Sunnydale. Outpatient services provided include substance use disorder outpatient treatment and free HIV testing, education, prevention and counseling. Clients may also receive referrals to the full spectrum of HealthRIGHT 360 services, including residential drug and alcohol treatment, mental health services, and primary healthcare clinics, as well as additional local re-entry services related to computer literacy, job search, and housing assistance.

African American Healing Center (AAHC)

African American Healing Center (AAHC)

HealthRIGHT 360 addresses the primary contributors to violence including stress, anger, substance and alcohol abuse, and mental health issues, working with clients to prevent and reduce violence in our communities. Services are designed to meet the needs of people with all backgrounds, while proactively serving communities of color with programs that honor African-American history and that are sensitive to the cultural context of each client. Clients may also receive referrals to the full spectrum of HealthRIGHT 360 services, including residential drug and alcohol treatment, mental health services, and primary healthcare clinics, as well as additional local re-entry services related to computer literacy, job search, and housing assistance.

| San Francisco Facility #: | 2 |
|--------------------------------------|--------------------------------------|
| Address: | 1464 Carroll Ave., San Francisco, CA |
| Location: | Bayview |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 11,000 sq ft |
| Land Uses on Adjacent Properties: | Warehouse and Commercial |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Warehouse |

Program Descriptions:

HealthRIGHT 360 receives donated goods which are used for charitable purposes for organization clients. Some of these goods are stored in this warehouse on an interim basis.

| San Francisco Facility #: | |
|--|---|
| San Francisco Facility π . | 3 |
| Address: | 152 Coleridge St., San Francisco, CA |
| Location: | Bernal Heights |
| Dwned or Leased: Owned | |
| Building Area (Square Feet): | 5,795 sq ft |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Supported Housing |
| Program at this Facility: | HOPWA |
| Program Description: Housing Opportunities for Persons with A eligible persons. | AIDS ("HOPWA") provides supported housing to |
| | |
| San Francisco Facility #: | 4 |
| San Francisco Facility #: Address: | 4 815 Buena Vista Ave. W, San Francisco, CA |
| · | |
| Address: | 815 Buena Vista Ave. W, San Francisco, CA |
| Address: Location: | 815 Buena Vista Ave. W, San Francisco, CA Haight |
| Address: Location: Owned or Leased: Building Area (Square Feet): | 815 Buena Vista Ave. W, San Francisco, CA Haight Owned |
| Address: Location: Owned or Leased: | 815 Buena Vista Ave. W, San Francisco, CA Haight Owned 28,744 sq ft |
| Address: Location: Owned or Leased: Building Area (Square Feet): Land Uses on Adjacent Properties: | 815 Buena Vista Ave. W, San Francisco, CA Haight Owned 28,744 sq ft Residential |

Primary Program Service:

Non-medical Residential Substance Use Disorder Treatment

Program Description:

Treatment within the community consists of individual and group sessions on a range of behavioral health and other topics. The scope of specialized care may include gender responsive services for males, females or transgender clients, services for persons with HIV/AIDS, and trauma informed care. Services are based upon evidence-based practices, so that the therapeutic environment and the clinical interventions are appropriate and effective for the needs of each individual.

| San Francisco Facility #: | 5 |
|--------------------------------------|---------------------------------------|
| Address: | 558 Clayton Street, San Francisco, CA |
| Location: | Haight |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 1,773 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Heavy |
| Parking: | Street Parking |
| Primary Program Service: | Primary Care Medical Services |

Program Description:

In 1966, Haight Ashbury Free Medical Clinic became the first free clinic in the United States and is still used as a model for free clinics world-wide. Today, HealthRIGHT 360 serves clients who are homeless, low-income, uninsured and the increasing numbers of the under-insured. As a safety-net provider, clients are also referred to us through Healthy San Francisco, where clients select us to be their medical home. Seventy-eight percent of our clients have incomes below the Federal Poverty Level.

| San Francisco Facility #: | 6 |
|--------------------------------------|--|
| Address: | 214 Haight Street, San Francisco, CA |
| Location: | Haight |
| Owned or Leased: | Owned |
| Building Area (Square Feet): | 24,000 sq ft |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Non-medical Residential Substance Use Disorder |
| | Treatment |

Program at this Facility:

Women's Residential Behavioral Health Treatment

In order to respond to the needs of women with substance use disorders in San Francisco, HealthRIGHT 360 created a gender responsive and trauma informed residential program for women. This holistic program is built upon evidence-based and expert-developed practices that recognize and account for the complex factors that contribute to women's addictive behaviors. Program services include interventions and activities that address substance use, trauma, health and wellness, spirituality, culture, relationships, family reunification, employability, homelessness, sober living skills, and aftercare.

Transgender Recovery Program

HealthRIGHT 360 specialized Transgender (TG) program offers services for six months to a year, designed to be a safe, specialized treatment environment for TG individuals with substance use disorders. The program provides TG-specific interventions in a trauma-informed treatment environment, with dedicated self-identifying TG program staff supported by other clinicians who are well trained in TG issues. Groups, activities, and other services foster a sense of community, belonging, and validation for this population which so often comes to treatment with marginalization, victimization, and dehumanizing experiences.

Services address addiction, trauma, and related issues, increase skills, manage stressors, develop meaningful links to needed services and ultimately build a foundation for lasting recovery. Case management strategies link participants internally to the HealthRIGHT 360 Clinic and HIV testing and counseling, and externally to other key providers including legal advocacy, and increase the availability and use of social support. Therapists provide individual, group, and family sessions for participants who have coexisting mental health needs.

| San Francisco Facility #: | 7 |
|--------------------------------------|--|
| Address: | 1885 Mission Street, San Francisco, CA |
| Location: | Mission |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 24,600 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Heavy |
| Parking: | Street Parking |
| Primary Program Service: | Social Services |
| Programs at this Facility: | Re-entry Services, Bridges, STEPS |

Program Descriptions: <u>Re-Entry Services</u> The goal of HealthRIGHT 360 Re-Entry Services is to empower individuals who struggle with low literacy, histories of homelessness, limited work histories, criminal records, substance use disorders, and physical and mental health concerns to attain self-sufficiency, wellness, and the realization of their ultimate potential by building skills, providing support, and role modeling professional behavior. The Re-Entry Center provides education services, employment services, housing services, and economic and supportive services. HealthRIGHT 360 provides quality, accessible, targeted services to participants who face multiple barriers to reaching their education and employment goals. We combine quality in-house classes, workshops, and counseling with our strong community connections in order to create a bridge for our participants to achieve their goals.

Bridges

In collaboration with the San Francisco Department of Public Health, HealthRIGHT 360 provides intensive mental health day treatment services to parolees who have serious mental illnesses. Because this population is extremely vulnerable to homelessness, chronic health and substance use disorder problems, and the cycle of re-arrest and re-incarceration, the intensive day treatment model functions as a haven (a safe place for parolees to spend their days, away from risky neighborhoods and encounters) as well as a source of treatment and supportive services.

Bridges case managers provide therapy and counseling, schedule appointments to HealthRIGHT 360 clinic for primary and dental care, help with maintaining or finding affordable housing, and advocacy with Parole and other law enforcement officials, with the goal of each individual's healthy and stable reintegration into the community.

Services to Enhance Parolee Success (STEPS)

This program in the San Francisco Mission District provides parolees with case management, substance use disorder education, vocational and educational services, housing assistance, and linkage to a rich network of supportive services in the community to parolees. The program aims to help parolees through the vulnerable period of community re-entry so that they can avoid re-arrest and recidivism and instead find jobs, housing, and the support they need to establish or resume productive, law-abiding lifestyles in our community.

| San Francisco Facility #: | 8 |
|--------------------------------------|--|
| Address: | 1735 Mission Street, San Francisco, CA |
| Location: | Mission |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 33,811 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |

Primary Functions:

Primary Care Medical Clinic, Adult Outpatient Services, Administration

Program Descriptions:

Primary Care Medical Clinic

At its clinic at 1735 Mission Street, HealthRIGHT 360 serves clients who are homeless, lowincome, uninsured and the increasing numbers of the under-insured. As a safety-net provider, clients are also referred to us through Healthy San Francisco, where clients select us to be their medical home. Seventy-eight percent of our clients have incomes below the Federal Poverty Level.

Adult Outpatient Services

HealthRIGHT 360 has provided outpatient programs for behavioral disorders since 1985. Using a comprehensive case management model, the program meets the varied needs of participants using low, moderate, and high threshold treatment tracks. Participants and their case managers work together to design an individualized treatment experience that is tailored to serve the participant's own needs and goals.

| San Francisco Facility #: | 9 |
|--------------------------------------|--|
| Address: | 2261 Bryant St, San Francisco, CA |
| Location: | Mission |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 7,341 sq ft |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Residential Substance Use Disorder Treatment |

Program at this Facility:

Women's Hope

This program offers specialized care to the underserved female population of San Francisco, including low-income African American and Latina women and their families/children, with a special focus on pregnant and parenting women with co-occurring substance use and psychiatric disorders. The program is gender responsive and trauma informed, addressing substance use, trauma, mental illness, health and wellness, family reunification, parenting education, employability, homelessness, and sober living skills.

San Francisco Facility #: Address: 10 509 6th St., San Francisco, CA

| Location: | South of Market |
|--------------------------------------|---|
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,000 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Heavy |
| Parking: | Street Parking |
| Primary Program Service: | Case management and outpatient services |
| Program at this Facility: | San Francisco Drug Court |

Program Description:

Through the San Francisco Drug Court Program and in collaboration with the San Francisco Department of Public Health's Community Behavioral Health Services, HealthRIGHT 360 provides administrative oversight for the provision of case management and outpatient services.

| San Francisco Facility #: | 11 |
|--------------------------------------|-------------------------------|
| • | |
| Address: | 852 Ave. D, San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 2,000 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |
| Parking: | Street Parking |
| Primary Program Services: | Outpatient |
| Program at this Facility: | FOTEP - Treasure Island |

Program Description:

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. This location at 852 Ave. D provides outpatient services and administrative functions for the FOTEP program. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

| San Francisco Facility #: | 12 |
|--------------------------------------|--|
| Address: | 1225 Northpoint Dr., San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |
| Parking: | Street Parking |
| Primary Program Service: | Transitional Housing |

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

| San Francisco Facility #: | 13 |
|--|---|
| Address: | 1254 13th Street, San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |
| Parking: | Street Parking |
| Primary Program Services: | Outpatient and Transitional Housing |
| Owned or Leased: Building Area (Square Feet): Land Uses on Adjacent Properties: Traffic Circulation Patterns: Parking: | Leased 3600 sq ft (approx) Residential Light Street Parking |

Programs at this Facility:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

| San Francisco Facility #: | 14 |
|--------------------------------------|---------------------------------------|
| Address: | 1318 Gateview Ave., San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |

Parking: Primary Program Service:

Program at this Facility:

Program Description:

Street Parking Non-medical Residential Substance Use Disorder Treatment FOTEP - Treasure Island

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

| San Francisco Facility #: | 15 |
|--------------------------------------|-------------------------------------|
| Address: | 1440 Chinook Ct., San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |
| Parking: | Street Parking |
| Primary Program Service: | Transitional Housing |

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

| San Francisco Facility #: | 16 |
|-----------------------------------|-------------------------------------|
| Address: | 1442 Chinook Ct., San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |

Traffic Circulation Patterns: Parking: Primary Program Service:

Program at this Facility:

Light Street Parking Non-medical Residential Substance Use Disorder Treatment FOTEP - Treasure Island

Program Description:

HealthRIGHT 360 offers residential treatment and re-entry programming for adult female parolees at the Female Offender Treatment and Education Program on Treasure Island. The program provides a gender-responsive and trauma-informed environment, using evidence-based and best practices that recognize and account for the role that trauma frequently plays in the addictive and criminal histories of female offenders. This specialized treatment approach works with each woman holistically to address her health, emotional, educational, vocational, family and legal concerns alongside her substance abuse, mental health and behavioral issues. Women who participate in FOTEP are able to reunite with their children, including in-program residency with some children, which creates valuable opportunities for parenting education, family activities and therapy, and healthy bonding and growth within families.

| San Francisco Facility #: | 17 |
|--------------------------------------|-------------------------------------|
| Address: | 1445 Chinook Ct., San Francisco, CA |
| Location: | Treasure Island |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,600 sq ft (approx) |
| Land Uses on Adjacent Properties: | Residential |
| Traffic Circulation Patterns: | Light |
| Parking: | Street Parking |
| Primary Program Service: | Transitional Housing |

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

San Francisco Facility #: Address: Location: Owned or Leased: Building Area (Square Feet): 18 1447 Chinook Ct., San Francisco, CA Treasure Island Leased 3,600 sq ft (approx) Land Uses on Adjacent Properties: Traffic Circulation Patterns: Parking: Primary Program Service: Residential Light Street Parking Transitional Housing

Program Description:

This transitional housing program is intended to provide additional stability for a limited amount of time, assisting program participants as they progress to an independent living situation. This supportive environment includes access to resources related to job training and education, and a continuing focus on the personal development necessary for successful recovery.

| San Francisco Facility #: | 19 |
|--------------------------------------|--|
| Address: | 890 Hayes, St., San Francisco, CA |
| Location: | Western Addition |
| Owned or Leased: | Owned |
| Building Area (Square Feet): | 32,352 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Heavy |
| Parking: | Street Parking |
| Primary Program Service: | Non-medical Residential Substance Use Disorder |
| | Treatment |
| Program: | Men's Residential Behavioral Health Treatment |

Program Description:

HealthRIGHT 360 offers variable length residential treatment services for six months to a year, designed to serve men with substance use disorders, some who also have co-occurring mental health disorders, and/or HIV/AIDS. Program services address addiction and related issues, increase skills, manage stressors, develop meaningful links to needed services, and build a foundation for lasting recovery. Individualized case management makes linkages with key providers to increase the availability and use of social support. Services include individual, group and family therapy, case management, treatment planning, drug and alcohol counseling, re-entry and aftercare.

| San Francisco Facility #: | 20 |
|-----------------------------------|-----------------------------------|
| Address: | 2020 Hayes St., San Francisco, CA |
| Location: | Western Addition |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 2,915 sq ft |
| Land Uses on Adjacent Properties: | Commercial |

| Traffic Circulation Patterns: | Heavy |
|--------------------------------------|---------------------|
| Parking: | Street Parking |
| Primary Program Service: | Outpatient Services |

04

Program Description:

Asian Drug and Alcohol Prevention and Treatment (ADAPT)

A Program of Asian American Recovery Services

Project ADAPT is a comprehensive multi-cultural and multi-lingual adult outpatient program that provides integrated substance abuse and mental health treatment services. Recognizing that recovery is a lifelong process, our healing approaches address the physical, mental and emotional health of individuals and families. The program's unique history of being established in the 1990's to address substance use disorder among the Asian Americans and immigrants has laid a strong foundation for working with diverse populations.

Project ADAPT is open to San Francisco residents 18 year and older with a substance use disorder and/or mental health needs. Services include screening and assessment, individual and group counseling, process and psycho-education groups, case management, relapse prevention, recreational activities and continuing care. ADAPT has structured activities which encourage clients to build independence, self-sufficiency, confidence, pride and supportive relationships within the community setting and thereby reduce use of substances.

| San Francisco Facility #: | 21 |
|--------------------------------------|--|
| Address: | 2022 & 2024 Hayes St., San Francisco, CA |
| Location: | Western Addition |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 5,172 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Heavy |
| Parking: | Street Parking |
| Primary Program Service: | Non-medical Residential Substance Use Disorder |
| | Treatment |

Program Description:

AARS Residential Recovery Services

A Program of Asian American Recovery Services

Since its inception in 1985, AARS Residential Recovery Services has provided support and guidance to individuals in developing a renewed sense of pride and responsibility with a self-help approach that assists the client in regaining self and mutual respect within family and community. The program is a comprehensive, drug-free residential drug and alcohol treatment program. The program consists of individual, group and family counseling, educational

seminars, recreational activities, art and drama therapy, and vocational/educational development. It offers a unique focus on family, community and culturally oriented approaches as part of its therapeutic community concept. The target populations are San Francisco residents ages 18 and over.

| San Francisco Facility #: | 22 |
|--------------------------------------|-----------------------------------|
| Address: | 2166 Hayes St., San Francisco, CA |
| Location: | Western Addition |
| Owned or Leased: | Leased |
| Building Area (Square Feet): | 3,800 sq ft |
| Land Uses on Adjacent Properties: | Commercial |
| Traffic Circulation Patterns: | Moderate |
| Parking: | Street Parking |
| Primary Program Service: | Outpatient |

Programs at this location: Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA), Project Reconnect, and Lee Woodward Counseling Center (LWCC)

Program Descriptions:

Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA)

A Program of Asian American Recovery Services

Comprehensive Outreach Program for Pacific Islander and Asian Substance Abusers (COPPASA) is the adult outreach, prevention and intake team for San Francisco programs. The program provides prevention, health education and information along with referrals to appropriate services primarily related to substance use and co-occurring emotional or mental health problems. In addition, our team conducts intakes for Project ADAPT and Residential Recovery Services.

Project Reconnect

A Program of Asian American Recovery Services

Project Reconnect provides a safe and respectful counseling space for youth ages 12 to 21 with alcohol and/or other drugs use and those at risk. Services are open to San Francisco residents. The goals are to reduce and eliminate the impact of substance use, trauma, and difficult life circumstances on youths and improve school functioning, emotional regulation skills, and problem solving skills. We are committed to providing high quality of services by implementing Evidence-Based Practices including Motivational Interviewing, Seeking Safety, and Motivational Enhancing Therapy/Cognitive Behavioral Therapy for Adolescents (MET/CBT 5) to our services.

Lee Woodward Counseling Center (LWCC)

A Program of Asian American Recovery Services

Lee Woodward Counseling Center (LWCC) is a comprehensive multi-cultural and multi-lingual adult women's outpatient program that provides integrated substance abuse treatment services. Recognizing that recovery is a lifelong process, our healing approaches address the physical, mental and emotional health of individuals and families. Our program goals include providing a safe and respectful counseling space for people from all walks of life, reducing and eliminating substance misuse, and improving mental health conditions that lead to healthy and meaningful lives.

Clients receive individualized, client-centered and culturally competent treatment and case management. Services include intake and assessment, individual and group counseling, process and psycho-education groups, relapse prevention, recreational activities, and continuing care. Alternative therapies are also available (yoga, acupuncture, and mindfulness). Clients move through each phase of recovery to build independence, self-sufficiency, confidence, pride, supportive relationships, and family reunification by reducing and eliminating the misuse of substances.

Section 3 Development Plans of the Institution

3.1 Overview:

In alignment and in support of San Francisco's Health Care Services Master Plan, HealthRIGHT 360 foresees the following capital developments within the next 10 years:

- Purchase of 1563 Mission Street Building in the South of Market district.
- Adaptive reuse of the 1563 Mission Street building currently used as light manufacturing.
- Relocation of primary care medical services from 1735 Mission to 1563 Mission
- Relocation of behavioral health and supportive social services from 1885 Mission to 1563 Mission

3.2 **Project Description:**

In 2014 HealthRIGHT360 identified a property located at 1563 Mission Street for acquisition. The area surrounding the corner of Mission Street and South Van Ness Avenue is comprised primarily of low-income residents residing in a commercial district, zoned C-3-G (Downtown-General) along with a variety of commercial, office, and retail uses. The five corners of this intersection are occupied by a large self-storage facility, a car wash, the Planning Department, offices, several auto repair garages, a car rental agency, a carpet store, and a Goodwill outlet. There are a significant number of single-room occupancy hotels in the vicinity, which are low-income housing. There are no other significant healthcare services in the area. The property is located in the 94103 zip code which has well documented health disparities and a disproportionate percentage of population living under 200% of federal poverty levels when compared to similar figures for the overall city of San Francisco.

The zip codes that will be primarily served by this project will be 94103 and 94102 which is generally defined as the South of Market and Tenderloin neighborhoods. According to US Census data for 2012, these two zip codes reported higher poverty rates, higher public assistance needs, and higher rates of public health insurance or no health insurance compared to same figures for the overall county.

| Measure | Zip Code 94103 | Zip Code 94102 | San Francisco County |
|--------------------------------------|-------------------|-------------------|----------------------------|
| Total Population | 27,170 | 31,176 | 805,235 |
| % Individuals below 125% of FPL | 30.5% | 38.8% | 17.4% |
| % Individuals below 200% of FPL | 45.8% | 58.6% | 28.8% |
| % with cash public assistance income | 5.2% | 6.2% | 2.8% |

| % with food stamp/SNAP benefits in last 12 months | 6.0% | 11.2% | 4.1% |
|--|--------------------------|-------|------|
| Data Source: | | | |
| US Census Bureau, 2008-2012 American Community Survey: S1701 Poverty Sta | tus in the Past 12 Month | S | |

HealthRIGHT360 has applied for entitlements to relocate from 1735 Mission Street (33,811 s.f.), two blocks away and 1885 Mission (24,600 s.f.), three blocks away, to 1563 Mission Street. The entitlements will include adaptive reuse of an existing building at 1563 Mission Street, which will consolidate a primary care medical clinic, dental services, outpatient mental health services, substance use disorder services, job and housing resources, and education classes (e.g., GED), in one building. The gross square footage of the building at 1563 Mission is 50,000 square feet. HealthRight360 will perform interior alterations and build-out of a mezzanine to a full floor, and minor façade improvements. With build-out of the mezzanine, the facility will be five-stories. The approximate allocation of uses in the building will be as follows:

- 30,000 square feet medical services;
- 10,000 square feet social services; and
- 10,000 square feet administration.

A substantial number of the clients served will be under 133% of the federal poverty level, and the financial model for the services offered in the 1563 Mission building will be based on Medi-Cal eligibility, medical necessity, and subsequent Medi-Cal Reimbursement, as they are in the existing facilities.

The project is expected to be completed within 15 months from receipt of all entitlements and permits, scheduled completion date is currently September 2016.

3.3 Conformity to the Comprehensive Plan (Master Plan) of the City and County of San Francisco

Per section 210.3 of the San Francisco Planning Code, the project site is zoned C-3-G. The code allows for a variety of commercial uses, this project conforms to the stated allowable uses. Per section 249.33 of the San Francisco Planning Code, the project site is located in the Van Ness & Market Downtown Residential Special Use District. The code allows for non-residential uses, residential uses, and opens space. This project is an adaptive reuse project and as such conforms with the use controls as outlined in section 249.33(b)(1) Use Controls.

HealthRight360's proposed development plans at 1563 Mission Street promote the recommendations and guidelines of the San Francisco Healthcare Services Master Plan as follows (all references are to the final Healthcare Services Master Plan dated October 2013):

- 1. Health Priority 3.1, Page 174 -
 - Increase access to appropriate care for San Francisco's vulnerable populations.

The proposed development will increase access and availability to various primary care, dental, and behavioral healthcare services in a neighborhood that has documented health disparities.

• Increase the availability and accessibility of primary care in low- income areas. (Guideline 3.1.1)

The area surrounding the corner of Mission Street and South Van Ness Avenue is comprised primarily of low-income residents residing in a commercial district, zoned C-3-G (Downtown-General) along with a variety of commercial, office, and retail uses. The five corners of this intersection are occupied by a large self-storage facility, a car wash, the Planning Department, offices, several auto repair garages, a car rental agency, a carpet store, and a Goodwill outlet. There are a significant number of single-room occupancy hotels in the vicinity, which are lowincome housing. There are no other significant healthcare services in the area.

The zip codes that will be primarily served by this project will be 94103 and 94102 which is generally defined as the South of Market and Tenderloin neighborhoods. According to US Census data for 2012, these two zip codes reported higher poverty rates, higher public assistance needs, and higher rates of public health insurance or no health insurance compared to same figures for the overall county.

| Measure | Zip Code 94103 | Zip Code 94102 | San Francisco County |
|---|-------------------|-------------------|----------------------------|
| Total Population | 27,170 | 31,176 | 805,235 |
| % Individuals below 125% of FPL | 30.5% | 38.8% | 17.4% |
| % Individuals below 200% of FPL | 45.8% | 58.6% | 28.8% |
| % with cash public assistance income | 5.2% | 6.2% | 2.8% |
| % with food stamp/SNAP benefits in last 12 months | 6.0% | 11.2% | 4.1% |

S Census Bureau, 2008-2012 American Community Survey. S1701 Poverty Status in the Past 12 Months

• Increase availability of healthcare services among vulnerable subpopulations including, but not limited to, Medi-Cal beneficiaries. (Guideline 3.1.2)

The proposed project will expand availability and accessibility of primary care services to vulnerable subpopulations. The project is anticipated to provide 18,500 medical visits to 7,400 unique patients on an annual basis.

The service area population has a higher rate of uninsured and higher rate public health coverage compared to rates seen for the overall city of San Francisco. HR360 has a long history providing services to this population at our current sites and recognizes the needs of the community in relation to ethnic specific, linguistic needs, and social economic dynamics.

| Measure | Zip Code 94103 | Zip Code 94102 | San Francisco County |
|--|-------------------|-------------------|----------------------------|
| Total Population | 27,170 | 31,176 | 805,235 |
| % With Health Insurance – Public Coverage | 35.2% | 44.2% | 26.2% |
| % With No Health Insurance Coverage | 16.3% | 17.4% | 11.3% |
| Language spoken at Home other than English | 47.3% | 44.8% | 45.2% |
| Foreign-born population | 38.9% | 37.4% | 35.7% |

US Census Bureau, 2008-2012 American Community Survey: DP02 Selected Social Characteristics in the United States

In addition to the demographic data provided by the US Census, comparison reports available through the San Francisco Health Improvement Partnership using data from the California Office of Statewide Health Planning and Development demonstrated disparities across various measures for the South of Market neighborhood consisting of the 94103 and 94104 zip codes.

| Measure | SOMA | San |
|---|---------|-----------|
| | 94103 / | Francisco |
| | 94104 * | County * |
| Preventable Emergency Room Visits | 417.0 | 235.1 |
| Age Adjusted ER Rate due to Long Term Complications of Diabetes | 9.2 | 7.5 |
| Age Adjusted ER Rate due to Hypertension | 26.2 | 15.0 |
| Age-Adjusted ER Rate due to Hepatitis | 1.4 | 0.8 |
| Age-Adjusted ER Rate due to Diabetes | 23.8 | 14.3 |
| Age-Adjusted ER Rate due to Heart Failure | 9.1 | 5.8 |
| Age-Adjusted ER Rate due to COPD | 28.8 | 12.1 |
| Age-Adjusted ER Rate due to Asthma | 72.4 | 37.6 |
| Age-Adjusted ER Rate due to Alcohol Abuse | 166.8 | 63.6 |
| Age-Adjusted ER Rate due to Adult Asthma | 58.6 | 28.3 |
| Age-Adjusted Hospitalization Rate due to Short-Term Complications of Diabetes | 8.8 | 4.0 |
| Age-Adjusted Hospitalization Rate due to Long-Term Complications of Diabetes | 12.3 | 6.7 |
| Age-Adjusted Hospitalization Rate due to Hypertension | 5.0 | 2.6 |
| Age-Adjusted Hospitalization Rate due to Hepatitis | 5.3 | 2.3 |
| Age-Adjusted Hospitalization Rate due to Diabetes | 22.1 | 11.3 |
| Age-Adjusted Hospitalization Rate due to Heart Failure | 41.7 | 24.7 |

| Age-Adjusted Hospitalization Rate due to COPD | 31.1 | 11.6 |
|---|------|---------------|
| Age-Adjusted Hospitalization Rate due to Asthma | 12.5 | 8.8 |
| Age-Adjusted Hospitalization Rate due to Alcohol Abuse | 26.6 | 8.8 |
| Age-Adjusted Hospitalization Rate due to Adult Asthma | 13.0 | 7.4 |
| *Figures as shown are frequency per 10,000 population 18+ years of age Data Source: 2011-2012 California Office of Statewide Health Planning and Development; as summa Partnership; Indicator Comparison Report: http://www.sfhip.org/index.php?module=IndicatorCompa | • | h Improvement |

• Increase the availability and accessibility of dental care in low- income areas. (Guideline 3.1.5 and 3.1.6)

The proposed project will expand availability and accessibility of dental care services to vulnerable subpopulations. The project is anticipated to provide 5,400 dental visits to 2,160 unique patients on an annual basis. The project site is expected to serve the same population that is identified above which is predominantly low-income population.

• Increase the supply of culturally competent providers serving low income and uninsured populations (Guideline 3.1.8)

The proposed site will increase the number of providers in the area who will serve the Medi-Cal, uninsured or underinsured populations. Projected staffing will include four medical providers, two dental providers, and a range of behavioral health staff. Current healthcare staff provide services in English, Spanish, and Portuguese. Support staff have additional language capacity in Mandarin and Cantonese. In addition to current staff language capacity, HealthRIGHT 360 contracts with the International Effectiveness Center for translation services that provides telephone interpretation services in the following languages: Arabic, Cambodian, Cantonese, Dari, Erirean, Ethiopian, Farsi, Hindi, Hmong, Indonesian, Japanese, Korean, Laotian, Mam, Mandarin, Mien, Pashto, Punjabi, Russian, Spanish, Tagalog, Thai, Urdu, and Vietnamese.

HealthRIGHT360 has a long standing history of providing culturally responsive services to a low income and uninsured population. In 2013, HeatlhRIGHT360 provided medical care to 2,939 patient of which 86.7% were below 200% of FPL and 92.5% were without healthcare insurance.

| Measure | UDP | Percentage |
|---|-------|------------|
| Total Unduplicated Patients | 2,939 | |
| % Individuals below 100% of FPL | 2,019 | 68.7% |
| % Individuals below 200% of FPL | 2,548 | 86.7% |
| % Individuals on Medi-Cal | 97 | 3.3% |
| % Individuals with no healthcare coverage | 2,719 | 92.5% |

HealthRIGHT360 has demonstrated a history of serving the proposed population, in 2013 of 2,719 patients served, 32.7% resided in the 94103 and 94102 zip codes.

| Patient Origin for 1735 Medical - Calendar year 2013 | UDP | Percentage |
|--|-------|------------|
| Primary Service Area | | |
| 94103 | 668 | 24.6% |
| 94102 | 220 | 8.1% |
| Total for Primary Service Area | 888 | 32.7% |
| Secondary Service Area | | |
| 94110 | 331 | 12.2% |
| 94117 | 260 | 9.6% |
| 94112 | 231 | 8.5% |
| 94124 | 112 | 4.1% |
| 94109 | 107 | 3.9% |
| 94115 | 100 | 3.7% |
| All other zip codes | 690 | 25.3% |
| Total for Secondary Service Area | 1,956 | 67.3% |
| Total Patients | 2,719 | |

• Deliver and facilitate access to specialty care for underserved populations. (Guideline 3.1.10)

The proposed project will offer a wide range of services including primary medical care, dental care, onsite pharmacy, mild to moderate behavioral health services, specialty mental health, and specialty substance use disorder treatment services. Additionally, as part of the clinic operations, HealthRIGHT 360 maintains relationships with hospitals and specialty providers, predominately with San Francisco General Hospital and the San Francisco Department of Public Health.

HealthRIGHT360 also continues to explore innovative ways to remove barriers to care, including operating a fleet of vans used to transport clients from various program sites, clinics, and other social service providers. In the current fiscal year the HealthRIGHT360's transportation department will have provided over 50,000 transport stops, each stop is defined as transporting a client from one location to another. The shuttle service current transports clients from one of HealthRIGHT360's service sites to another site which can be appointments with social service providers, medical appointments, SF general hospital, etc. The transportation department proposes to offer shuttle service for clinic patients to access identified specialty providers or hospitals. HealthRIGHT360 is also piloting various projects to communicate reminders to patients including electronic communication via an online portal and text messaging.

2. Guideline 3.2.3, page 175 – Increase the availability of behavioral health and trauma related services.

The proposed site is located in San Francisco Police Department's Southern District. Per the 2013 COMPSTAT report, the Southern District reported disproportionately higher rates of violent crimes as follows:

| Measure | Southern | City Wide |
|--|----------|-----------|
| | District | Profile |
| Total Population | 26,145 | 843,402 |
| | | |
| Violent Crimes (per 1,000 of population) | | |
| Homicide | 0.27 | 0.06 |
| Rape | 1.49 | 0.34 |
| Robbery | 28.42 | 4.74 |
| Aggravated Assault | 22.26 | 4.48 |
| Total Violent Crimes | 52.44 | 9.63 |
| Other Crimes (per 1,000 of population) | | |
| Domestic Violence (DV) Abuse | 8.72 | 1.96 |
| Child Abuse | 1.45 | 0.41 |
| DV Related Order Violations | 0.73 | 0.16 |
| Stay Away/Court Order Violations (Non-DV) | 3.94 | 0.76 |
| Shot Fired | 0.73 | 0.40 |
| Shooting Victims | 0.84 | 0.23 |
| Total Other Crimes | 16.41 | 3.92 |
| | | |
| Data Source: San Francisco Police Department – COMPSTAT Report for 12/2013 – YTD | Totals | |

The proposed site will increase the availability of behavioral health services by adding approximately 10,000 square feet of space that will be used for substance abuse treatment and mental health services. Staffing for these services will include licensed clinic staff, BBS registered interns, and AOD certified staff among others. We project to see approximately 1,000 unduplicated clients for AOD services annually and an additional 300 unduplicated clients for mental health counseling services annually.

3. Guideline 3.2.4, page 175 – Support expansion of community-based behavioral health services.

HealthRIGHT360 has demonstrated capacity serving a population with complex medical needs that typically utilize a range of services provided by both public agencies and community-based behavioral health providers. The project is designed to expand on HealthRIGHT360's capacity to

provide such services but also to support other community-based behavioral health services in providing an often times missing primary care component.

3.4 Impact on Surrounding Neighborhood

The project will have no impact on existing housing as the existing property is not currently used for housing. The project is an adaptive reuse project which will include a refreshment of the exterior façade that will match existing character and scale of surrounding buildings. The project will improve the neighborhood by providing increased safety and an active pedestrian streetscape.

The facility relies on public transit and does not provide parking. No change is expected in transit demand or traffic levels, since the services to be provided are currently being provided within close proximity to the project site. The project site is located on various existing public transit lines which will encourage use of these resources.

3.5 **Project Alternatives**

The project as proposed is an adaptive reuse project which is designed to have minimal adverse impacts on the surrounding neighborhood. The project is not a new development and provides the best option in relation to costs and benefits. With regards to adverse impacts, there are no identified adverse impacts upon the surrounding neighborhood arising from the relocation of the two existing facilities from 1735 and 1885 Mission. Therefore, no mitigation actions are proposed.

Section 4 Projection of Related Services and Physical Development by Others

Per San Francisco Planning Code Sec. 304.5 INSTITUTIONAL MASTER PLANS

(4) A projection of related services and physical development by others, including but not limited to office space and medical outpatient facilities, which may occur as a result of the implementation of the institution's master plan;

HealthRIGHT 360 Response

HealthRight 360 is unaware of any services or physical development of related facilities by others that may occur as a result of the implementation of HealthRight360's Institutional Master Plan.

Section 5 Any other items as may be reasonably required by the Planning Department or Planning Commission

Per San Francisco Planning Code Sec. 304.5 INSTITUTIONAL MASTER PLANS

(5) Any other items as may be reasonably required by the Planning Department or Planning Commission.

HealthRIGHT 360 Response

Additional information beyond that required by Planning Code Section 304.5 has not been requested by either the Planning Department or Planning Commission at this time.

EXHIBIT D

1885-1899 Mission Street Permit History

| Permit # | Date | Present Use | Proposed Use | Description | Notes |
|-----------------|-------------------|-------------------------------|--------------------|--|---|
| 174306 | 10/10/1928 Store | Store | Store | Plaster partition | |
| 8506906 | 8/1/1985 Retail | Retail – Office | Retail – Office | Install stair and stairwell | |
| 8710574 | 12/9/1987 | 12/9/1987 Commercial Office | Commercial Office | Sash replacement | Building-wide window replacement |
| 9510896 | 2/29/1996 n/a | n/a | n/a | reroof | Building permit missing; only have job card; card states 'retail sales'. |
| 9613628 | 12/19/1997 | Commercial/Offices | Commercial/Offices | New HC accessible elevator and lobby | New accessible elevator, lobby, toilets. |
| 9613942 | 5/2/1997 | 5/2/1997 Retail Sales offices | Offices | New partitions | Planning signed at rear: "expansion of existing office use. No exterior changes." |
| <u>9725609S</u> | 10/7/2002 Commer | Commercial Offices | Childcare/Offices | New Childcare center | Back of permit states "abandoned project, route to CPB for cancellation." Signed by Craig Nikitas at Planning Dept. |
| <u>9703678</u> | 6/30/1997 n/a | n/a | n/a | n/a | Building permit missing; only have job card; renewing 9613942 for "partitions and accessbility elements." |
| 9709816 | 11/2/1997 | 11/2/1997 Commercial/Offices | Commercial/Offices | New HC accessible elevator | Revision to 9613268; both permits are for the instattlition of accessible elevators, bathrooms, lobby, etc. |
| 9817189 | 8/28/1999 Offices | Offices | Offices | 1 st Floor partitions, doors, frames, plumbing | Permit states "work to be completed at 1st floor only. Work includes partitions, doors, frames." Job card states "new offices". |
| 9825570 | 4/15/1999 Commer | Commercial/Offices | Commercial/Offices | Renewal 9709816 | Renew 9709816 (elevators) |
| <u>9901341</u> | 5/22/1999 Offices | Offices | Offlices | Modification prev. work; office partitions at 3rd floor | Modification prev. work; office permit notes modification is "office partition at partitions at 3rd floor "3rd floor." |
| <u>9917265</u> | 12/20/1999 Commer | Commercial Offices | Commercial Offices | Renew for final | Renew 9817189 (new offices at 1st floor) & 961368 (elevators); Planning signed "n/a" on rear. |
| <u>9916023</u> | 3/15/2000 Offices | Offices | Offices | Office Build Out at 1 st Floor | Permit states "Office build out at 1st floor and vestible build out at 3rd floor." Planning initialed 'n/a' on rear. |

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| 200009140475 | 1/14/2001 Offices | Offices | Offices | Modification of 1 st Floor offices | Modification to 9916023 (office build out at 1st floor); permit notes that "presently in construction. Work modified are offices at 1st floor level - all other work remains the same." |
|----------------------|--------------------|---------|---------|---|---|
| 200011296759 | 3/29/2001 | Offices | Offices | Renewal for Final | Permit renews 9901341(office partitions at 3rd floor) |
| 20010830721 <u>6</u> | 12/30/2001 Offices | Offices | Offices | Renewal for Final | Permit renews 200011296759 (renewed from original 991341 (offices at 3rd floor), modification of 9817189 (1st floor offices) & 9709816 (elevators)); permit states that "final work 100% complete", "no increase in office space". |
| 200108307219 | 12/30/2001 Offices | Offices | Offices | Renewal for Final | Permit renews 9917265 (which renewed 9825570 renewed from original 9709816 (elevators) ; permit states that "final work 100% complete", "no increase in office space". |
| 200108307220 | 12/30/2001 Offices | Offices | Offices | Renewal for Final | Permit renews 9916023; permit states that "final work 100% complete (office build out)", "no increase in office space". |
| 200108307221 | 9/26/2001 Offices | Offices | Offices | Renewal of 20009140475 for Final of 1 st Floor Office Revision | Permit renews 200009140475 (which was a modification to 9916023); permit states that "final work 100% complete (1st floor offices revision)" and "no increase in office space". |
| 200108307222 | 12/30/2001 Offices | Offices | Offices | Renewal for Final | Permit renews 9817189 (new offices at 1st floor) which listed uses as offices; permit states that "final work 100% complete", "no increase in office space". |
| 200108307223 | 12/30/2001 Offices | Offices | Offices | Renewal for Final | Permit renews 9703678 (through 9613942) which converted portion of building to office use; permit states that "final work 100% complete", "no increase in office space". |
| 200203211984 | 5/7/2002 Offices | Offices | Offices | Divide two offices in half to form four offices | Planning signed "n/a" on rear of permit; Note on DBI card states "1st floor - 1899 corner offices" |
| 200410126447 | 1/7/2005 Office | Office | Office | Revision to 200203211984; add new interior walls | Stamp on front says "no increse in office space". |



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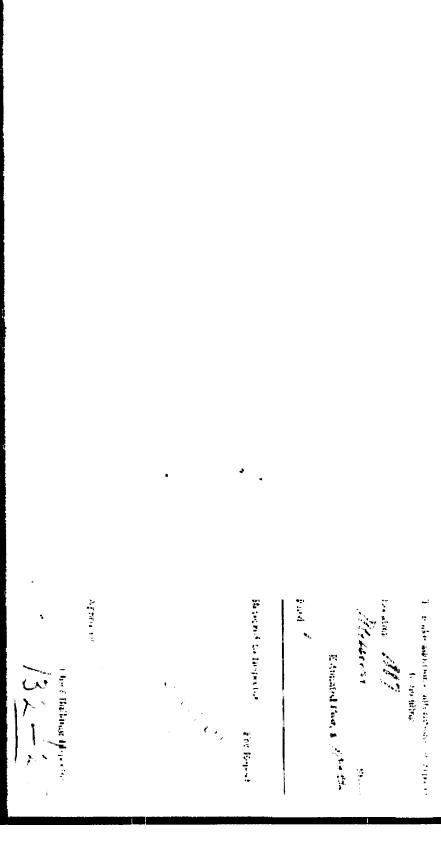
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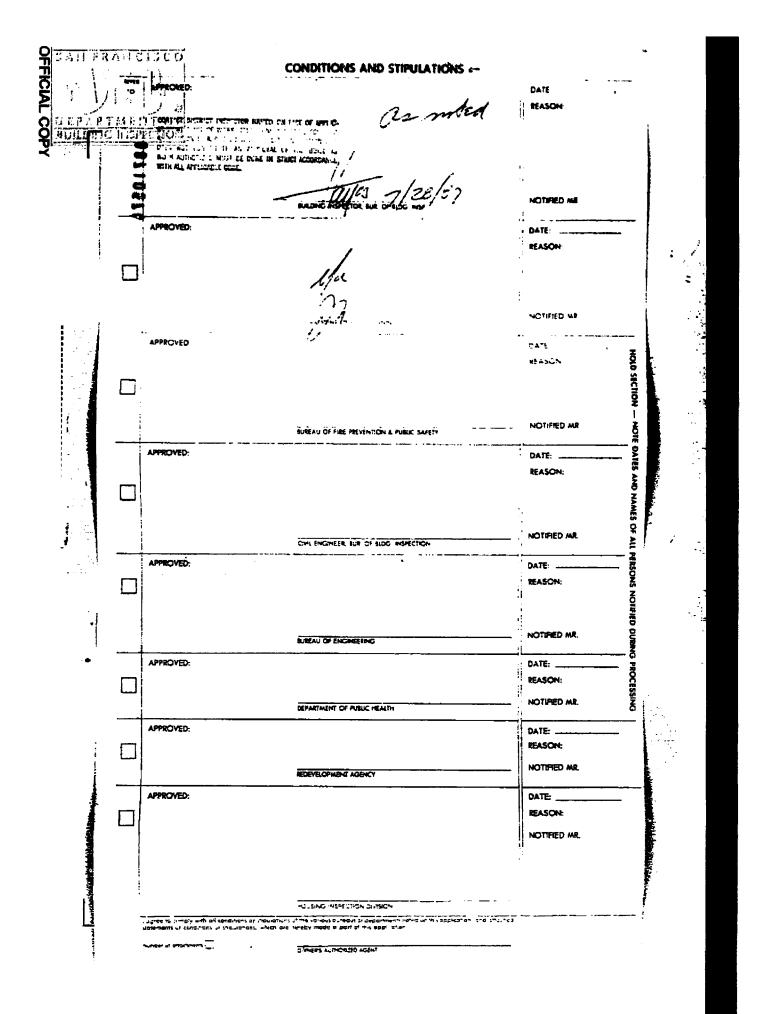
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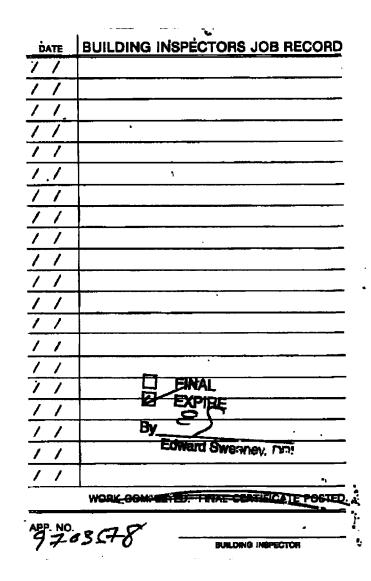


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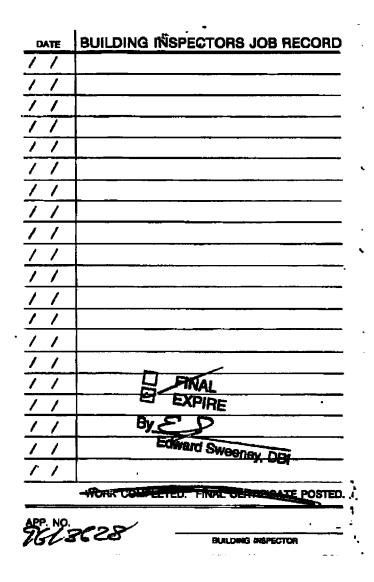
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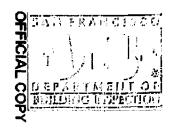
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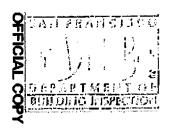
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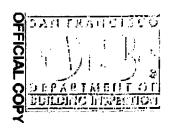


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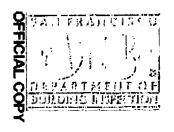
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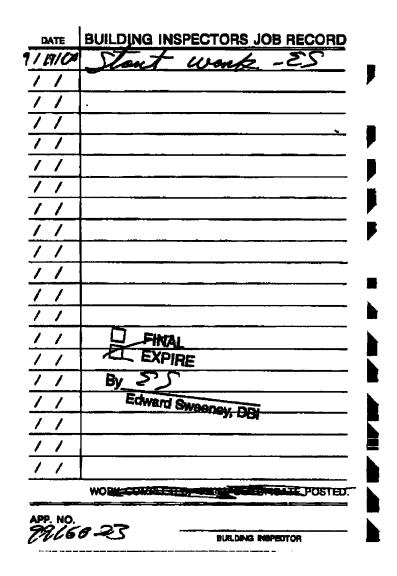
PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD

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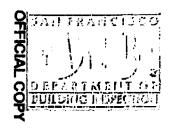


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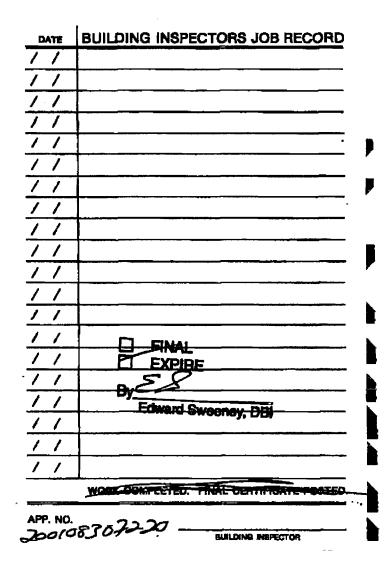
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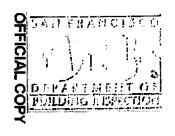


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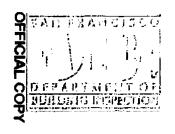


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ant to Ben Prendece Beliding Code, the building permit enail be posted on the job. The is responsible for approved plans and application being kept at building size.

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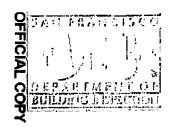
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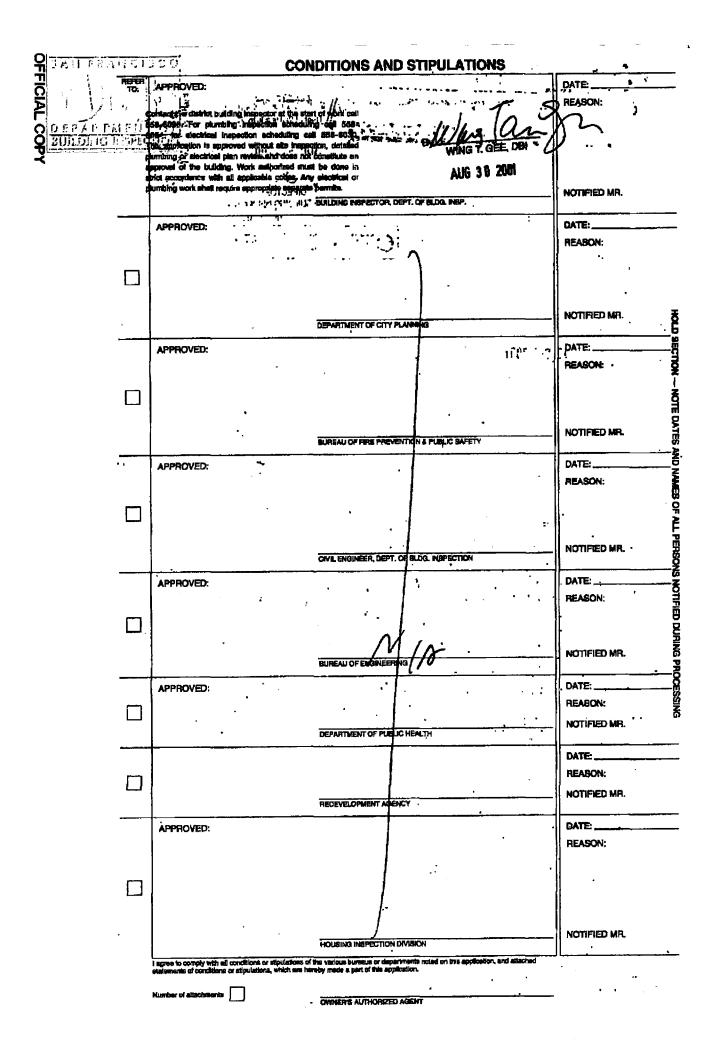
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APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WARNING OR PLANEINAL INSTALLATIONS. A SEPARATE PERMIT FOR THE WARNING AND PLANEING AUST BE OBTAINED, SEPARATE PERMIT FOR THE ANSWER IS "YES" TO MY OF ABOVE QUEBTIONS (19) (11) (12) (12) (20) (20).

THIS IS NOT A BUILDING PERMIT, NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

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APPLICANT'S CERTIFICATION I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVIDEND OF THE PERMIT AND ALL LAWS AND OFFICIATEST THEREFOR WILL BE COMPLIED WITH.

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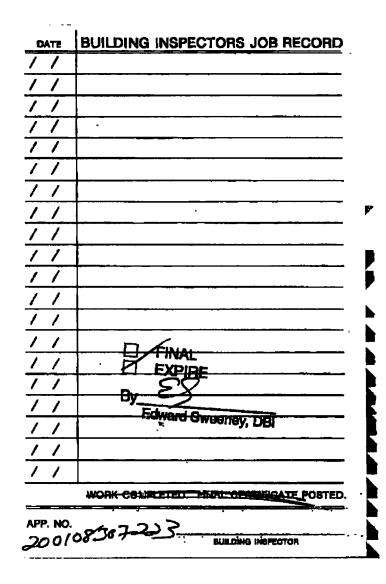
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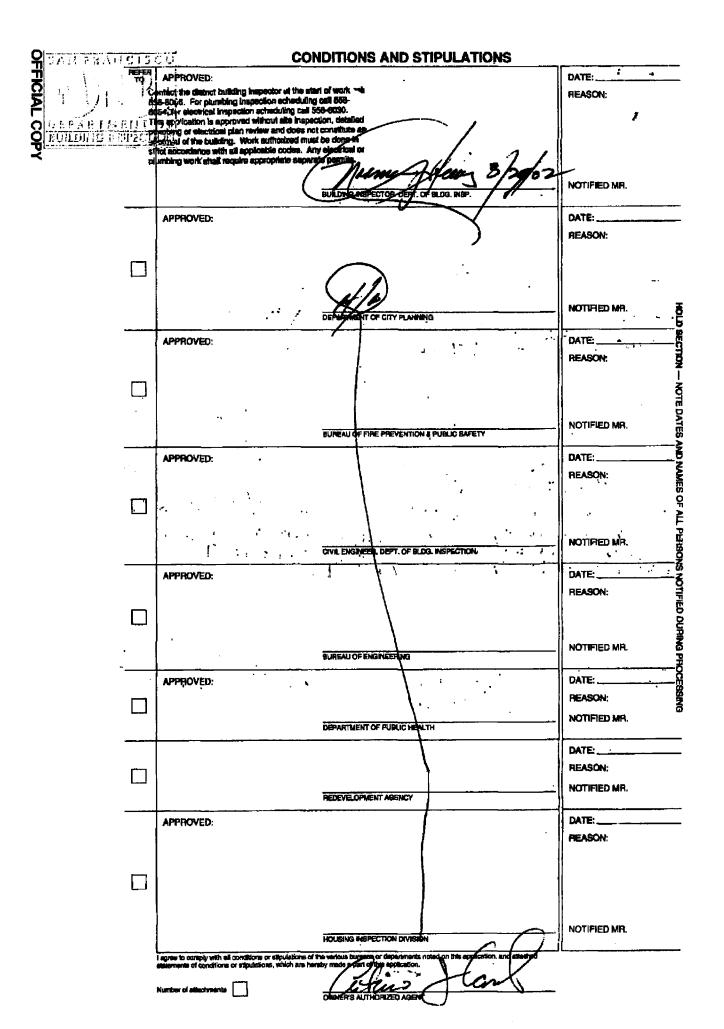
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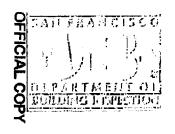
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<u>3-20-02</u>

Au Signature of Applicant or Agent

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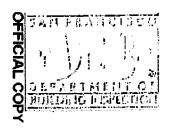
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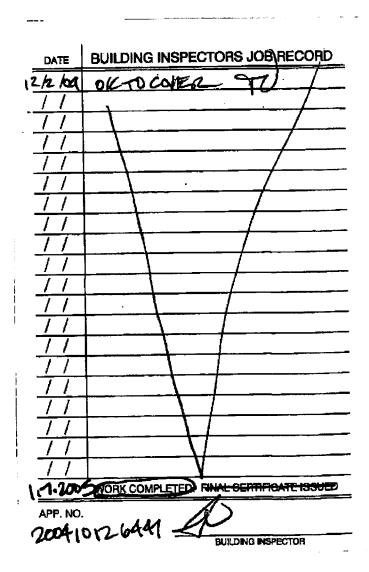
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| | Permit authorising auch change. Bee Can Prencisco Bulliding Code and San Francisco Housing Code. No portion of bulleting or sbucture er ecelitoteling meet dering construction, to be closer them 810° to | hold harmin: "I he Gily and County of San Feincleon from and apaint any and st claim, dem actions for demagas excluting from operations under this permit, regardless of negligence of County of San Feincleon, and to seturate the defance of the Gily an County of San Feincleon | nende and 1 his Gey and |
| | any wire containing more than 700 votes Sas Sies 305, California Penel Code. Passant to San Paracleso Statistics Code, the building penelt shall be posted on the job. The comm's inseptomble for approved plane and applicablish being tarpat a building site. | such riskne, demends or actions. In combranity with the provideren of Bedfon 8000 of the Labor Code of the State of California, applicant shall have commonge under (h, or (i) designated believ or shell indicate inore (iii), or ministrated is applicable. Il however last (1) is checked here (1/) must be checked as even. Il | , i'u (i'V), er (V), Ank De |
| | Gradin Vines o ; shows on desnings accompanying Wis application are assumed to be co.rect. If actual grade lines are not ina same as glowin revised drawings abouing consol garde lines, com and the suggestion with complete dashed revisioning same and with Revising antegrated to be | eperaprime method at compliance below. I hereby affine under pessibly of perjury one of the following declarations: | |
| | mizipiliza iz naj oppuzarnih izropoval. ANY STPULATION REGULARED HEMELIN OZ IV CODIE MAY BE APPEALED. BILIZINS NOT YO BE OCCUPIED WATL OPPIZEATE OF FINAL COMPLETION IS POSTED | I. I have and will explore a conflicted of constant to self-insure for worker's compar- provided by Section 2700 of the Labor Code, for the performance the work for will perfold is seed. I. I have and will maintain worker's companyation insurance, as required by Section | twoh this |
| | ON THE BUILDING OR PENINT OF COCUPANCY GRANTED, WHEN REQUIRED. APPROVAL OF THIS APPLICATION DOES NOT CORRITULE AN APPROVAL FOR THE ELECTRIC? WIRING OR PLANSING INSTALLATIONS. A SEPARATE PENINT FOR THE WIRING AND PLINGEN | Labor Code, for the performance of the work for which this pearst is leaved. My to compensation insurgose early and policy number una: Carrier Hart C. Hurt C. | workers' |
| | Must be contained, derivante prevaint Afre Recursed of Answer (B. 1923) Roome Cubertons (ros (ru) (ru) (ru) (ru) (ru) (ru) (ru) (ru) | Palloy Number 15 48 369 - 2004 () III. The cost of the work to be done is \$100 or less. | |
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| | CHECK APPROPRATE BOX DOWNER DARCHITECT CLESSEE DAGENT CONTRACTOR DENDINEER | aubjust to the workers' comparison provisions of the Luber Code of California a compile instantia with the providence of Section 3000 of the Luber Code, and the providence lateral applications and it as desired revolution. () V. Leading with a owner (or the generic term in connect) that in the performance of the w | pernit auto in- |
| | APPLICANT'S CERTIFICATION HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION | which the partit is issued, will imply a contractor who correlates will be write completion law of California and via, prior to be common caling of any wo completion law of California and the California Horne Brenze. | um' A, vil Tr e |
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| FICIAL | APPLICATION FOR BI ADDITIONS, ALTERATI FORM 3 OTHER AGENCIES REVI FORM 8 OVER-THE-COUNTER IS NUMBER OF PLAN SET NUMBER OF PLAN SET DATE RUD 29 L | ONS OR REPAIRS EW REQUIRED SUANCE SUANCE T MG. (1) STREET ADDRESS OF 430 (1) 1885 Miss | CITY AND COUNTY DEPARTMENT OF APPLICATION IS HEREBY MAI BURD IN ACCORDANCE WITH T SUBMITTED HEREWITH AND AN APPLICATION IS HEREBY MAI DURING WORKS OF SAM REA BURD IN ACCORDANCE WITH T SUBMITTED HEREWITH AND AN APPLICATION IS HEREBY MAI DURING WORKS OF SAM REA BURD IN ACCORDANCE WITH T SUBMITTED HEREWITH AND AN ADD NOT THE THE OWNER AND AND ADD NOT THE THE OWNER AND AND ADD NOT THE THE OWNER AND AND ADD NOT THE OWNER AND AND AND ADD NOT THE OWNER AND AND AND ADD NOT THE OWNER AND AND AND AND ADD NOT THE OWNER AND AND AND AND ADD NOT THE OWNER AND AND AND AND AND AND ADD NOT THE OWNER AND | NCISCO FOR PERMISSION TO HE PLANS AND SPECIFICATIONS CORDINGLIO THE RESCRIPTION | THE WORK WARD ST. 15 09521808 80 |
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| | r | | BE FURNISHED BY ALL APPL | | |
| | | DESCRIPT | ION OF EXISTING BUILDING | | |
| | (4A) THE OF CONSTE. (SA) HO. OF (6A) STORES OF BASE III-N OCCUPANCY: 3 AND | | ial/ offices | M/ B | INTE N/A |
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| | (14) GENERAL CONTRACTOR | ADDISS | nove | CALF. LIC. NO. EU | RATION DATE |
| | | | Apparts | | NE (108 CONTACT ET BLEEAU) |
| | ITAL WRITE IN DESCRIPTION OF ALL WORK TO BE PER | CREMED UNDER INUS APPLICATION REFERENCE | tet, San Francisco, CA | | 1 |
| | 1) Mars and 1 d America | r_ work includes de | molition; new partition m; other miscellaneous | ns; doors and frames. s items. | |
| | 2) Cut windows at east | property line; same | owner for both lots; a | adjacent lot vacant. | |
| | | • | _ | | |
| | 3 76 CHINDREN | IN PAYCAME UP | ATION - FORM 3 APPLICA | NTS ONLY | |
| | (17) DOSE THES ALTERATION TES | D (III) # (I7) IS YES, STATE | (19) DOES THIS ALTERATION CREATE DECK OR HORE | YES [(20) IF (19) IS YEL STAT | N/A 30.17. |
| | CREATS ADDITIONAL STOLT TO BUILDINGS NO (21) WILL SUPWALK OVER | CENTER LINE OF HIGHT 1V IN | THE CALL ANT OTHER BUSTING BLDG. ON LOTT OF VES, ENOW | | ION YES P |
| | | | ADCREAS | CA | R, CERTIFICATE NO. |
| | | | 414 Clement St. #4 Sa | ADDIAN | 6 (015569 |
| | | | | NOTICE TO APPLICANT | |
| | Ne shange shall be made in the chan obtaining a building Permit outhoriting Cade and San Frankton Mousing Cade. Ne partien of building or structure or scal- than 60° to any while controlling more Penal Cade. | octer of the ecceptoncy or use with y such change. See Son Francisco I folding used during construction, to b a than 750 volts. See Sec. 383, Co y the heilding agrout shall be potter | INTERVIEW OF A COMPANY | WSE: The Permitter(s) by acceptance combes the City and County of San F smash and actions for damages result is of negligence of the City and Count is the City and County of San French | a contract of the Barrier of |
| | ich. The owner is responsible for oppr suilding site. Grade lines as shown on drawings accord | nyarying this application are assumed | aboving () i Co | pplicable. If however, item (VI) is the in the appropriate anothed at compile rifficate of Consent to Self-Insure is subjud Relations. | cued men rem (v) must be price below: used by the Director of |
| | correct grade lines, cuts and fills logethe woll factings required must be submitte | r with complete denote of reforming w d to this burcou for approval. It as this burcou for approval. | () B. Ce | cificate of Workman's Compensatio | N INSULANCE IZOGA DY AN |
| | BUILDING NOT TO BE DECUPIED UNIT | CONTRACT OF FRAL CONTE | | exact copy or duplicate of (1) certif Affed by the insurer. a cost of the work to be performed b | i 3 i CQ ar lets. |
| | ELECTRICAL WRING OR PLUMBING IN ELECTRICAL WRING OR PLUMBING IN | TALLATONS. A SEPARATE PERMIT F | CORTHE (>>) V. La CORTHE (>>) V. La URED # sub | | |
| | ANSWEE IS YES' TO ANY OF ABOVE THIS IS NOT A BUILDING PERMIT. NO Y | AUERTONIC /101 /111 /121 /131 (72) | er (24). tu ULDING be | erity that in the performance of the v upd, Ishall not employ any person in a spect to the waterman's compared ther activately that I understand, come subject to the works our's comp bor Code of California and fail to behave of Section 3500 of the Labor C Lind (water to be meaned revealed) | In the event that I should ensation provisions of the comply forthwith with the |
| | PERMIT IS ISSUED. In dwellings all insulating materials must from all electrical wirse or equipment. | | | | |
| | CHECK APPROPRIATE BOX | | 2×9, vi. i¤ | prify as the owner (or the agent of the | owner; indi in me partor. t is issued, I will employ a en's compensation have et |
| | | OWER OF ATTORNEY | | ance of the work (of which this permi naroctor who complies with the works liferate and whe has on file, or prior ho with will file, with the Central Perm viewan's compensation insurance is o | me commencement or any it Bureau evidence that orried. |
| | CONTRACTOR CATTORNEY IN P | CERTIFICATION | 3- + / | 0 | 1-10 |
| | I HEREBY CERTIFY AND AGREE THAT IF A DESCRIBED IN THIS APPLICATION, ALL LAWS AND ORDINANCES THERETO M 9003-03 | PERMIT IS ISSUED FOR THE CONSTI THE PROVISIONS OF THE PERMIT | AUCTION AND ALL Applicant's Signature | Kopulan 12 | 23/97 Dota |
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| | | OWNER NAME | | | TELEPHONE | |
| DROLAPA | S | | | | (415)564-655 | and the second s |
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| | | CONTACT NAME | | | TELEPHONE | |
| R B ROC | FING CO | MPANY | | | (415)863-965 | 1 |
| STAND | AND DESCRIPTION | BLDG. USE | | OTHE | DEBCRIPTION | |
| | | | RE | ROOF | | |
| RETAIL | SALES | | | | · · · · · · · · · · · · · · · · · · · | |
| SPECIAL INSPEC | TIONS! NO | FIRE ZON | VE. | | - | |
| SPECIAL USE DI | BTRICT | TIDF | NO | | | |
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PERMIT INSPECTION RECORD DEPARTMENT OF PUBLIC WORKS CITY AND COUNTY OF SAN FRANCISCO BUILDING INSPECTION JOB CARD

8003-15

EXHIBIT E

Thu Oct 1 – Sat Oct 3, 2015 (Pacific Time)

| | Thu 10/1 | Fri 10/2 | Sat 10/3 |
|-------|--|--|-----------------------------|
| | | Water.org Meeting [Gallery] @ Gallery | |
| 9am | | 8:30am - 4:30pm | |
| | | | Chabad (20ppl) 9am - 1pm |
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| 10am | | | |
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| 12pm | (Impact Hub New) | | |
| | Member Orientation @ | | |
| | 901 Mission Sexy Salads | | |
| | Street, San Francisco, CA, | | |
| 1pm | | | |
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| 6pm | | | |
| | (Workbench) (Berkeley) Achieve | | |
| | Balance @ Impact Hub Berkeley, 2150 Allston Way #400, Berkeley, | | |
| | CA 94704, United States 6pm - 9pm | | |
| 7pm | ohu - ahu | | |
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| 8pm | | | |
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Impact Hub SF Gatherings Sun Oct 4 – Tue Oct 6, 2015 (Pacific Time)

| | Sun 10/4 | | Mon 10/5 | | | Т | Tue 10/6 |
|------|---|--------------------------------|--------------------|-----------------------------|---------------------|--------------------------|---|
| | | | | | SOCAP | | |
| | | | | | | | |
| 9am | HIVE HOLD (50ppl) @ Missica ' | | | | | | |
| 12pm | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| 1pm | | | | | | | |
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| 2pm | | | | | | | |
| | Impact Assets Event [20ppl] @ Boardroom 2pm - 6pm | | | | | | |
| | | | | | | | |
| 3pm | | Agora @ | | | | | |
| | | Hubble 3pm - 6pm | | | | | |
| | | | | | | | |
| 4pm | | | | | | | |
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| 5pm | | | SOCAP Entrepren | | | | |
| | | | eur Wine Down @ | | SF | | |
| 6pm | | | Main Space | | Gree | | |
| opin | | Impact Assets | 5pm - 7: 30pm | Agora @ Hubble 3- | Drink s@ | Youn g | WINC Conn Conn |
| - | | Dinner (20ppl) @ Mission | | 6pm, Boardroo m 6-8pm | Missi on Wing | profe ssion als in | ect: ect Your for Mark Wom mast |
| 7pm | | Wing 6pm - 10pm | | 6pm - 8pm | 5: 30pm | trans | Mark Wom mast eting en ers - Mess Entre Profe |
| | | | | | - 7: 30pm | tion (100 | age pren ssion @ eurs al |
| 1.17 | | | | | | ppl) @ | Hubb @ Deve le San lopm |
| 8pm | | - | | | / | Main spac e | 6pm Fran lent |
| | | | | | | 6pm - 9pm | |
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| 9pm | | | | | | | |
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Wed Oct 7 - Fri Oct 9, 2015 (Pacific Time)

| | Wed 10/7 | Thu 10/8 | Fri 10/9 |
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| | SOCAP | | |
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| 11am | | | |
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| | | | Collabriv Wine Down |
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| 5pm | | | |
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| | | | |
| 6pm | | | |
| | Freelancer's Union Spark @ Urban AgTech meetup @ Minna | The Science of Learning (40ppl) Meeting | |
| | Main space Wing 6pm - 9pm 6pm - 8pm | Learning (40ppl) Meeting @ Gallery [Lighthouse] @ 6pm - 9pm Lighthouse | |
| | | 6pm - 8pm | |
| 7pm | | | |
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Sat Oct 10 - Mon Oct 12, 2015 (Pacific Time)

| | Sat | 10/10 | Sun | 10/11 | Mon 10/12 |
|--|--|---|--|--|---|
| 9am 10am 11am 12pm 1pm 2pm 3pm | Sat Rockit Recruiting Interview Training (60ppl) @ Main Space + Meeting rooms 9am - 4pm | Chabad SF (20ppl) @ Mission Wing 9am - 1pm | Glory San Francisco (20ppl) @ SF Main space 9am - 12pm | Glory San Francisco (20ppl) @ SF Main space 9am - 12pm | Mon 10/12 |
| 4pm | |) | | | |
| | | | | | |
| 5pm | | | | | |
| 6pm | | | | | BadAss Women Entrepreneurs 5:30pm - 6:30pm |
| | | | | | St. Jude's Committee Meeting - |
| 7pm | | | | | HOLD [Lighthouse] 6:30pm - 8:30pm |
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| 8pm | | | | | |
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Tue Oct 13 – Thu Oct 15, 2015 (Pacific Time)

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| | | Tue 10/13 | | | Wed 10/14 | | | Thu 10/15 | |
|-------------|--|---------------------------------------|--|--|---|--|--|---|---|
| 12pm 1pm | | | | | | | Orientation | New Membe @ 925 Missi co, CA, 9410 | on Street, |
| 2pm | | | | | | | | | |
| 3pm | | | | | | | | | |
| 4pm | | | | | | | | | |
| 5pm | | | | | | | Thor's Hap Allston Way United Stat 4:30pm - 6pr | | 150 CA, 94704, |
| 6pm | Creative Market (100ppl) @ Main | Defy Ventures @ Mission Wing | Hubmaste | CCI workshop 5:30pm - 9: 30pm | SF Bay Area Chapter of ICF @ | City Lights: Bay Area Education | A Balanced View Open | CCI Class (20ppl) @ Hubble 6pm - 8pm | |
| 7pm 8pm | Space 6pm - 10pm | 6pm - 10pm | rs - Professio nal Developm ent on Speaking Communic ations | | San Francisco Mission Wing 6pm - 10pm | (100ppl) @ Main Space 6pm - 9pm | Meeting [Grove] @ Grove 6pm - 8pm | | The Consultan t Lounge - Consultin g Meet Up [50pp1] @ Mainspac |
| 9pm | | | | | | | | | e 7pm - 10: 30pm |
| 10pm | | | | | | | | | - |
| 11pm | | | | | | | | | |
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Fri Oct 16 - Sun Oct 18, 2015 (Pacific Time)

| | Fri 10/16 | Sat | 10/17 | | Sun 10/18 |
|---------|---|--------------------------------|---------------------------|------------------------|--|
| 8am | | (4th Valley | | Fourth | |
| | | Concierge Job | | Valley | |
| | | Fair (100ppl) @ first floor | | Concierge (50ppl) @ | |
| | | 8am - 7pm | | Gallery | |
| 9am | | | | 8am - 5pm | |
| o u m | | | Chabad SF | | Glory San Francisco Francisco |
| | | | (20ppl) @ Mission Wing | | Francisco Francisco (20ppl) @ (20ppl) @ |
| | | | 9am - 1pm | | SF Main Mission |
| | | | | | space Wing 9am - 12pm 9am - 12pm |
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| rpm | (Minerva Event @ Minerva Co- | | | | |
| | Impact Hub Curriculur @ Gallery Gallery | | | | |
| | 1pm - 5pm 1pm - 5pm | | | | |
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| 5pm | | | | (IDA Team | Meeting [18ppl] @ Grove |
| | | | | 5pm - 6pm | |
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| 6pm | | | | 1 | |
| | Chabad SF (30ppl) @ Jake Brewer Celebration of | | | | |
| | Intersection For Life (50ppl) @ | | | | |
| | the Arts, 925 upstairs Mission Street 6pm - 8:30pm | | | | |
| - | #109, San | | J | | |
| 7pm | Francisco, CA | | | | |
| | 94103, United States | | | | |
| | 6pm - 9pm | | | | |
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Mon Oct 19 - Wed Oct 21, 2015 (Pacific Time)

| | Mon | 10/19 | Tue 10/20 | Wed 10/21 |
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| 10am | | | | (Berkeley) Mindful Matters Live: |
| | | | | The High Demand for Emotional & Social Intelligence @ 2150 Allston |
| | | | | Way, Berkeley, CA, 94704, United |
| 11am | | | | (10am - 11am |
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| | | | | |
| 12pm | | | | |
| | | | | |
| | | | | (Mindful Matters Live: The High |
| | | | Sexy Salad @ 901 Mission Street, | Demand for Emotional & Social Intelligence @ 925 Mission Street, |
| 1pm | | | Suite #105, San Francisco, CA, 12:45pm - 1:15pm | San Francisco, CA, 94103, United |
| | | | | States 12:30pm - 1:30pm |
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| 2pm | | | | |
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| 4pm | | | | |
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| 5pm | | | | |
| | | | | Rockit |
| | | | | Fair |
| | | | | Wome |
| 6pm | Staged Reading | | NBWA Kick Sip & | n in Tech (Harvar) (Singul) |
| | @ Grove 6pm - 9:30pm | (Berkeley) | House Finale Sketch | (50ppl) d Grad arity |
| | opm - 9.30pm | Brower Youth Awards Preview: | r Hour @ @ Hubma | Upstair @ main sity @ |
| | | Meet the 16th Annual Brower | Meetin Boardr Gallery sters - g oom/1s 6pm - 7: Profes | 5pm - 8: 6pm - Missio |
| 7pm | | Youth Award Winners @ 2150 | [Cypre t floor ^{30pm} sional ss] @ kitche Develo | (Nature) |
| | | Allston Way, | Cypres n pment | Suite r's |
| | | Berkeley, CA. 94704, United | s on 6pm - Speaki | #105, Meetin San g- |
| 8pm | | States | 8pm ng | Francis Presidi |
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| 9pm | | | | |
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Thu Oct 22 – Sat Oct 24, 2015 (Pacific Time)

| | Thu 10/3 | 22 | Fri 1 | 0/23 | Sat | 10/24 |
|-------|-------------------------------|------------------------|----------------------|---------------------------|--------------------------|----------------------------------|
| 8am | | | | | Enrollment fair | |
| | | | | | 8am - 9am | |
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| 9am | | | Catapult and B | | Catapult and B | Chabad SF |
| | | | Lab (20ppl) @ | | Lab (20ppl) @ Gallery | (20ppl) @ San Francisco Board |
| | | | Gallery 9am - 6pm | | 9am - 6pm | room |
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| 10am | | | | | | |
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| 3pm | | | | | | |
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| 4pm | Bridging the | | | | | |
| | Small Business Tech Divide | | | | | |
| | (HOLD) @ | | | Within People | 1 | |
| | Gallery 4pm - 7pm | | | Wine Down @ Downstairs | | |
| 5pm | | | | kitchen | | |
| | | | | 4:30pm - 6:30pm | | |
| | P | icsArt Happy | | | | |
| | н | lour @ Mission Ving | | J | | J |
| 6pm | 5 | :30pm - 8:30pm | | | | |
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Sun Oct 25 – Tue Oct 27, 2015 (Pacific Time)

| | | Sun 10/25 | | Mon 10/26 | | Tue 10/27 |
|------|---|--|--|-----------|--|---|
| 9am | Catapult and B lab @ Gallery 9am - 3pm | Glory San Francisco (20ppl) @ SF Main | Glory San Francisco (20ppl) @ SF Main | | | |
| 10am | | space 9am - 12pm | space 9am - 12pm | | | |
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| 11am | | | | | | |
| 10 | | | | | | |
| 12pm | | McKinney E Meeting @ 12pm - 6pm | Board Grove | | | |
| 1pm | | | | | | |
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| 2pm | | | | | | |
| 3pm | | | | | | |
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| 4pm | | | | | | |
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| 5pm | | | | | Digora Meeting [Boardroo m] @ | |
| 6pm | | | | | Boardroo m 5pm - 7pm | |
| | | | | | 5pm - 7pm | OpenODS (50ppl) @ Main Space (Hubmaste) |
| 7pm | | | | | | 6pm - 9pm rs - Professio nal Developm |
| | | | | | | ent on Speaking Communic |
| 8pm | | | | | | ations |
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Wed Oct 28 - Fri Oct 30, 2015 (Pacific Time)

| | v | Ved 10/28 | | Thu 1 | 0/29 | Fri 10/30 |
|--------|-------------------------------|--------------------------|-----------------------|---------------------------------|--------------------------------|---------------------|
| 9am | Daniel homse | y | | | | |
| | 9am - 10am | | | | | |
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| 10am | | | | | | |
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| 11am | | | | | | |
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| 10.000 | (Berkeley) Ea Networking L | unch @ Imp | act Hub | | | |
| 12pm | Berkeley, 214 Berkeley, CA | 50 Allston V | 1ay #400, | | | |
| | 11:30am 1pm | - 397-04,-011 | | | | |
| | | | | Sexy Salads 12:30pm - 1:30pm | 1 | |
| 1pm | | | | 12.30pm - 1.30pm | | |
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| 5pm | | | | Wisdom 2.0 | | Collabriv Wine Down |
| | | | | Meet-Up | | 5pm - 7pm |
| | | | | (100ppl) @ Main space | Women in | |
| | | | | 5pm - 8pm | Sustainable Business/ Green | |
| 6pm | (S&C Wine) | Society 3 | How to | | Festival Wine | |
| | | Pitch Night | Grow Your Business | | Down @ Mission Wing | |
| | 6pm - 9pm | (50ppl) @ | From A | | 5:30pm - 8:30pm | |
| | | Gallery 6pm - 9pm | Seed @ Lighthous | | | |
| 7pm | | | e 6pm - 8pm | | | |
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Sat Oct 31 – Mon Nov 2, 2015 (Pacific Time)

| | Sat 10/31 | Sun | 11/1 | Mon 11/2 |
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| 9am | Chabad SF (20ppl) @ San Francisco Board room | Glory San Francisco (20ppl) @ SF | Glory San Francisco | |
| | 9am - 1pm | (20ppl) @ SF | (20ppl) @ SF | |
| | | Main space 9am - 12pm | Main space 9am - 12pm | |
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Tue Nov 3 - Thu Nov 5, 2015 (Pacific Time)

| | Tue 11/3 | | Wed 11/4 | | | Thu 11/5 | |
|-------|---|-----------------------------|------------------------------|-----------------------------------|-------------------------------------|--|---------------------|
| 11am | | | | | | | |
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| 12pm | | | | | | | |
| | | | | | Orientation | New Membe @ 901 Missi co, CA, 9410 | on Street, |
| | | | | | States 12pm - 1pm | CO, CA, 3410 | s, onited |
| 1pm | | | | | | | |
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| 3pm | | | | | | | |
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| 4pm | | | | | | erson Bitfilm | festival |
| | | | | | walkthroug 4pm - 5pm | h | |
| 5pm | | | | | | | |
| opin | | | | | Pathwise Leadershi | | |
| | | | | | p (60ppl) @ Gallery 5pm - 8pm | Full Circle Fund @ | |
| 6pm | (Introduction to | SELC | Freelance | NBWA | | Grove 5:30pm - 7: | Balanced |
| | Mindfulness @ Hubble | Meet Loconomi | r's Union 925 | House Cleaner | | 30pm | View @ Lighthous |
| | 6pm - 7pm Hubmasters - Professional Development on | cs Cooperati ve 925 | ENTRANC E @ Main space | Meeting [Cypress] 6pm - 8pm | | | e 6pm - 8pm |
| 7pm | Speaking Communications | ENTRANC E@ | 6pm - 9pm | Shur shur | | | |
| | and Leadership + @ Mission | Gallery 6pm - 9: 30pm | | | | | |
| 8pm | space, upstairs, SOMA HUB | | | | |) | |
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| | | meeting 7am - 12:30pm | | | |
| | | 7am - 12:30pm | | | |
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| Bam | | | | | |
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| 9am | | | Chabad SF | Glory San | Glory San |
| | | | (20ppl) @ Gallery | Francisco (20ppl) @ SF | Francisco (20ppl) @ SF |
| | | | 9am - 1pm | Main space 9am - 12pm | Main space 9am - 12pm |
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| Lively | hoods Friendraiser (20ppl) | @ | | | |
| Livelyl | hoods Friendraiser (20ppl) iouse 1 - 8:30pm | e | | | |
| Lively | hoods Friendraiser (20ppl) nouse n - 8:30pm | @ | | | |
| Livelyl Lighth | nouse | e | | | |
| Livelyl | nouse | @ | | | |
| 6pm Livelyl 5:30pm | nouse | e | | | |
| Livelyl | nouse | @ | | | |
| 6pm | nouse | @ | | | |
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| 6pm | nouse | @ | | | |

Mon Nov 9 - Wed Nov 11, 2015 (Pacific Time)

| | Mon 11/9 | Tue 11/10 | Wed 11/11 | |
|--------|---------------|--|---|---|
| 8am | | Solutions Journalism Breakfast: Paul Shoemaker, author of Can't | | |
| | | Not Do @ Boardroom 8am - 10:30am | | |
| 9am | | | | |
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| 10am | | | | |
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| 2pm | | | Social Enterprise Forum | 1 |
| | | | 2pm - 5pm | |
| 3pm | | | | |
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| 4pm | | | | |
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| 5pm | | | SF Public Press Public meeting | / |
| | | | @ gallery 5pm - 8:30pm | |
| 6pm | Bad Ass Women | Introduction to | SF Bay Area | 1 |
| | 6pm - 8pm | Mindfulness @ 925 Mission Street, San Hubmasters - | Chapter of ICF @ San Francisco Main space | 2 |
| 7pm | | Francisco, CA, 94103, United Speaking | 6pm - 10pm | |
| | | Communications and Leadership + @ Mission | | |
| 0 | | space, upstairs, SOMA HUB | | |
| 8pm | | | | |
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| 9pm | | | | |
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Thu Nov 12 – Sat Nov 14, 2015 (Pacific Time)

| | Thu 11/ | /12 | Fri 11/13 | Sat 1 | 1/14 |
|-------|-----------------------------------|------------------------------|-----------|--|---|
| 9am | | | | Chabad SF (20ppl) @ Gallery 9am - 1pm | |
| 10am | | | | | |
| roam | | | | | Zeke Swepson @ 901 Mission |
| | | | | | Street, Suite #105, San Francisco, CA |
| 11am | | | | | 94103, US 10am - 6pm |
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| 12pm | | | | | |
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| 4pm | | | | | |
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| | Thor's | | | | |
| 5pm | Happy Hour @ 2150 | | | | |
| | Aliston Way, Full Cir | | | | |
| | Berkeley, CA, (30ppl) | | | | |
| 6pm | Defy Ventures Wing | n | | Presidio Food Clu Space | ub (100pl) @ Main |
| | (30ppl) @ 5:30pm Boardroo 30pm | - 7: | | Space 6pm - 9pm | |
| 7pm | m 6pm - 9pm | Brainwash ing of my | | | |
| 7.011 | | dad Film Screening | | | |
| | | (50ppl) @ Main | | | |
| 8pm | | Space 6:30pm - 9: 30pm | | | |
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| 9pm | | | | | |
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Sun Nov 15 - Tue Nov 17, 2015 (Pacific Time)

| | Sun 11/15 | | Mon 11/16 | Tue 11/17 |
|--------|---|---|--|---|
| 9am | Glory San Francisco (20ppl) @ SF Main SF Main | | | |
| 10am | space space 9am - 12pm 9am - 12pm | Zeke Swepson | | |
| | | (20ppl) @ 901 Mission | | |
| 11am | | Street, Suite #105, San | | |
| | | Francisco, CA 94103, US 10am - 6pm | | |
| 12pm | | | | |
| | | | | Sexy Salad 12:30pm - 1:30pm Sexy Salad @ |
| 1pm | | | | 901 Mission 12:45pm - 1:15pm |
| 2pm | | | | |
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| 4pm | | | | |
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| 5pm | | | | Board Wine Down 5pm - 6pm |
| | | | | opin opin |
| 6pm | | | Defy Ventures (30ppl) @ San Francisco Gallery | Wolver Workb Introd ine Workb uction |
| | | | 6pm - 10pm | Entrep reneur s (30ppl) @ Want A Vision Boost? @ Mindfu Iness @ Profes |
| 7pm | | | | @ Boardr sional Minna oom Develo Wing 6pm - pment |
| 0.0.00 | | | | 6pm - 9pm Speaki ng |
| 8pm | | | | |
| 9pm | | | - | |
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Wed Nov 18 – Fri Nov 20, 2015 (Pacific Time)

| | Wed 1 | 1/18 | | Thu 1 | 11/19 | | Fri | i 11/20 |
|--------------|---|---|---|---|--|--------------------------------------|--|--|
| 9am | | | | | | | Catapult and B lab @ Boardroom 9am - 6pm | |
| 10am 11am | (Berkeley) Mindful Power of Intention "above the line" @ Way, Berkeley, CA States | operating 2150 Allston | | | | | | Mandragon |
| 12pm | | | Learn De Thinking Minutes! Mission San Fran CA, 9410 | in 90 @ 925 Street, cisco, 03, | Impact H Member Orientati | ion @ | | Mondragon @ Gallery 11am - 12pm |
| 1pm | Mindful Matters Li Intention, operatin line" @ 925 Missio Francisco, CA, 941 12:30pm - 1:30pm | ig "above the n Street, San | United S 11:30am | | 925 Miss Street, S Francisc | San | | |
| 2pm | | | | | | | | |
| 3pm | | | Bridgin g the Small Busine | | | | | |
| 6pm | SEA Social Entrepreneur pitch night (50ppl) 925 entrance @ Mainspace 5:30pm - 9:30pm | Customer | Divide @ Gallery | YNPN Annual Party (40ppl) @ Missio n Wing | Net Impact SF Mindfu I Consu meris | | For the Arts, 92 #109, San Franc United States | ppl) @ Intersection 55 Mission Street cisco, CA 94103, |
| 7pm | | Development: How To Talk With Your Customers @ 925 Mission Street, San Francisco, CA, | Catapu It labs @ Gallery 7pm - | 5:30pm - 9: 30pm | m (40ppl) @ Gallery 5:30pm - 9pm | Greg Schwar tz (15ppl) @ | 6pm - 9pm | |
| 8pm | | 94103, United | 11pm | | | Grove 7pm - 9pm | | |
| 9 p m | | | | | | | | |
| 10pm | | | | | | | | |

Sat Nov 21 - Mon Nov 23, 2015 (Pacific Time)

| | Sat 11/21 | | Sun 11/22 | Mon | 11/23 |
|-------|---|---------------------------|--|---------------------------|------------------------|
| 8am | | | | Catapult Demo Day @ | |
| | | | | Boardroom 8am - 2:30pm | |
| 9am | Catapult Ideas 9am - 6pm (20ppl) @ S | an Catapult Ideas @ | Glory San Francisco Francisco | | Mondragon @ Gallery |
| | Francisco E Pom 9am - 1pm | oard Gallery 9am - 4pm | (20ppl) @ (20ppl) @ SF Main SF Main space space | | 9am - 10am |
| 10am | oun ipm | | 9am - 12pm 9am - 12pm | | |
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Tue Nov 24 – Thu Nov 26, 2015 (Pacific Time)

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| | Francisco, CA, 94103. United | Professional | | |
| 7pm | 94103. Onited | Development on Speaking | | |
| | | Communications | | |
| | | and Leadership + @ Mission | | |
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Fri Nov 27 - Sun Nov 29, 2015 (Pacific Time)

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| 9 a m | (0 | habad SF (20ppl) @ San Francisco board room | Glory San | Glory San |
| | B | oard room am - 1pm | Francisco | Francisco (20ppl) @ SF Main space 9am - 12pm |
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| | | (Hubmasters - Professional | Boardroom 6pm - 9pm | Fair Set-up @ Main space |
| | | Development on Speaking Communications and Leadership + | | 6pm - 9pm |
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Thu Dec 3 – Sat Dec 5, 2015 (Pacific Time)

| | Thu | 12/3 | Fri 12/4 | Sat | 12/5 |
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| 9am | Pop-up Holiday | | | Chabad SF | |
| | Market @ | | | (20ppl) @ San | |
| | Gallery | | | Francisco Board | |
| | 9am - 1pm | | | room | |
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| 11am | | | | | Bitfilm festival |
| | | | | | (50ppl) @ Main |
| | | | | | Space |
| | | | | | 11am - 9pm |
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| 12pm | | | | | |
| | | Impact Hub New Member | | | |
| | | Orientation @ | | | |
| | | 901 Mission | | | |
| | | Street, San | | | |
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| 6pm | Small Business | N N | (Chahad CE (20apl) @ Car Francisco) | | |
| | = Sustainable | | (Chabad SF (30ppl) @ San Francisco Boardroom | | |
| | SF (50ppl) @ | | 6pm - 9pm | | |
| | Main Space | Presidio Wine | | | |
| | 6pm - 9pm | Down @ | | | |
| 7pm | | Upstairs kitchen | | | |
| . p.m | | 6:30pm - 8pm | | | |
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Sun Dec 6 - Tue Dec 8, 2015 (Pacific Time)

| | Sun 12/6 | | Sun 12/6 Mon 12/7 | | |
|-------|--|--|----------------------------------|--|--|
| 9am | Glory San Francisco (20ppl) @ SF Main space 9am - 12pm | Glory San Francisco (20ppl) @ SF Main space 9am - 12pm | | | |
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| 12pm | | | | Clean Energy Lunch @ Gallery | |
| | | | | 12pm - 1:30pm | |
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| 1pm | | | | | |
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| 3pm | | | Erin's meeting @ Gallery | | |
| | | | 3pm - 5pm | | |
| 4pm | | | | | |
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| 6pm | | | (Defy Ventures (30ppl) @ Gallery | (ClearSt) (Mondr | |
| | | | 6pm - 10pm | ory agon Data worksh (40ppl) op @ Main HOLD Minna sters - | |
| 7pm | | | | Space 6pm - 9pm@Wing 6:30pmProfes sionalgallery 6pm -00m or 30pm- 9: 00m or 00mDevelo pment on | |
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Wed Dec 9 - Fri Dec 11, 2015 (Pacific Time)

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| _ | | Thor's Happy Hour @ 2150 Allston Way, Berkeley, CA, 94704, | |
| 5pm | | United States 4:30pm - 6pm | Collabriv Wine Down @ Kitchen 5pm - 7pm |
| | | | spin - rpin |
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| 6pm | (HOLIDAY PARTY (200ppl) @ Entire | Wisdom 2.0 Holiday Party @ First | |
| | space 6pm - 11pm | Floor 6pm - 10pm | |
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| | Sat 1 | 12/12 | Sun | 12/13 | Mon 12/14 |
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| 9am | Beyond 12 @ | Chabad SF | Glory San | Glory San | |
| | Cypress 9am - 2pm | (20ppl) @ San Francisco Board | Francisco (20ppl) @ SF | Francisco (20ppl) @ SF | |
| | ount - zpin | room | Main space | Main space | |
| | | 9am - 1pm | 9am - 12pm | 9am - 12pm | |
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Tue Dec 15 – Thu Dec 17, 2015 (Pacific Time)

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| 10am | | What | H Matters Live: Celebrating S.@ 2150 Allston Way, ey, CA, 94704, United States 11am | |
| 11am | | | | |
| 12pm | Sexy Salad 12:30pm - 1:30pm | What I | Il Matters Live: Celebrating S @ 925 Mission Street, San | Impact Hub New Member Orientation @ 925 Mission Street, San Francisco, CA, 94103, United States 12pm - 1pm |
| 1pm | Sexy S 901 Mi 12:45pr | I I Tanut | sco, CA, 94103, United States m - 1:30pm | |
| 2pm | | | | |
| 3pm | | | | |
| 5pm | | | | |
| 6pm | Popupsters and | | | (Toolworks party (150ppl) @ main |
| 7pm | Kiva Zip HOLIDAY EVENT @ Entire first floor Profes | pment on 6:30pm | ty 3 Pitch Night (50ppl) @ Space n - 9:30pm | space 6pm - 10:30pm |
| 8pm | Comm and Le + @ M | unications adership ssion upstairs, | | |
| 9pm | | | | |
| 10pm | | | | |

Fri Dec 18 - Sun Dec 20, 2015 (Pacific Time)

| | Fri 12/18 | Sat | 12/19 | Sun | 12/20 |
|------|--|---|--|--|--|
| 9am | | Chabad SF (20ppl) @ San Francisco Board room | | Glory San Francisco (20ppl) @ SF Main space | Glory San Francisco (20ppl) @ SF Main space 9am - 12pm |
| 10am | | 9am - 1pm | | 9am - 12pm | 9am - 12pm |
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| 11am | | | | | |
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| 12pm | | | Volunteers in | | |
| | | | Asia (50ppl) @ Minna Wing 12pm - 3pm | | |
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| opm | Chabad SF (30ppl) @ Intersection For the Arts, 925 Mission Street #109, San Francisco, CA 94103, United States 6pm - 9pm | | | | |
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Mon Dec 21 - Wed Dec 23, 2015 (Pacific Time)

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| | WORKSHOP: HOW TO MAKE MORE MONEY IN YOUR COACHING | | |
| 6pm | BUSINESS @ Boardroom 5:30pm - 8pm | | |
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| | | Hubmasters - Professional | |
| 7.0.00 | | Development on Speaking Communications and Leadership + | |
| 7pm | | @ Mission space, upstairs, SOMA HUB | |
| | | 6:30pm - 8pm | |
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Thu Dec 24 – Sat Dec 26, 2015 (Pacific Time)

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| 9am | | (Chabad SF (20ppl) @ San Francisco |
| | | Chabad SF (20ppl) @ San Francisco Board room 9am - 1pm |
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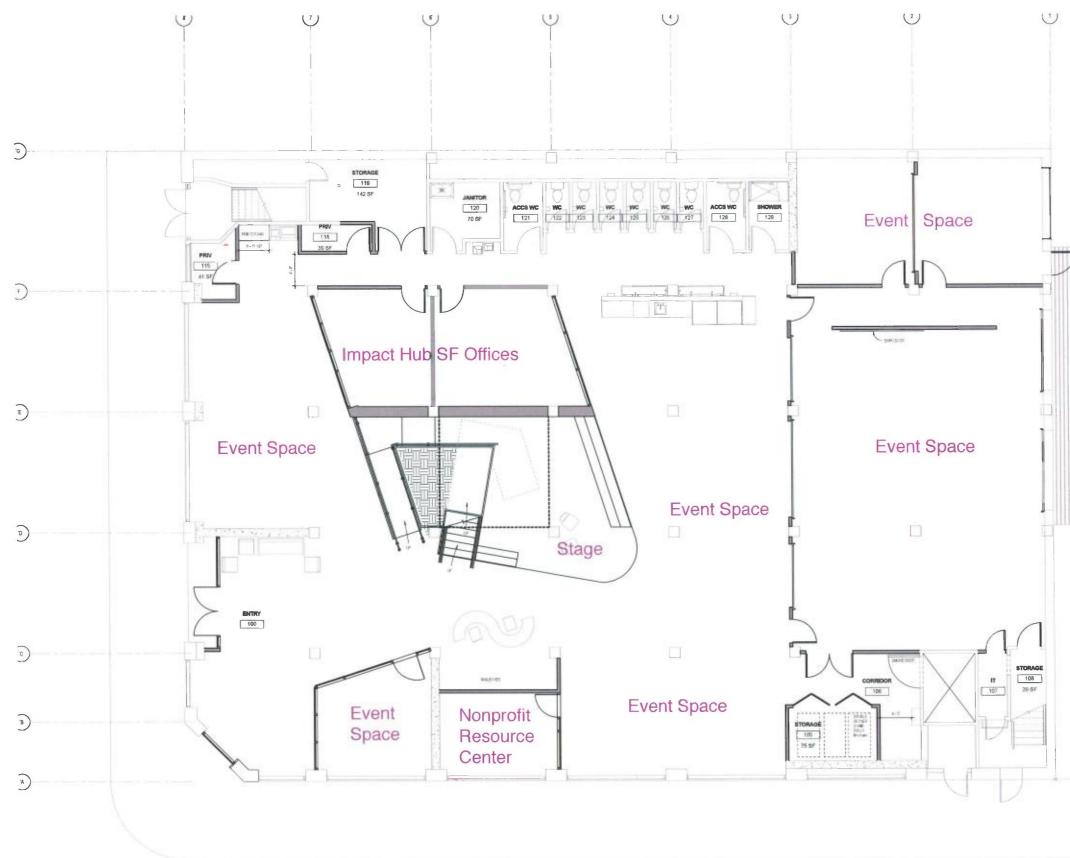
Sun Dec 27 - Tue Dec 29, 2015 (Pacific Time)

| | Sun | 12/27 | Mon 12/28 | Tue 12/29 |
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| 94111 | Glory San Francisco | Glory San Francisco | | |
| | (20ppl) @ SF | (20ppl) @ SF | | |
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| 7pm | | | | Communications and Leadership + @ Mission space, upstairs, SOMA |
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Wed Dec 30 – Thu Dec 31, 2015 (Pacific Time)

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