

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD  
**Date:** Wednesday, September 27, 2017 11:29:43 AM  
**Attachments:** [170926THD letter.pdf](#)

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*Office of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

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**From:** Ross Guehring [mailto:Ross@lh-pa.com]  
**Sent:** Tuesday, September 26, 2017 4:25 PM  
**To:** Stan Hayes  
**Cc:** Grob, Carly (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Michael Stanton; Shane Kunimura  
**Subject:** RE: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Hi Stan,

Thank you for sending over the THD Board comment letter regarding the proposed Moxy hotel at 1196 Columbus Avenue. We appreciate everyone's participation in reviewing the project.

Our project team felt it was important to address each of your comments, which you can find in the attached letter from project architect, Michael Stanton.

And thanks again for your hospitality at the September 12 presentation.

Sincerely,  
Ross

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**Ross Guehring** | [LIGHTHOUSE PUBLIC AFFAIRS](#)  
**MAIN** (415) 364-0000 | **MOBILE** (415) 250-2785

**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Friday, September 22, 2017 5:01 PM  
**To:** Ross Guehring <[Ross@lh-pa.com](mailto:Ross@lh-pa.com)>  
**Cc:** [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org); Secretary, Commissions (CPC) <[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)>; Peskin, Aaron (BOS) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>  
**Subject:** THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Ross -

On behalf of the Board of the Telegraph Hill Dwellers (THD), I want to thank you and your colleagues again for your presentation at our board meeting last week.

We appreciate each of you taking the time to meet with us regarding Marriott's proposed Moxy Hotel project.

Please find attached a letter summarizing our comments. We look forward to discussing them further with you, if you would like.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Immediate Past President  
Telegraph Hill Dwellers

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Grob, Carly \(CPC\)](#); [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Moxy hotel (1196 Columbus Avenue) Case No. 3014-002849CUAENVTD  
**Date:** Wednesday, September 27, 2017 11:29:35 AM  
**Attachments:** [170926 Letter to Jerry Yang.pdf](#)

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Michael Stanton [mailto:mstanton@stantonarchitecture.com]  
**Sent:** Tuesday, September 26, 2017 5:42 PM  
**To:** director@kaiming.org  
**Cc:** Grob, Carly (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Mark H. Loper (mloper@reubenlaw.com); Ross Guehring; Sandra Chow; susanna.leung@kaiming.org  
**Subject:** Moxy hotel (1196 Columbus Avenue) Case No. 3014-002849CUAENVTD

Hi Jerry,

Thanks again to you and your Kai Ming Head Start staff for meeting with Ross, Mark, and me yesterday. The session was informative and productive. Enclosed is a letter that follows up on the points raised in that discussion. Please call if you have any questions or if you wish to discuss the proposed hotel further. I look forward to the conversation.

Regards,  
Michael

Michael Stanton, FAIA, LEED AP

| |  
1501 Mariposa Street, Suite 328  
San Francisco, CA 94107  
t. 415.865.9600 f. 415.865.9608  
[www.stantonarchitecture.com](http://www.stantonarchitecture.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: RE 2014-1060 DRP/VAR 1870 Market  
**Date:** Wednesday, September 27, 2017 11:29:03 AM  
**Attachments:** [1870 Market Street 150 feet.pdf](#)

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**From:** john nulty [mailto:nulty\_j@yahoo.com]  
**Sent:** Tuesday, September 26, 2017 6:54 PM  
**To:** RICH Hills; Richards, Dennis (CPC); RODNEY Fong; Moore, Kathrin (CPC); Johnson, Christine (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC)  
**Cc:** Rahaim, John (CPC); Sanchez, Scott (CPC); Joslin, Jeff (CPC); Asbagh, Claudine (CPC); Secretary, Commissions (CPC)  
**Subject:** RE 2014-1060 DRP/VAR 1870 Market

Dear Planning Commissioners and Planning Staff:

The project sponsor Neighborhood Notification did not include property owners, tenants and neighborhood groups in the 312 Notice mailed December 23,2016 thru January 23,2017.

- a) parcel 081006 - 4 not mail
- b) parcel 0871007- 3 not mailed
- c) parcel 0870012- 63 not mailed
- d) parcel 0870014- property owner and tenants not mailed
- e) parcel 0871016 - only 58 out 113 units DID Not mail to 55 units

Over 126 not mailed on the same block as the project sponsor. And with in 150- foot per the Sanborn Map for block 214 page 871 updated 2006.

The proposed building will be 8 stories high and block the northern exposure to parcels 16, 18-26 some of the units in parcel 12.

Therefore I am requesting a continuance until properly documented outreach is done by project sponsor.

Please have the project sponsor or their representative notify me when they set up additional community meetings to discuss 1870 Market Street project and make sure there is someone taking meeting notes and produce sign in sheets.

Sincerely,

John Nulty

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: No Neighborhood Input in the UDG  
**Date:** Wednesday, September 27, 2017 11:28:17 AM

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Elizabeth Fromer [mailto:efromer3@gmail.com]  
**Sent:** Wednesday, September 27, 2017 10:46 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Fwd: No Neighborhood Input in the UDG

Mr. Ionin,

Please accept my apologies for accidentally ommiting you from the list of recipients copied on this email.

You should have been included.

Sincerely,

Dr. Lisa Fromer  
President, LHNA

**From:** Elizabeth Fromer <[efromer3@gmail.com](mailto:efromer3@gmail.com)>  
**Subject:** No Neighborhood Input in the UDG  
**Date:** September 27, 2017 at 10:27:37 AM PDT  
**To:** "[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)" <[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)>  
**Cc:** "Christine D. Johnson" <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>, Dennis Richards <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, Joel Koppel <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Kathrin Moore ([kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org))" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, Myrna Melgar <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>, "Rich Hillis ([richhillissf@gmail.com](mailto:richhillissf@gmail.com))" <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>, Rodney Fong <[planning@rodneymfong.com](mailto:planning@rodneymfong.com)>, mary gallagher <[maryegallagher@yahoo.com](mailto:maryegallagher@yahoo.com)>, Ozzie Rohm <[ozzierohm@sbcglobal.net](mailto:ozzierohm@sbcglobal.net)>, John O'Duinn <[john@oduinn.com](mailto:john@oduinn.com)>, Robyn Tucker <[venturesv@aol.com](mailto:venturesv@aol.com)>, Gary Weiss <[gary@ixia.com](mailto:gary@ixia.com)>, "[bruce.r.bowen@gmail.com](mailto:bruce.r.bowen@gmail.com)" <[bruce.r.bowen@gmail.com](mailto:bruce.r.bowen@gmail.com)>, Junona Jonas <[junonajonas@yahoo.com](mailto:junonajonas@yahoo.com)>, Carolyn Kenady <[carolynkenady@gmail.com](mailto:carolynkenady@gmail.com)>

Mr. Joslin,

We recently learned that the deadline for public comment on the UDG is October 10th. None of our neighborhood or community groups, including the CSFN, received notice of this deadline. Was any effort made to let us know about this?

We've also reviewed the most current UDG draft. We're extremely disturbed and alarmed that after months of discussion at Community Workshops, public comment at the Planning Commission and a letter, dated May 6, 2017, voicing the collective concerns of seven Neighborhood Associations and a Planning consultant, none of our suggestions and recommendations were incorporated into the current draft of the Urban Design Guidelines. None! Neighborhood voices have been completely ignored!

Why did the Planning Department do public outreach? Were community workshops conducted in good faith and with an honest attempt to listen to engaged residents who know their neighborhoods far better than the Planning Department?

Did you really listen to well-reasoned public comments? Did you read the collective neighborhood objections? We find it hard to believe that not a single recommendation was given consideration in the draft UDG. Solid and respectful arguments were made, informing you of the UDG's negative impacts on neighborhood character, massing and scale, especially in the older, low-density residential and historic neighborhoods.

*Good city planning must involve neighborhood input.* Community participation allows all ideas to be presented and openly discussed. Everyone's knowledge and resources are utilized and the process is transparent, democratic and legitimate. But if city planning ignores community concerns, the result is a one-sided vision that's imposed on our neighborhoods; it's completely out of alignment with the experience and desires of city residents.

That's simply government overreach and bad planning. Please review and integrate the valuable neighborhood input you've been given for the UDG.

Sincerely,

Dr. Lisa Fromer  
President, LHNA and  
Representative for six other San Francisco Neighborhoods

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Grob, Carly \(CPC\)](#)  
**Subject:** FW: Agenda package for Moxy Hotel  
**Date:** Tuesday, September 26, 2017 10:42:03 AM

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**From:** Judith Robinson [mailto:[judyrobo@pacbell.net](mailto:judyrobo@pacbell.net)]  
**Sent:** Monday, September 25, 2017 4:13 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Agenda package for Moxy Hotel

*Judith Robinson  
562 B Lombard Street  
San Francisco, California  
415 788 9112  
25 September, 2017*

TO: S. F. Planning Commission  
Attn.: Commission Secy Jonas P. Ionin e-m: [Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

FROM: Judith Robinson

RE: Moxy Hotel – hearing agenda letters of opposition

Please confirm that the following letter opposing the Moxy Hotel in North Beach is included in the Commissioners' hearing agenda information for that case, scheduled for Sept. 28 hearing.

Thank you.

22 September, 2017

S. F. Planning Department  
Attn.: Caroly Grob, Planner  
1650 Mission St. Suite 400  
San Francisco, CA. 94103-2479

RE: 1196 Columbus Ave.  
Case no. 2014-002849CUA –Moxy Hotel

e-mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

Dear Carly Grob:

I wish to register my strong opposition to the above proposed hotel at Columbus and Bay Street in North Beach, where I am a property owner and resident. I oppose a conditional-use authorization for the project, which is incompatible with the neighborhood and inappropriate for that site.

The project is incompatible and inappropriate with the neighborhood for the reasons that:

- it exceeds the 40-foot legal height limit with roof-terrace and an elevator penthouse;
- it would crowd adjacent residential buildings, notably senior and disabled housing units and a children's playground;
- it is incompatible with adjacent residential uses;
- it could have a negative impact on parking and the environment of adjacent residential sites.

Thank you for advising the Planning Commission of this opposition at a hearing scheduled for Sept. 28, 2017.

Judith Robinson

cc: Supervisor Aaron Peskin  
S. F. Planning Commission – Commission Secy Jonas P. Ionin - e-m: [Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)  
Commissioner Kathrin Moore  
Telegraph Hill Dwellers

Neighbors

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Small, Maia \(CPC\)](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: CSFN Letter on Urban Design Guidelines  
**Date:** Monday, September 25, 2017 3:57:41 PM  
**Attachments:** [CSFN-UDGs Concerns & Requests Letter.pdf](#)

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** :) [mailto:gumby5@att.net]  
**Sent:** Monday, September 25, 2017 3:24 PM  
**To:** Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; 'Rodney Fong'  
**Cc:** Secretary, Commissions (CPC); Rahaim, John (CPC); Sanchez, Scott (CPC); Watty, Elizabeth (CPC); Brask, Anne (CPC); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS); Board of Supervisors, (BOS)  
**Subject:** CSFN Letter on Urban Design Guidelines

Dear Planning Commissioners,  
Please see attached letter.  
Thank you.

Dear Commissions Secretary Ionin,  
Please send to Planning Commissioners from your ID (my email ID may not allow some of the Commissioners to receive my email).  
Please acknowledge that you have done this. Thank you very much.

Sincerely,  
Rose Hillson  
for George Wooding, President

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Tran, Nancy \(CPC\)](#)  
**Subject:** FW: 2165 Irving Street  
**Date:** Monday, September 25, 2017 12:42:59 PM

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Cathy Alioto [mailto:CathyAlioto@hotmail.com]  
**Sent:** Monday, September 25, 2017 11:31 AM  
**To:** Tang, Katy (BOS)  
**Cc:** richhillissf@yahoo.com; nancy.h.tran@sfgov; Secretary, Commissions (CPC)  
**Subject:** 2165 Irving Street

I strongly OPPOSE the MCD on Irving St. This is a large single home family neighborhood with kids. If people need Marijuana They can have it delivered right to their door. (Correct?) I own my home and have lived here for 42 years. Raised 3 children And have 2 grandchildren. This is NOT the place for a MCD.

Catherine Alioto  
1320 22<sup>nd</sup> Avenue  
San Francisco, CA 94122  
415-515-9465

Sent from [Mail](#) for Windows 10

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Grob, Carly \(CPC\)](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Proposed Development at 1196 Columbus (Moxy Hotel)  
**Date:** Monday, September 25, 2017 10:21:03 AM  
**Attachments:** [Ltr to SF Planning Commission Re 1196 Columbus.pdf](#)

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Jerry Yang [mailto:director@kaiming.org]  
**Sent:** Monday, September 25, 2017 10:07 AM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)  
**Subject:** Proposed Development at 1196 Columbus (Moxy Hotel)

Dear Planning Commission Members,

Attached please find our letter regarding the opposition to the proposed development of the Moxy Hotel at 1196 Columbus.

If you have any questions or need additional information, please contact me at (415) 982-4777 ext 300 or via email at [director@kaiming.org](mailto:director@kaiming.org).

Sincerely,

--

Jerry Yang, Ph.D.  
Executive Director  
Kai Ming Head Start  
<http://www.kaiming.org>  
415-982-4777 ext. 300

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD  
**Date:** Monday, September 25, 2017 9:50:46 AM  
**Attachments:** [THD Ltr Moxy Bd Com FINAL 9-22-17.pdf](#)

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**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Friday, September 22, 2017 5:01 PM  
**To:** Ross Guehring  
**Cc:** Grob, Carly (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)  
**Subject:** THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Ross -

On behalf of the Board of the Telegraph Hill Dwellers (THD), I want to thank you and your colleagues again for your presentation at our board meeting last week.

We appreciate each of you taking the time to meet with us regarding Mariott's proposed Moxy Hotel project.

Please find attached a letter summarizing our comments. We look forward to discussing them further with you, if you would like.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Immediate Past President  
Telegraph Hill Dwellers

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Tran, Nancy \(CPC\)](#)  
**Subject:** FW: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)  
**Date:** Monday, September 25, 2017 9:50:35 AM

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[www.sfplanning.org](http://www.sfplanning.org)

-----Original Message-----

From: Ivy Liu [<mailto:ivy.asianimage@gmail.com>]  
Sent: Friday, September 22, 2017 9:05 PM  
To: [richhillisf@yahoo.com](mailto:richhillisf@yahoo.com); Tran, Nancy (CPC); Tang, Katy (BOS); Secretary, Commissions (CPC)  
Subject: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)

Dear Commissioners and Supervisor Tang:

I oppose the proposed MCD at 2161-2165 Irving Street.

I support medical marijuana, and respect with the result of prop64. However, it is not desirable and not necessary to open an MCD on Irving ST. It will trigger a wave of clustering, and it will subtract from our family friendly neighborhood characteristics.

Sincerely

Ivy Liu

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)  
**Date:** Monday, September 25, 2017 9:50:27 AM

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-----Original Message-----

From: Ivy Liu [<mailto:ivysinliu@hotmail.com>]  
Sent: Friday, September 22, 2017 9:09 PM  
To: [richhillisf@yahoo.com](mailto:richhillisf@yahoo.com); Tran, Nancy (CPC); Tang, Katy (BOS); Secretary, Commissions (CPC)  
Subject: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)

Dear Commissioners and Supervisor Tang:

I oppose the proposed MCD at 2161-2165 Irving Street.

I support medical marijuana, and respect with the result of prop64. However, it is not desirable and not necessary to open an MCD on Irving ST. It will trigger a wave of clustering, and it will subtract from our family friendly neighborhood characteristics.

Sincerely

Ivy Yau

Sent from my iPhone

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**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Grob, Carly \(CPC\)](#); [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Oppose Moxy Hotel  
**Date:** Monday, September 25, 2017 9:50:05 AM

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Judith Robinson [mailto:judyrobo@pacbell.net]  
**Sent:** Saturday, September 23, 2017 12:22 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Oppose Moxy Hotel

*Judith Robinson  
562 B Lombard Street  
San Francisco, California  
415 788 9112*

22 September, 2017

RE: 1196 Columbus Ave.

Case no. 2014-002849CUA –Moxy Hotel

e-mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

S. F. Planning Department  
Attn.: Carly Grob, Planner  
1650 Mission St. Suite 400  
San Francisco, CA. 94103-2479

Dear Carly Grob:

I wish to register my strong opposition to the above proposed hotel at Columbus and Bay Street in North Beach, where I am a property owner and resident. I oppose a conditional-use authorization for the project, which is incompatible with the neighborhood and inappropriate for that cite.

The project is incompatible and inappropriate with the neighborhood for the reasons that:

- it exceeds the 40-foot legal height limit with roof-terrace and and elevator penthouse;
- it would crowd adjacent residential buildings, notably senior and disabled housing units and a children's playground;
- it is incompatible with adjacent residential uses;
- it could have a negative impact on parking and the environment of adjacent residential sites.

Thank you for advising the Planning Commission of this opposition at a hearing scheduled for Sept. 28, 2017.

Judith Robinson

cc: Supervisor Aaron Peskin  
S. F. Planning Commission, Attn.: Jonas P. Ionin, Commission Secretary  
Telegraph Hill Dwellers  
Neighbors



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Commission Update for Week of September 25, 2017  
**Date:** Monday, September 25, 2017 9:29:03 AM  
**Attachments:** [Commission Weekly Update 9.25.17.doc](#)

---

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tsang, Francis  
**Sent:** Monday, September 25, 2017 8:45 AM  
**To:** Tsang, Francis  
**Subject:** Commission Update for Week of September 25, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!  
Francis

**Francis Tsang**  
Deputy Chief of Staff  
Office of Mayor Edwin M. Lee  
415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)



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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LEE ON THE PASSING OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER KONSTANTINOS "GUS" VARDAKASTANIS  
**Date:** Friday, September 22, 2017 2:11:29 PM  
**Attachments:** [9.22.17 Passing of Gus Vardakastanis.pdf](#)

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*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Friday, September 22, 2017 1:38 PM  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LEE ON THE PASSING OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER KONSTANTINOS "GUS" VARDAKASTANIS

**FOR IMMEDIATE RELEASE:**

Friday, September 22, 2017

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***

**MAYOR LEE ON THE PASSING  
OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER  
KONSTANTINOS "GUS" VARDAKASTANIS**

"I am heartbroken at the loss of our beloved Gus Vardakastanis, a dedicated small business owner, immigrant entrepreneur and community leader. He provided healthy and affordable produce to the neighborhoods he served and employed many residents at his three local markets. His welcoming and entrepreneurial spirit will be missed by the many people he touched.

Our thoughts and prayers are with Gus' family and friends during this time of sorrow. Gus will be missed, but his memory will live on through his lasting contributions to the City he loved."

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Mayor Lee's 11th Annual Latino Heritage Month Celebration and Awards Ceremony Invite - Monday, September 25th at 5:30pm  
**Date:** Friday, September 22, 2017 10:47:44 AM  
**Attachments:** [2017 Latino Heritage Month Celebration Invite.pdf](#)  
[image001.png](#)

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tsang, Francis  
**Sent:** Thursday, September 21, 2017 4:08 PM  
**To:** Carpenter, Adele; Quesada, Amy (PRT); Valdez, Anthony (ENV); Ballard, Krista (HSA); Badasow, Bridget (HSA) (DSS); Chan, Donald (REG); Varner, Christina (RNT); Stewart, Crystal (ADM); Vaughn, Carla (PUC); Mauer, Dan (REC); Hood, Donna (PUC); [dwanekennedy@gmail.com](mailto:dwanekennedy@gmail.com); Nelson, Eric (ADM); Ethics Commission, (ETH); Cantara, Gary (BOA); Glover, Dannielle (HRC); Larrick, Herschell (WOM); Jean Caramatti (AIR); Norris, Jennifer (WAR); Ionin, Jonas (CPC); Austin, Kate (ADM); Kilshaw, Rachael (POL); Scott, Laini (HSS); [lhathhorn@asianart.org](mailto:lhathhorn@asianart.org); Rainey, Louise (HSA); McArthur, Margaret (REC); Morewitz, Mark (DPH); [martinl@sfha.org](mailto:martinl@sfha.org); Conefrey, Maureen (FIR); Mahajan, Menaka (ECN); Brown, Michael (CSC); Hewitt, Nadya (REG); Nickens, Norm (RET); OCII, CommissionSecretary (CII); Gerber, Patricia (CPC); Silva-Re, Pauline (JUV); Polk, Zoe (HRC); Pon, Adrienne (ADM); Fontes, Portia (ECN); Tom, Risa (POL); [roberta.boomer@sfmta.com](mailto:roberta.boomer@sfmta.com); Blackman, Sue (LIB); [SfVACSECRETARY@gmail.com](mailto:SfVACSECRETARY@gmail.com); Page\_Ritchie, Sharon (ART); Harris, Sonya (DBI)  
**Subject:** Mayor Lee's 11th Annual Latino Heritage Month Celebration and Awards Ceremony Invite - Monday, September 25th at 5:30pm

Good afternoon.  
Please invite all Commissioners.  
Thanks!  
Francis



**Mayor Edwin M. Lee**  
together with

*City Treasurer José Cisneros  
District Attorney George Gascón  
City Attorney Dennis Herrera  
Director of 311 Customer Service Center Nancy Alfaro  
Director of Department of Public Health Barbara Garcia  
Director of Department of Child Support Services Karen Roye  
San Francisco City Librarian Luis Herrera  
Commissioner of the San Francisco Board of Education Mark Sanchez  
City College of San Francisco Board of Trustee Brigitte Davila*

*Kindly request the pleasure of your company at the*

***2017 Latino Heritage Month Celebration  
and Awards Ceremony***

***“Stronger Together, We Define Our Future”***

*Monday, September 25<sup>th</sup>, 2017*

*5:30pm – 7:30pm*

*Seating will be limited and begin at 5:00pm*

*North Light Court and Rotunda*

*City Hall*

*1 Dr. Carlton B. Goodlett Place*

*San Francisco, CA 94102*

***Refreshments will be provided after the ceremony  
in the North Light Court***

**Francis Tsang**

Deputy Chief of Staff

Office of Mayor Edwin M. Lee

415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)



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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD  
**Date:** Wednesday, September 27, 2017 11:29:43 AM  
**Attachments:** [170926THD letter.pdf](#)

---

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Ross Guehring [mailto:Ross@lh-pa.com]  
**Sent:** Tuesday, September 26, 2017 4:25 PM  
**To:** Stan Hayes  
**Cc:** Grob, Carly (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Michael Stanton; Shane Kunimura  
**Subject:** RE: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Hi Stan,

Thank you for sending over the THD Board comment letter regarding the proposed Moxy hotel at 1196 Columbus Avenue. We appreciate everyone's participation in reviewing the project.

Our project team felt it was important to address each of your comments, which you can find in the attached letter from project architect, Michael Stanton.

And thanks again for your hospitality at the September 12 presentation.

Sincerely,  
Ross

---

**Ross Guehring** | [LIGHTHOUSE PUBLIC AFFAIRS](#)  
**MAIN** (415) 364-0000 | **MOBILE** (415) 250-2785

**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Friday, September 22, 2017 5:01 PM  
**To:** Ross Guehring <[Ross@lh-pa.com](mailto:Ross@lh-pa.com)>  
**Cc:** [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org); Secretary, Commissions (CPC) <[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)>; Peskin, Aaron (BOS) <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>  
**Subject:** THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Ross -

On behalf of the Board of the Telegraph Hill Dwellers (THD), I want to thank you and your colleagues again for your presentation at our board meeting last week.

We appreciate each of you taking the time to meet with us regarding Marriott's proposed Moxy Hotel project.

Please find attached a letter summarizing our comments. We look forward to discussing them further with you, if you would like.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Immediate Past President  
Telegraph Hill Dwellers



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: RE 2014-1060 DRP/VAR 1870 Market  
**Date:** Wednesday, September 27, 2017 11:29:03 AM  
**Attachments:** [1870 Market Street 150 feet.pdf](#)

---

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[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** john nulty [mailto:nulty\_j@yahoo.com]  
**Sent:** Tuesday, September 26, 2017 6:54 PM  
**To:** RICH Hills; Richards, Dennis (CPC); RODNEY Fong; Moore, Kathrin (CPC); Johnson, Christine (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC)  
**Cc:** Rahaim, John (CPC); Sanchez, Scott (CPC); Joslin, Jeff (CPC); Asbagh, Claudine (CPC); Secretary, Commissions (CPC)  
**Subject:** RE 2014-1060 DRP/VAR 1870 Market

Dear Planning Commissioners and Planning Staff:

The project sponsor Neighborhood Notification did not include property owners, tenants and neighborhood groups in the 312 Notice mailed December 23,2016 thru January 23,2017.

- a) parcel 081006 - 4 not mail
- b) parcel 0871007- 3 not mailed
- c) parcel 0870012- 63 not mailed
- d) parcel 0870014- property owner and tenants not mailed
- e) parcel 0871016 - only 58 out 113 units DID Not mail to 55 units

Over 126 not mailed on the same block as the project sponsor. And with in 150- foot per the Sanborn Map for block 214 page 871 updated 2006.

The proposed building will be 8 stories high and block the northern exposure to parcels 16, 18-26 some of the units in parcel 12.

Therefore I am requesting a continuance until properly documented outreach is done by project sponsor.

Please have the project sponsor or their representative notify me when they set up additional community meetings to discuss 1870 Market Street project and make sure there is someone taking meeting notes and produce sign in sheets.

Sincerely,

John Nulty

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: No Neighborhood Input in the UDG  
**Date:** Wednesday, September 27, 2017 11:28:17 AM

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Planning Department | City & County of San Francisco  
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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Elizabeth Fromer [mailto:[efromer3@gmail.com](mailto:efromer3@gmail.com)]  
**Sent:** Wednesday, September 27, 2017 10:46 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Fwd: No Neighborhood Input in the UDG

Mr. Ionin,

Please accept my apologies for accidentally ommiting you from the list of recipients copied on this email.

You should have been included.

Sincerely,

Dr. Lisa Fromer  
President, LHNA

**From:** Elizabeth Fromer <[efromer3@gmail.com](mailto:efromer3@gmail.com)>  
**Subject:** No Neighborhood Input in the UDG  
**Date:** September 27, 2017 at 10:27:37 AM PDT  
**To:** "[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)" <[jeff.joslin@sfgov.org](mailto:jeff.joslin@sfgov.org)>  
**Cc:** "Christine D. Johnson" <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>, Dennis Richards <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, Joel Koppel <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Kathrin Moore ([kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org))" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, Myrna Melgar <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>, "Rich Hillis ([richhillissf@gmail.com](mailto:richhillissf@gmail.com))" <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>, Rodney Fong <[planning@rodneymfong.com](mailto:planning@rodneymfong.com)>, mary gallagher <[maryegallagher@yahoo.com](mailto:maryegallagher@yahoo.com)>, Ozzie Rohm <[ozzierohm@sbcglobal.net](mailto:ozzierohm@sbcglobal.net)>, John O'Duinn <[john@oduinn.com](mailto:john@oduinn.com)>, Robyn Tucker <[venturesv@aol.com](mailto:venturesv@aol.com)>, Gary Weiss <[gary@ixia.com](mailto:gary@ixia.com)>, "[bruce.r.bowen@gmail.com](mailto:bruce.r.bowen@gmail.com)" <[bruce.r.bowen@gmail.com](mailto:bruce.r.bowen@gmail.com)>, Junona Jonas <[junonajonas@yahoo.com](mailto:junonajonas@yahoo.com)>, Carolyn Kenady <[carolynkenady@gmail.com](mailto:carolynkenady@gmail.com)>

Mr. Joslin,

We recently learned that the deadline for public comment on the UDG is October 10th. None of our neighborhood or community groups, including the CSFN, received notice of this deadline. Was any effort made to let us know about this?

We've also reviewed the most current UDG draft. We're extremely disturbed and alarmed that after months of discussion at Community Workshops, public comment at the Planning Commission and a letter, dated May 6, 2017, voicing the collective concerns of seven Neighborhood Associations and a Planning consultant, none of our suggestions and recommendations were incorporated into the current draft of the Urban Design Guidelines. None! Neighborhood voices have been completely ignored!

Why did the Planning Department do public outreach? Were community workshops conducted in good faith and with an honest attempt to listen to engaged residents who know their neighborhoods far better than the Planning Department?

Did you really listen to well-reasoned public comments? Did you read the collective neighborhood objections? We find it hard to believe that not a single recommendation was given consideration in the draft UDG. Solid and respectful arguments were made, informing you of the UDG's negative impacts on neighborhood character, massing and scale, especially in the older, low-density residential and historic neighborhoods.

*Good city planning must involve neighborhood input.* Community participation allows all ideas to be presented and openly discussed. Everyone's knowledge and resources are utilized and the process is transparent, democratic and legitimate. But if city planning ignores community concerns, the result is a one-sided vision that's imposed on our neighborhoods; it's completely out of alignment with the experience and desires of city residents.

That's simply government overreach and bad planning. Please review and integrate the valuable neighborhood input you've been given for the UDG.

Sincerely,

Dr. Lisa Fromer  
President, LHNA and  
Representative for six other San Francisco Neighborhoods

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Planning Commission Mtg Sep 28th RE 711 Corbett Ave.  
**Date:** Wednesday, September 27, 2017 9:45:59 AM

---

FYI

*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tran, Nancy (CPC)  
**Sent:** Tuesday, September 26, 2017 5:17 PM  
**To:** CTYPLN - COMMISSION SECRETARY  
**Subject:** FW: Planning Commission Mtg Sep 28th RE 711 Corbett Ave.

Please forward this to the Commission.

Also, following up on Commissioner Moore's inquiry regarding the 5<sup>th</sup> floor addition – RDAT was aware of the windscreen at the adjacent property during its design review. RDAT determined that the addition is in keeping with the massing at the front façade as it appropriately sets back the upper floor 15 feet to minimize the visibility from the street. This is consistent with the RDGs concerning building scale at the street on pages 24-25 which recommends "Set back the upper story. The recommended setback for additions is 15 feet from the front building wall."

**From:** Mike [<mailto:sfo.mike@gmail.com>]  
**Sent:** Monday, September 25, 2017 11:26 AM  
**To:** Tran, Nancy (CPC)  
**Subject:** Planning Commission Mtg Sep 28th RE 711 Corbett Ave.

Item 24a 711 Corbett Ave. Building Permit Application No. 2016.05.03.6398

I want to thank the Commissioners for giving us the one month continuance. As a result seventeen neighbors attended a meeting with the owner and architect. I also want to give the owner credit for solutions to two of the three major neighborhood concerns.

At the meeting when we did a walk-thru we found out there was a 25' wide by 14' deep "Storage Room" behind and part of the ground floor unit. They pulled the ground floor unit and above deck 6 feet back into this 14' deep storage room. This was a win-win. The rear yard still does not meet code but now we have NO objections to the revised plans rear set-back.

Everyone is now OK with the quantity of floor to ceiling windows. The revised window design still does not relate to other buildings in the neighborhood but at least approaches the planning guidelines of void vs. solid. We no longer object to the revised plans number of floor to ceiling windows on three sides.

The final item where unfortunately there was no movement at all is the 5th floor extra bedroom in a glass box sitting on top. Last month the Commissioners questioned their use of the uphill neighbor's Windscreens as being the adjacent roof line. They indicated this is counter to normal practice to indicate building height. Even though a 40' height in front is allowed it is not required and Planning Dept Guidelines say the height is supposed to be compatible with the height of surrounding buildings. There is not one single building on the entire 700 block of Corbett Ave. that is 40' high.

The only access to this 5th floor 3rd bedroom is from inside the 4th floor owner's unit. This unit on the 4th floor already has two full size bedrooms and 2 full size bathrooms. Removing the 5th floor extra 3rd bedroom would make the building no higher than any other bldg on the 700 block of Corbett Ave. The proposed new

building would still have 3 decent size legal living units.

We do not object to the four variances but he is Overreaching to max out the building wanting it all with 4 variances plus 5 floors, whereas 4 floors would be compatible with the existing surrounding building scale.

We recommend you take DR and approve the revised drawings as submitted without the 5th floor. Thank you.

Mike Shaughnessy - 707 Corbett Ave.  
San Francisco, CA 94131-1332  
Mobile iPhone: 415-694-1771

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Grob, Carly \(CPC\)](#)  
**Subject:** FW: Agenda package for Moxy Hotel  
**Date:** Tuesday, September 26, 2017 10:42:03 AM

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*Office of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Judith Robinson [mailto:[judyrobo@pacbell.net](mailto:judyrobo@pacbell.net)]  
**Sent:** Monday, September 25, 2017 4:13 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Agenda package for Moxy Hotel

*Judith Robinson  
562 B Lombard Street  
San Francisco, California  
415 788 9112  
25 September, 2017*

TO: S. F. Planning Commission  
Attn.: Commission Secy Jonas P. Ionin e-m: [Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

FROM: Judith Robinson

RE: Moxy Hotel – hearing agenda letters of opposition

Please confirm that the following letter opposing the Moxy Hotel in North Beach is included in the Commissioners' hearing agenda information for that case, scheduled for Sept. 28 hearing.

Thank you.

22 September, 2017

S. F. Planning Department  
Attn.: Caroly Grob, Planner  
1650 Mission St. Suite 400  
San Francisco, CA. 94103-2479

RE: 1196 Columbus Ave.  
Case no. 2014-002849CUA –Moxy Hotel

e-mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

Dear Carly Grob:

I wish to register my strong opposition to the above proposed hotel at Columbus and Bay Street in North Beach, where I am a property owner and resident. I oppose a conditional-use authorization for the project, which is incompatible with the neighborhood and inappropriate for that site.

The project is incompatible and inappropriate with the neighborhood for the reasons that:

- it exceeds the 40-foot legal height limit with roof-terrace and an elevator penthouse;
- it would crowd adjacent residential buildings, notably senior and disabled housing units and a children's playground;
- it is incompatible with adjacent residential uses;
- it could have a negative impact on parking and the environment of adjacent residential sites.

Thank you for advising the Planning Commission of this opposition at a hearing scheduled for Sept. 28, 2017.

Judith Robinson

cc: Supervisor Aaron Peskin  
S. F. Planning Commission – Commission Secy Jonas P. Ionin - e-m: [Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)  
Commissioner Kathrin Moore  
Telegraph Hill Dwellers

Neighbors

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Small, Maia \(CPC\)](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: CSFN Letter on Urban Design Guidelines  
**Date:** Monday, September 25, 2017 3:57:41 PM  
**Attachments:** [CSFN-UDGs Concerns & Requests Letter.pdf](#)

---

*Office of Commission Affairs*

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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** :) [mailto:gumby5@att.net]  
**Sent:** Monday, September 25, 2017 3:24 PM  
**To:** Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); Rich Hillis; 'Rodney Fong'  
**Cc:** Secretary, Commissions (CPC); Rahaim, John (CPC); Sanchez, Scott (CPC); Watty, Elizabeth (CPC); Brask, Anne (CPC); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS); Board of Supervisors, (BOS)  
**Subject:** CSFN Letter on Urban Design Guidelines

Dear Planning Commissioners,  
Please see attached letter.  
Thank you.

Dear Commissions Secretary Ionin,  
Please send to Planning Commissioners from your ID (my email ID may not allow some of the Commissioners to receive my email).  
Please acknowledge that you have done this. Thank you very much.

Sincerely,  
Rose Hillson  
for George Wooding, President

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Tran, Nancy \(CPC\)](#)  
**Subject:** FW: 2165 Irving Street  
**Date:** Monday, September 25, 2017 12:42:59 PM

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*Office of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
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**From:** Cathy Alioto [mailto:CathyAlioto@hotmail.com]  
**Sent:** Monday, September 25, 2017 11:31 AM  
**To:** Tang, Katy (BOS)  
**Cc:** richhillissf@yahoo.com; nancy.h.tran@sfgov; Secretary, Commissions (CPC)  
**Subject:** 2165 Irving Street

I strongly OPPOSE the MCD on Irving St. This is a large single home family neighborhood with kids. If people need Marijuana They can have it delivered right to their door. (Correct?) I own my home and have lived here for 42 years. Raised 3 children And have 2 grandchildren. This is NOT the place for a MCD.

Catherine Alioto  
1320 22<sup>nd</sup> Avenue  
San Francisco, CA 94122  
415-515-9465

Sent from [Mail](#) for Windows 10

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Grob, Carly \(CPC\)](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Proposed Development at 1196 Columbus (Moxy Hotel)  
**Date:** Monday, September 25, 2017 10:21:03 AM  
**Attachments:** [Ltr to SF Planning Commission Re 1196 Columbus.pdf](#)

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**From:** Jerry Yang [mailto:director@kaiming.org]  
**Sent:** Monday, September 25, 2017 10:07 AM  
**To:** richhillissf@yahoo.com; Richards, Dennis (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Secretary, Commissions (CPC)  
**Subject:** Proposed Development at 1196 Columbus (Moxy Hotel)

Dear Planning Commission Members,

Attached please find our letter regarding the opposition to the proposed development of the Moxy Hotel at 1196 Columbus.

If you have any questions or need additional information, please contact me at (415) 982-4777 ext 300 or via email at [director@kaiming.org](mailto:director@kaiming.org).

Sincerely,

--

Jerry Yang, Ph.D.  
Executive Director  
Kai Ming Head Start  
<http://www.kaiming.org>  
415-982-4777 ext. 300

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD  
**Date:** Monday, September 25, 2017 9:50:46 AM  
**Attachments:** [THD Ltr Moxy Bd Com FINAL 9-22-17.pdf](#)

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Stan Hayes [mailto:stanhayes1967@gmail.com]  
**Sent:** Friday, September 22, 2017 5:01 PM  
**To:** Ross Guehring  
**Cc:** Grob, Carly (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS)  
**Subject:** THD BOARD COMMENTS - Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD

Ross -

On behalf of the Board of the Telegraph Hill Dwellers (THD), I want to thank you and your colleagues again for your presentation at our board meeting last week.

We appreciate each of you taking the time to meet with us regarding Mariott's proposed Moxy Hotel project.

Please find attached a letter summarizing our comments. We look forward to discussing them further with you, if you would like.

Sincerely,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Immediate Past President  
Telegraph Hill Dwellers

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Tran, Nancy \(CPC\)](#)  
**Subject:** FW: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)  
**Date:** Monday, September 25, 2017 9:50:35 AM

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-----Original Message-----

From: Ivy Liu [<mailto:ivy.asianimage@gmail.com>]  
Sent: Friday, September 22, 2017 9:05 PM  
To: [richhillisf@yahoo.com](mailto:richhillisf@yahoo.com); Tran, Nancy (CPC); Tang, Katy (BOS); Secretary, Commissions (CPC)  
Subject: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)

Dear Commissioners and Supervisor Tang:

I oppose the proposed MCD at 2161-2165 Irving Street.

I support medical marijuana, and respect with the result of prop64. However, it is not desirable and not necessary to open an MCD on Irving ST. It will trigger a wave of clustering, and it will subtract from our family friendly neighborhood characteristics.

Sincerely

Ivy Liu

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)  
**Date:** Monday, September 25, 2017 9:50:27 AM

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-----Original Message-----

From: Ivy Liu [<mailto:ivysinliu@hotmail.com>]  
Sent: Friday, September 22, 2017 9:09 PM  
To: [richhillisf@yahoo.com](mailto:richhillisf@yahoo.com); Tran, Nancy (CPC); Tang, Katy (BOS); Secretary, Commissions (CPC)  
Subject: OPPOSE the Proposed MCD at 2165 IRVING ST (2016-002424CUA, 2165 IRVING ST, Block/Lot 1777/037)

Dear Commissioners and Supervisor Tang:

I oppose the proposed MCD at 2161-2165 Irving Street.

I support medical marijuana, and respect with the result of prop64. However, it is not desirable and not necessary to open an MCD on Irving ST. It will trigger a wave of clustering, and it will subtract from our family friendly neighborhood characteristics.

Sincerely

Ivy Yau

Sent from my iPhone

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Grob, Carly \(CPC\)](#); [Gerber, Patricia \(CPC\)](#)  
**Subject:** FW: Oppose Moxy Hotel  
**Date:** Monday, September 25, 2017 9:50:05 AM

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Judith Robinson [mailto:judyrobo@pacbell.net]  
**Sent:** Saturday, September 23, 2017 12:22 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Oppose Moxy Hotel

*Judith Robinson  
562 B Lombard Street  
San Francisco, California  
415 788 9112*

22 September, 2017

RE: 1196 Columbus Ave.

Case no. 2014-002849CUA –Moxy Hotel

e-mail: [carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)

S. F. Planning Department  
Attn.: Carly Grob, Planner  
1650 Mission St. Suite 400  
San Francisco, CA. 94103-2479

Dear Carly Grob:

I wish to register my strong opposition to the above proposed hotel at Columbus and Bay Street in North Beach, where I am a property owner and resident. I oppose a conditional-use authorization for the project, which is incompatible with the neighborhood and inappropriate for that cite.

The project is incompatible and inappropriate with the neighborhood for the reasons that:

- it exceeds the 40-foot legal height limit with roof-terrace and and elevator penthouse;
- it would crowd adjacent residential buildings, notably senior and disabled housing units and a children's playground;
- it is incompatible with adjacent residential uses;
- it could have a negative impact on parking and the environment of adjacent residential sites.

Thank you for advising the Planning Commission of this opposition at a hearing scheduled for Sept. 28, 2017.

Judith Robinson

cc: Supervisor Aaron Peskin  
S. F. Planning Commission, Attn.: Jonas P. Ionin, Commission Secretary  
Telegraph Hill Dwellers  
Neighbors



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Commission Update for Week of September 25, 2017  
**Date:** Monday, September 25, 2017 9:29:03 AM  
**Attachments:** [Commission Weekly Update 9.25.17.doc](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Tsang, Francis  
**Sent:** Monday, September 25, 2017 8:45 AM  
**To:** Tsang, Francis  
**Subject:** Commission Update for Week of September 25, 2017

Colleagues,

Please find a memo attached that outlines items before commissions and boards for this week. Let me know if you have any questions or concerns.

Thanks!  
Francis

**Francis Tsang**  
Deputy Chief of Staff  
Office of Mayor Edwin M. Lee  
415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)



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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LEE ON THE PASSING OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER KONSTANTINOS "GUS" VARDAKASTANIS  
**Date:** Friday, September 22, 2017 2:11:29 PM  
**Attachments:** [9.22.17 Passing of Gus Vardakastanis.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Friday, September 22, 2017 1:38 PM  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LEE ON THE PASSING OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER KONSTANTINOS "GUS" VARDAKASTANIS

**FOR IMMEDIATE RELEASE:**

Friday, September 22, 2017

Contact: Mayor's Office of Communications, 415-554-6131

**\*\*\* STATEMENT \*\*\***

**MAYOR LEE ON THE PASSING  
OF NEIGHBORHOOD GROCER AND COMMUNITY LEADER  
KONSTANTINOS "GUS" VARDAKASTANIS**

"I am heartbroken at the loss of our beloved Gus Vardakastanis, a dedicated small business owner, immigrant entrepreneur and community leader. He provided healthy and affordable produce to the neighborhoods he served and employed many residents at his three local markets. His welcoming and entrepreneurial spirit will be missed by the many people he touched.

Our thoughts and prayers are with Gus' family and friends during this time of sorrow. Gus will be missed, but his memory will live on through his lasting contributions to the City he loved."

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Gerber, Patricia \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Mayor Lee's 11th Annual Latino Heritage Month Celebration and Awards Ceremony Invite - Monday, September 25th at 5:30pm  
**Date:** Friday, September 22, 2017 10:47:44 AM  
**Attachments:** [2017 Latino Heritage Month Celebration Invite.pdf](#)  
[image001.png](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Tsang, Francis  
**Sent:** Thursday, September 21, 2017 4:08 PM  
**To:** Carpenter, Adele; Quesada, Amy (PRT); Valdez, Anthony (ENV); Ballard, Krista (HSA); Badasow, Bridget (HSA) (DSS); Chan, Donald (REG); Varner, Christina (RNT); Stewart, Crystal (ADM); Vaughn, Carla (PUC); Mauer, Dan (REC); Hood, Donna (PUC); [dwanekennedy@gmail.com](mailto:dwanekennedy@gmail.com); Nelson, Eric (ADM); Ethics Commission, (ETH); Cantara, Gary (BOA); Glover, Dannielle (HRC); Larrick, Herschell (WOM); Jean Caramatti (AIR); Norris, Jennifer (WAR); Ionin, Jonas (CPC); Austin, Kate (ADM); Kilshaw, Rachael (POL); Scott, Laini (HSS); [lhathorn@asianart.org](mailto:lhathorn@asianart.org); Rainey, Louise (HSA); McArthur, Margaret (REC); Morewitz, Mark (DPH); [martinl@sfha.org](mailto:martinl@sfha.org); Conefrey, Maureen (FIR); Mahajan, Menaka (ECN); Brown, Michael (CSC); Hewitt, Nadya (REG); Nickens, Norm (RET); OCII, CommissionSecretary (CII); Gerber, Patricia (CPC); Silva-Re, Pauline (JUV); Polk, Zoe (HRC); Pon, Adrienne (ADM); Fontes, Portia (ECN); Tom, Risa (POL); [roberta.boomer@sfmta.com](mailto:roberta.boomer@sfmta.com); Blackman, Sue (LIB); [SfVACSECRETARY@gmail.com](mailto:SfVACSECRETARY@gmail.com); Page\_Ritchie, Sharon (ART); Harris, Sonya (DBI)  
**Subject:** Mayor Lee's 11th Annual Latino Heritage Month Celebration and Awards Ceremony Invite - Monday, September 25th at 5:30pm

Good afternoon.  
Please invite all Commissioners.  
Thanks!  
Francis



**Mayor Edwin M. Lee**  
together with

*City Treasurer José Cisneros  
District Attorney George Gascón  
City Attorney Dennis Herrera  
Director of 311 Customer Service Center Nancy Alfaro  
Director of Department of Public Health Barbara Garcia  
Director of Department of Child Support Services Karen Roye  
San Francisco City Librarian Luis Herrera  
Commissioner of the San Francisco Board of Education Mark Sanchez  
City College of San Francisco Board of Trustee Brigitte Davila*

*Kindly request the pleasure of your company at the*

**2017 Latino Heritage Month Celebration  
and Awards Ceremony**

***“Stronger Together, We Define Our Future”***

*Monday, September 25<sup>th</sup>, 2017  
5:30pm – 7:30pm  
Seating will be limited and begin at 5:00pm  
North Light Court and Rotunda  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102*

***Refreshments will be provided after the ceremony  
in the North Light Court***

**Francis Tsang**  
Deputy Chief of Staff  
Office of Mayor Edwin M. Lee  
415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)



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