

San Francisco Building and

1188 FRANKLIN STREET • SUITE 203
SAN FRANCISCO, CA 94109
EMAIL: mike@sfbctc.org



*A Century of Excellence
in Craftsmanship*

Received at CPC Hearing 6/14/18
Pub. Comp. D. Vu
Construction Trades Council

TEL. (415) 345-9333

www.sfbuildingtradescouncil.org

LARRY MAZZOLA
President

MICHAEL THERIAULT
Secretary - Treasurer

JOHN DOHERTY
VICTOR PARRA
Vice Presidents

14 June 2018

Rich Hillis, President
Myrna Melgar, Vice President
Rodney Fong, Commissioner
Milicent Johnson, Commissioner
Joel Koppel, Commissioner
Kathrin Moore, Commissioner
Dennis Richards, Commissioner
San Francisco Planning Commission
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Dear Commissioners:

The San Francisco Building and Construction Trades Council asks you to approve Items 9a and 9b on your agenda today, for the construction of a mixed-use office/production, distribution, and repair building at 1 De Haro Street.

We are excited at the prospect of this job and many more like it, which will leverage business appetite for office space to create space for blue-collar jobs. A successful city benefits from the broadest possible range of economic activities, and I have personally preached that specialty and artisanal manufacturing could be real contributors in San Francisco to these. The 1 De Haro project will more than quadruple the current production, distribution, and repair space at the site.

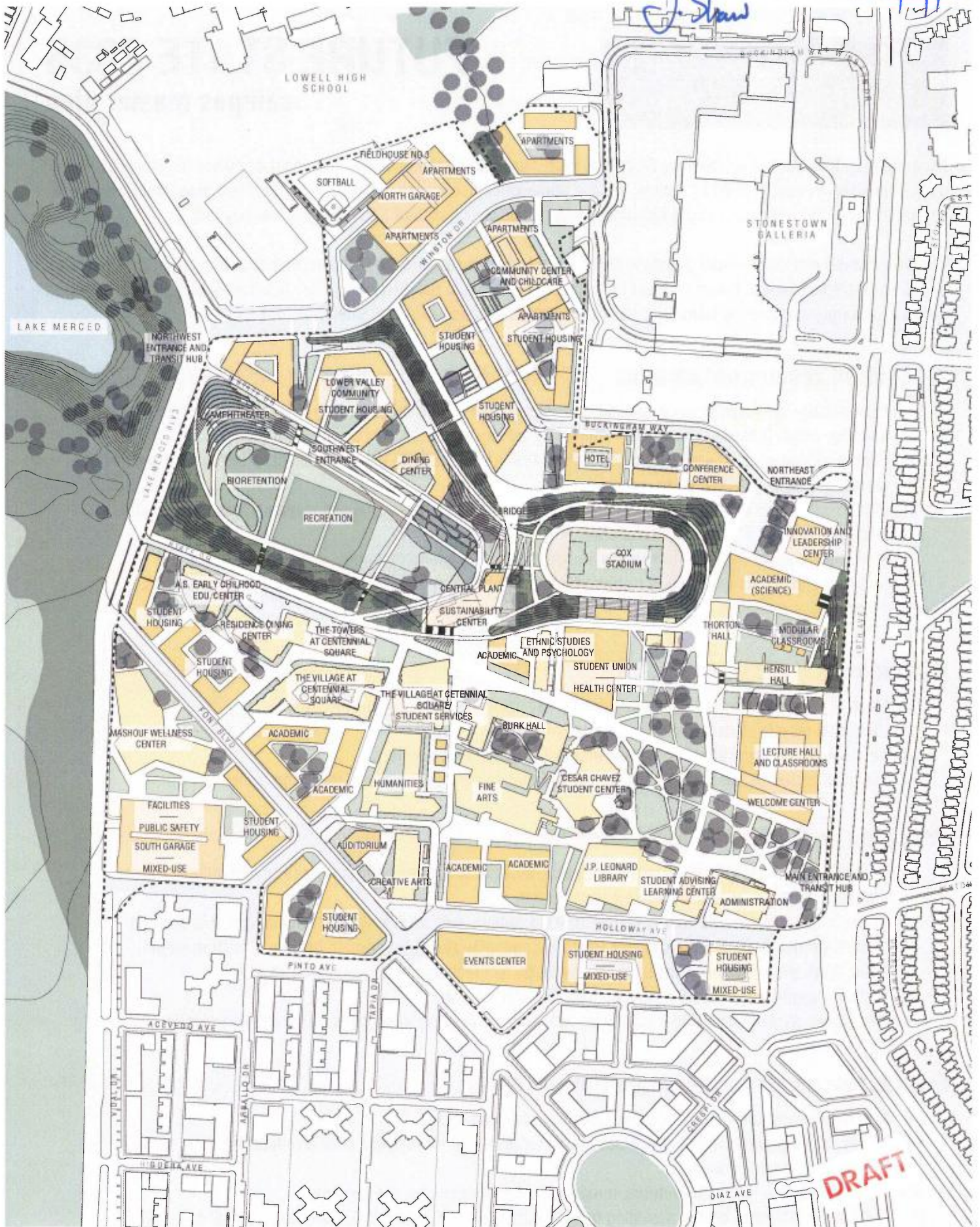
At the same time, it will host a training program that will complement the efforts we have made through CityBuild Academy and that we and the Machinists Union have made in San Francisco public schools to provide skills to City residents.

We look forward to building the project; we look forward to your approvals today.

Respectfully,

Michael Thériault
Secretary-Treasurer

J. Shaw



FUTURE STATE 2035
campus master plan



**SAN FRANCISCO
STATE UNIVERSITY**

FUTURE STATE 2035

campus master plan

For more than 100 years, San Francisco State University has played a pivotal role in shaping our city and the Bay Area. Today, our campus serves nearly 30,000 full-time, and part-time students. The University's nearly 220,000 graduates of nationally acclaimed programs contribute to the economic, cultural and civic health of San Francisco and beyond.

The Bay Area will experience rapid growth in college-aged adults by the year 2035, based on population projections prepared by California Department of Finance. Under the campus master plan, San Francisco State balances smart growth increased campus housing and improved transit, as well as resilient and sustainable operations.

A beautiful residential campus . . .

- Dramatically increased student housing that shifts students from off-campus rentals to on-campus housing, which is managed and programmed by university staff
- Open park and green space system connecting 19th Avenue to Lake Merced Boulevard, including expanded recreation options (fields, paths, greens)
- Modern classrooms, information technology infrastructure, updated labs and research space to promote student success and academic excellence
- Increased support options, study areas and other activity centers that open early and close late
- Compact and connected campus neighborhoods with on-campus housing for upper division students, employees and families

with universal mobility . . .

- Clear and intuitive lines of travel that connect key destinations on and off campus
- Dedicated bicycle routes to and through campus
- No net-new parking without compromising ability to serve commuters
- Expanded travel demand management program that supports alternatives to driving alone

providing environmental stewardship . . .

- On-site treatment of greywater and wastewater, together with active efficiency and conservation measures, reduces reliance on municipal potable water supply
- Stable, clean, carbon-free energy supply, making campus self-sufficient while remaining tied to the grid
- Centralized bioretention landscape for treatment and infiltration of rainwater, helping to restore natural water flows and retention in the Lake Merced basin and recharge of the west-side aquifer
- Verdant campus landscape irrigated by treated, recycled water
- Sustainable systems as living laboratories with ongoing opportunities for research and scholarship

and resources for the communities we serve.

- New campus entrances for a sense of welcome and orientation
- Wayfinding signage to assist in self-navigating for first-time visitors and to help reduce vehicular traffic in surrounding neighborhoods
- Improved venues for public lectures, music and cultural events for the Bay Area
- Hotel and conference center, providing meeting space and hotel rooms for parents, alumni and visitors
- Deepened connections with the regional economy

Sue Hestor Planning Commission Comments 6/14/18

The Planning Commission approved WITH MODIFICATIONS **Mayor's Process Improvements Ordinance** substantially amending Planning Code **6/7/18**.

Friday **6/8** Planning staff transmitted **Resolution 20198** to Board of Supervisors. I am providing copies.

BOS Land Use Committee heard and approved FILE 180423 6/11. This legislation is scheduled for passage **6/19**.

Planning staff did not conduct ANY workshop soliciting input from the PUBLIC. Only to Developers and architects.

This is major change to Planning Code. INTRODUCED **May 1**. Final passage planned **June 19**. Mayor signs **June 20**.

Discussion with the public - AFTER LEGISLATION PASSED.

Expediting 100% affordable housing - PASS NOW.

Rushing amendments to public notice - needs a month to consult non-developers.

Public process?



For Minutes June 14, 2018 Planning Commission General Public Comment.
Georgia Schuttish. (149 words)

Please write to Board either as a Commission or individual Commissioners. Tell them why the Land Use Committee was incorrect when they declined the Commission's recommendations for the Process Improvement.

It should be 30 days for all noticing!
OTC for popouts: *highly questionable!*

The Pre-Application noticing and meetings need improvement. Envelopes for Pre-App meetings must be able to get the attention of the addressee... currently they look like junk mail. Meetings should be the start of communication with attendees of the meeting....not the dead-end they are now.

311 Notices should continue to be mailed USPS. Consider reducing the radius to immediate neighbors and interested parties and groups. CUAs in the R districts for Demolitions and new construction must also send plans to the same. 11 x 17 plans cannot be printed at home. Neighbors should not scramble to obtain plans and information. Transparency is needed.

cc: Pub. Com.

Planning Commission

To: Board of Supervisors City and County of San Francisco
Re: Board File No. 180423 Mayor's Process Improvement Ordinance
From: Georgia Schuttish (schuttishtr@sbcglobal.net)
Date: June 14, 2018

As a resident of San Francisco and someone who has been receiving 311 Notices for Noe Valley as an Interested Party for years, I urge the Board to consider the importance of the transparency in the Notification process.

- ***The 30 day notification should be the umbrella for notices, if one notice date gives simplification to the process, it should be 30 days as recommended by the Planning Commission. The current 311 Notification is 30 days. This is one of the most important notification for immediate neighbors and interested parties and is the right amount of time to understand a project and to talk to project sponsors. The Land Use Committee was incorrect in rejecting the 30 day period. 20 days is too short to be the "one size fits all".***
- Per Section 311, 11 x 17 plans should be USPS mailed to immediate neighbors and interested parties for alterations, as well as CUA's for new construction in the R Districts. Reduction in the 150' notification area will cut back on paper, but mailing to immediate neighbors and interested parties will allow for good public input that is critical to a proper and open planning process. Immediate neighbors and interested parties should not have to scramble for plans.
- *The Pre-Application process needs a more formalized process to insure neighbors understand what is happening next door to them. Pre-Application notices should not be sent in plain envelopes that often have no return address and look like junk mail. If the Board intends to follow the Land Use Committee's recommendation and make "pop-outs" approval Over-the-Counter (contrary to the Planning Commission recommendation) then the notice of a Pre-Application meeting for any work under Planning Code Section 136 must be comprehensive and transparent, as it should be in every other instance as well where a Pre-Application Meeting is required by Code. A better Pre-Application prices could limit misunderstanding and introduce transparency at the start.*

SAN FRANCISCO
CA 940
12 JUN '18
PM 3:1



NEOPOST
FIRST-CLASS MAIL
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06/11/2018 ZIP 94107
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US POSTAGE

GEORGIA SCHUTTISH
1650 DUNSTON ST
SAN FRANCISCO, CA 94131

ARRIVED
6/13
TYPICAL
PRE-
APP
ENVELOPE

94131-192560

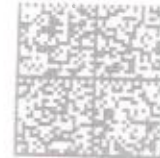


San Francisco
Planning

SAN FRANCISCO
PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479

ARRIVED

Presort
First Class Mail
ComBasPrice



U.S. POSTAGE >> PITNEY BOWES
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6/4 ← GOOD ENV.
FOR NON-311
NOTIFICATION.

Received at CPC Hearing 6/14/18
D.Vu

The Project Sponsor shall identify a Single Point of Contact for interaction with the community regarding construction and related environmental and/or transportation issues. Prior to commencing excavation or construction, the Single Point of Contact shall issue a public notice [a Section 311 type notice] of a public meeting to discuss the Construction Dust Management Plan and Site Mitigation Plan (the "Plans") as required for the Project by the San Francisco Department of Public Health. The meeting shall be held prior to the finalization of the Plans. Such notice will inform neighbors how to sign up for notifications on construction progress. The Single Point of Contact shall provide updates to such community members as to the construction activities, and field any complaints and questions from the community.

6/14/18

D.Vu



June 1, 2018

Mr. Rich Hillis
President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Re: Support for One De Haro project

Dear President Hillis and Commissioners:

SFMade strongly urges the Commission to approve the development proposal located at One De Haro Street in San Francisco.

The property at One De Haro (aka 552 Berry Street) will be the second property (after the Manufacturing Foundry at 150 Hooper) to take advantage of San Francisco's "Inclusionary PDR" special zoning. Recently made permanent by the Planning Commission, the Inclusionary PDR Special Use District incentivizes the creation of new and affordable PDR space on otherwise vacant industrial land, through cross-subsidization with market rate commercial space on the same site. When complete, this project will offer approximately 42,500SF of new PDR space, of which 10,500SF is proposed to be long-term deeply affordable.

The anchor tenant for the affordable PDR space at One De Haro will be Humanmade, a new non-profit community-based training, manufacturing, and prototyping facility, with a mission to democratize access to the tools of innovation for individuals from all walks of life. SFMade is both a mentor to and the non-profit fiscal sponsor for Humanmade, which will serve over 1000 individuals annually, 30% of whom will benefit from deeply subsidized access and training. Humanmade will build on SFMade's existing partnerships with key workforce organizations in the Bayview, the Mission, the Tenderloin/SOMA and the Western Addition to ensure their communities directly benefit from the workforce development and skill-based training offered. Furthermore, SKS is committed to connecting these same communities to employment opportunities at other tenants at One De Haro, **ensuring that adults and youth from these historically underserved communities will finally have a economic on-ramp to the city's growing tech-design-maker economy.**

SKS has already proven to be an excellent community partner to our SFMade-Humanmade collaboration, providing both expertise and resources to support Humanmade's launch, as well as the commitment of long-term affordable space at One De Haro. Both the SFMade and Humanmade teams have also had direct input into the design of the PDR components of One De Haro, ensuring that the building will be well suited to support active making and light manufacturing uses.

We are also excited to see another new and robust PDR property come on-line in the Showplace Square/Potrero neighborhood. One De Haro will be proximate to SFMade's Manufacturing Foundry and the California College of the Arts, along with other established manufacturers such as Anchor Brewing. As such, One De Haro will help solidify Showplace Square as a vibrant, accessible maker-neighborhood, one that is both transit-connected and economically connected to the very residential communities who most need the skills, employment, and maker-entrepreneurship support that Humanmade and other tenants will offer.

SFMade urges your enthusiastic support for the One De Haro project and the jobs and community benefits it creates.

Sincerely,



Kate Sofis
CEO and Co-Founder
SFMade/PlaceMade

Cc: Myrna Melgar, Commission Vice President
Rodney Fong, Commissioner
Milicent Johnson, Commissioner
Joel Koppel, Commissioner
Katherin Moore, Commissioner
Dennis Richards, Commissioner
Doug Vu, San Francisco Planning Department

Jardines, Esmeralda (CPC)

From: Chuck Luter <leobenkyle@gmail.com>
Sent: Thursday, June 07, 2018 2:16 PM
To: Jardines, Esmeralda (CPC)
Subject: 600 20th Street development

Hi Esmeralda-

My name is Charles Luter, and I am currently a resident at 616 20th, unit #340. I am writing to voice my concern regarding the above mentioned development.

When the plan was presented to residents of my building, it was substantially shorter. I am very concerned the current height will greatly impact the only open place I, and my neighbors, have access to.

I don't think it is too late for the developers to address this problem, and reduce the current height of 600 20th Street by 6 feet.

Thank you for your time.

Charles Luter

--

Sent from Gmail Mobile

Jardines, Esmeralda (CPC)

From: Corinne David <corinne.c.david@gmail.com>
Sent: Thursday, June 07, 2018 3:06 PM
To: Jardines, Esmeralda (CPC)
Subject: opposed to construction of the 600 20th street building with a height of 68 feet.

Hi Esmeralda Jardines

Following my previous email, I would like to add the following.

I am writing to opposed the construction of the 600 20th street building with a height of 68 feet.

The 600 building with that height will have negative affect on how often we use the common outdoor area. The only communal area for the 616 residents is the roof desk. The over powering and obstruction of the 600 building proposal with height of 68 feet will have a negative affect on our socialization.

Thank you for taking my concern in consideration.

Best.

Corinne David
616 20th st unit 310
San Francisco, CA. 94107
Mobile: +1 (415)370-2385
Email: corinne.c.david@gmail.com

Jardines, Esmeralda (CPC)

From: Deborah Costella <deborahcostella@gmail.com>
Sent: Thursday, June 07, 2018 12:03 PM
To: Jardines, Esmeralda (CPC)
Subject: Regarding; 600 20th Street

Deborah L Costella
616 20th Street #230
San Francisco, CA 94107
(702) 376-4687

This letter is in response to the currently proposed height of the building slotted for development at 600 20th Street. Should that building, indeed proceed with a completed height at six feet taller than the building where our homes are located, 616 20th Street, the impact would be dynamic.

While I am aware that neither views nor residual impacts on our homes can be protected, our quality of life and our established sense of community certainly are. As residents of 616 20th Street, we have been able to maintain a cohesive and workable arrangement among the many who make up our community, in large part to the fact we regularly hold meetings and gatherings in the outdoor space of our rooftop.

Permitting the 600 20th building to go in at its current proposed height will absolutely negatively impact the environment and atmosphere of what draws those of us living at 616 20th, together. We have no other location or options to gather.

The sights, sounds and pulse of The City are what bring people to visit and reside here. More importantly, those same sights and sounds, when combined with small, interlocking communities is what keep people living here. Continued hampering and impeding upon locations carved out by members of co-ops, condos, apartments, and neighborhoods that are vital to our sense of community and gathering, make San Francisco less well . . . San Francisco and just another city of concrete with slivers of sky.

It is my hope, that I, and others who will be affected by the height of the proposed building on 600 20th, are heard and that reconsideration of this project occur.

Thank you,
Deborah Costella

--
Deborah L Costella
Personal Chef/Culinary Instructor
deborahcostella@gmail.com
702-376-4687

Jardines, Esmeralda (CPC)

From: Doug Brackbill <dougbrackbill@gmail.com>
Sent: Thursday, June 07, 2018 10:45 PM
To: Jardines, Esmeralda (CPC)
Subject: 600 20th Street

Esmeralda,

As you review the proposed plan for 600 20th Street, please consider the proposed building height of the planned condo building is 6 ft taller than our building at 616 20th Street, and would have a very negative impact on our building's only communal space for neighbors to congregate outdoors. Thank you for considering this issue.

Best,
Doug Brackbill
616 20th Street #520, SF
Dougbrackbill@gmail.com
650-814-9612

Jardines, Esmeralda (CPC)

From: Eystein Måløy Stenberg <eystein@mstenberg.com>
Sent: Thursday, June 07, 2018 8:53 PM
To: Jardines, Esmeralda (CPC)
Subject: Complaint about proposed project 600 20th street

Hi Esmeralda,

I am writing to you to voice my opposition to the currently proposed project at 600 20th street in Dogpatch. I am an owner at the neighboring building, 616 20th street.

The main problem with the project is that the proposed building is 6 feet taller than our building and this would have a very negative impact on the community in our building because our only common area to socialize is on the rooftop.

If this project is approved its rooftop would be 6 feet above ours and its tenants would look down on all of our roof common area, leaving no privacy for us.

None of the existing buildings on this block are as high as the proposed project, and I can not see why it is necessary to build this high and be the only building at this height.

Thank you for your understanding and looking forward to hearing your decision on the matter.

--

Eystein Stenberg
616 20th Street, unit 440

Jardines, Esmeralda (CPC)

From: Mimi Ahn <mkahn72@yahoo.com>
Sent: Thursday, June 07, 2018 3:47 PM
To: Jardines, Esmeralda (CPC)
Subject: Opposition of proposed height at 600 20th street

Dear Ms. Jardines-

We are writing to express our concern for and opposition to the proposed height of the new development at 600 20th Street. As owners of a unit at 616 20th Street, not only does the height of the proposed development block our views of the Bay from our communal rooftop area, it blocks the bay views of all adjacent apartment and office buildings as well. This includes the many businesses within the American Industrial Center overlooking 20th Street, Potrero Launch Apartments and beyond.

Because of our direct connection to the Bay and the Shoreline, maintaining a visual access is essential to "offer relief from the region's crowded, often chaotic, urban scene and help to create a sense of well-being" as stated in BCDC's *Shoreline Spaces-Public Access Design Guidelines for the San Francisco Bay (April 2005)*. The *Design Guidelines* continue on to say that "Probably the most widely enjoyed "use" of the Bay is simply viewing it from the shoreline, from the water or from a distant viewpoint. For this reason alone, the Bay is a major visitor attraction for the tourist industry and a Bay view can add substantially to the value of a home, office or commercial use".

So we ask why one small development which sits on a prominent place along the Bay be allowed to destroy the view, the home values, and the well-being of so many. Please reconsider the height of 600 20th Street to equal that of 616 20th Street or lower and allow us to maintain our visual connection to the Bay.

Thank you for your time and patience.

Sincerely,
Mimi and James Park

Jardines, Esmeralda (CPC)

From: Shardul Shah <shardul1@gmail.com>
Sent: Friday, June 08, 2018 6:03 AM
To: Jardines, Esmeralda (CPC)
Subject: 600 20th street building plans

Hi Esmeralda,

I am an owner within 616 20th street and writing to you to voice my opposition to the building height proposed for 600 20th street. The building height of 600 20th St. (at 6 ft taller than our building) would have a significantly negative impact on our building's only space for neighbors to congregate outdoors.

Our community is important to us. I hope you will reject the proposal to help us preserve the spirit we have.

Thank you
Shardul

Jardines, Esmeralda (CPC)

From: Hammond, Steven L. <shammond@clarkhill.com>
Sent: Thursday, June 07, 2018 4:56 PM
To: Jardines, Esmeralda (CPC)
Cc: Calvillo, Ann; Hammond, Steven L.
Subject: 600 20th Street Permit Application (2016-008651ENX) Commission Hearing Comments
Attachments: 600 20th Ave Comment Letter (6-14-18 Commission Hearing).pdf

Ms. Jardines,

With respect to the Planning Commission Hearing set for June 14, 2018 to consider the referenced Conditional Use Authorization application, please find attached a public comment letter submitted on behalf of the 610 & 616 20th Street Owner's Association. The Association is made up of residents of that live in the building next door to the proposed project. Please add the attached letter to the record.

Please be in touch with any questions or should you need anything further.

Best regards,
Steve Hammond

Steven L. Hammond
Member

CLARK HILL LLP
One Embarcadero Center, Suite 400 | San Francisco, California 94111
(415) 984-8554 (direct) | (415) 984-8599 (fax)
SHammond@ClarkHill.com | www.clarkhill.com

This email message and any attachments are confidential and may be privileged. If you are not the intended recipient, please notify us immediately by reply email and destroy all copies of this message and any attachments. Please do not copy, forward, or disclose the contents to any other person. Thank you.

Jardines, Esmeralda (CPC)

From: Yvonne Hung <yhung219@gmail.com>
Sent: Thursday, June 07, 2018 2:04 PM
To: Jardines, Esmeralda (CPC)
Subject: Objections to 600 20th St.

Dear Esmeralda,

I'm writing as an owner of 616 20th Street #220, and a neighbor of the pending development at 600 20th Street, to express my disapproval for their building height. At 6 ft taller than our building, 600 20th Street would have a significantly negative impact on our only space for neighbors to gather outdoors. Both buildings can enjoy the views without losing the financial returns if 600 20th Street built kept their height the same as our building. It would only be fair.

I can be reached by email if you want to chat some more. Or Skype (since I'm currently in London) at yhung219.

Thank you,
Yvonne Hung

CLARK HILL

Received at CPC Hearing 6/14/18
E. Jardines

Steven L. Hammond
T (415) 984-8554
F (415) 984-8599
Email: SHammond@ClarkHill.com

Clark Hill LLP
One Embarcadero Center, Suite 400
San Francisco, CA 94111
T (415) 984-8500
F (415) 984-8599

clarkhill.com

June 7, 2018

Planning Commission
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 600 20th Street
Case Number: 2016-008651ENX
Planning Commission Public Hearing Date: June 14, 2018

Dear President Hills and Commissioners:

We respectfully submit the following comments on behalf of the 610 & 616 20th Street Owners' Association (collectively the "Residents") to express their concerns and recommendations for the Conditional Use Authorization for 600 20th Street (the "Project"). The Project is immediately adjacent to the eastern side of the Residents' building. The Project, and in particular a proposed roof deck, is markedly taller than the Residents' building and will drastically reduce the Residents' access to outdoor open space. To preserve access to open space, the Project Sponsors should reduce the height of the Project so it is even with the Residents' building or, in the alternative, move the location of the proposed roof deck to a currently unused portion of the Project's roof and place setbacks to the proposed top floor.

I. THE PROJECT, THE ADJACENT BUILDINGS, AND THE NEIGHBORHOOD

The Residents live in a six-story mixed-use commercial building located at 610 and 616 20th Street, San Francisco (the "Building"). The bottom two floors of the Building are commercial space and the top four floors consist of sixteen residential units, with four units per floor (the "Units"). Each Unit is between 744-770 square feet.

Access to outdoor space in the Building is limited. Only half of the Units have decks, which are small. The Units without decks have no direct access to any outdoor space. To provide Residents with an outdoor open space and area to congregate, the Building has a common area roof deck. The roof deck is the only common area in the Building where the Residents can congregate together. The roof deck serves as a communal space for the Residents, and the Residents frequently use the roof deck for gatherings, meeting their neighbors, and

relaxing. (Attached as **Exhibit A** are pictures from the Building's roof deck.) The roof deck provides the Residents with a space to develop their community and is a valuable part of the Building's community space.

The Project is immediately east of the Building. Now a two-story building, the Project seeks to add four stories to the existing building. (Attached as **Exhibit B** are pictures depicting the existing Building.) The top of the Project proposes a 1,840 square foot roof deck on the northern side of the Project and unoccupied roof space on the southern side of the Project. (Attached as **Exhibit C** are pictures depicting plans for the Project.) The unoccupied portion of the roof is similar in size to the Project's proposed roof deck. (Attached as **Exhibit D** are plans for the Project's roof deck.) The proposed roof deck on the Project is immediately above the existing roof deck on the Building by several feet. Because of the difference in height, the Project's roof deck will reduce the access to open space from the Building.

II. THE PROJECT SPONSORS SHOULD MODIFY THE PROJECT

The Residents have spoken with the Project Sponsors about their concerns, but more needs to be done. The Residents propose the following changes to the Project.

A. THE PROJECT SPONSORS SHOULD MODIFY THE ROOF DECK

The Residents do not ask to stop the construction of the Project's roof deck. They only ask to modify the proposed plans so the top floor is less burdensome. Any number of solutions would eliminate or alleviate the Residents' concerns.

The Project Sponsors should reduce the height of the Project to the same height as the existing Building. By eliminating the height gap between the roof decks, the Residents will continue to enjoy unobstructed access to their already limited communal outdoor space. (See San Francisco Residential Design Guidelines, Pgs. 16-18.) Additionally, uniform height among the buildings will create a more cohesive neighborhood character. (See San Francisco Residential Design Guidelines, Pgs. 7-9.) Most importantly, however, placing the roof decks at equal heights creates a rare opportunity for neighbors of the respective buildings to socialize with one another and become a stronger community, rather than dividing them by several feet in height.

In the alternative, the Project Sponsors can substantially reduce the burden on the Residents by moving the Project's proposed roof deck to the unused southern side of the roof and creating a setback from the northern portion of the roof to where the proposed stairwell on the eastern side of the Project begins. The Projects Sponsors should also move the proposed mechanical room and the proposed western stairwell based on the setback. A sketch of the Residents proposed plans is attached to this letter as **Exhibit E**.

Moving the proposed roof deck will eliminate railing and other obstructions adjacent to the Resident's roof deck and will help preserve the Resident's outdoor access. Moreover, setbacks are widely used in San Francisco and are an effective way to preserve access to light

Planning Commission
RE: Case Number: 2016-008651ENX
June 7, 2018
Page 3

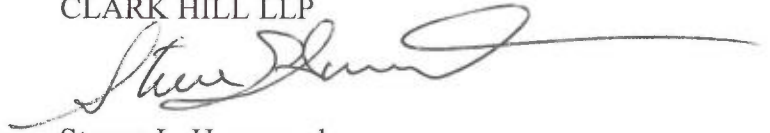
and outdoor space. (San Francisco Residential Design Guidelines, Pgs. 16-18.) In effect, the setback will be no different from the proposed unused portion of Project's top floor—it will just be in a different location. Setbacks will alleviate the burden on the Residents caused by the disparity in height between the Building and the Project.

III. CONCLUSION

The Residents look forward to a productive public hearing on the Project on June 14, 2018.

Sincerely,

CLARK HILL LLP

A handwritten signature in black ink, appearing to read "Steven L. Hammond", with a long horizontal flourish extending to the right.

Steven L. Hammond

Enclosures

Cc: Clients

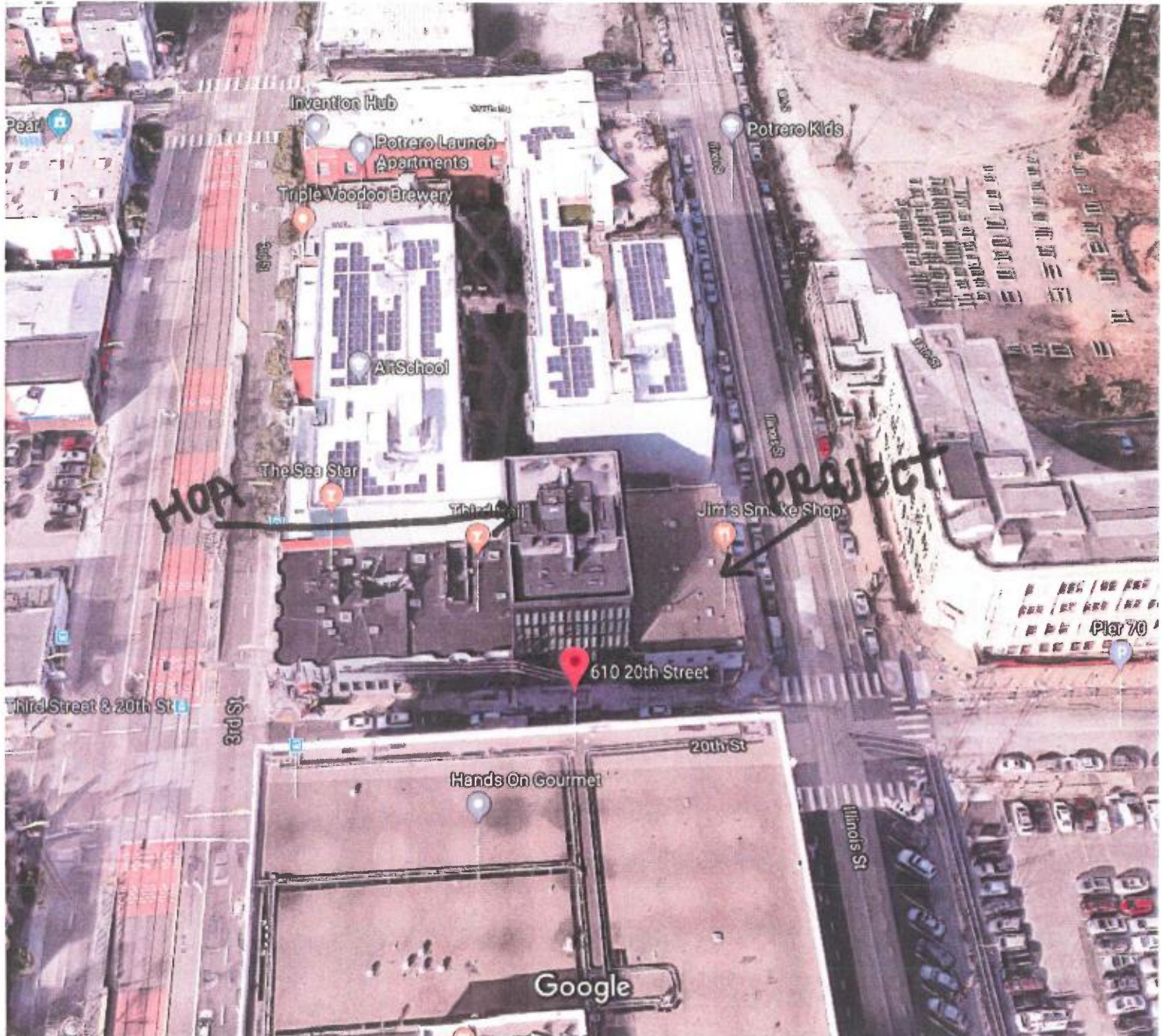
EXHIBIT A





EXHIBIT B

Google Maps 610 20th St



Imagery ©2018 Google, Map data ©2018 Google 50 ft



600 20th Street – Existing
20th Street Context



**600 20th Street - Existing
Illinois Street Frontage**

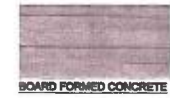
EXHIBIT C

FRONT PROPERTY LINE

REAR PROPERTY LINE

REAR PROPERTY LINE

REAR PROPERTY LINE



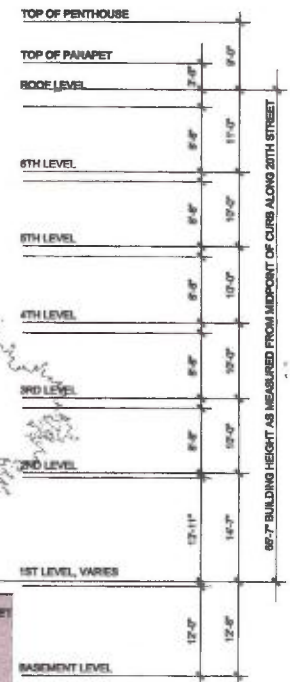
ILLINOIS STREET ELEVATION

600 ILLINOIS STREET
MULTIFAMILY BUILDING
7-STORIES, APPROX. 68' TALL



20TH STREET ELEVATION

618 20TH STREET
MULTIFAMILY BUILDING
5-STORIES, APPROX. 48' TALL

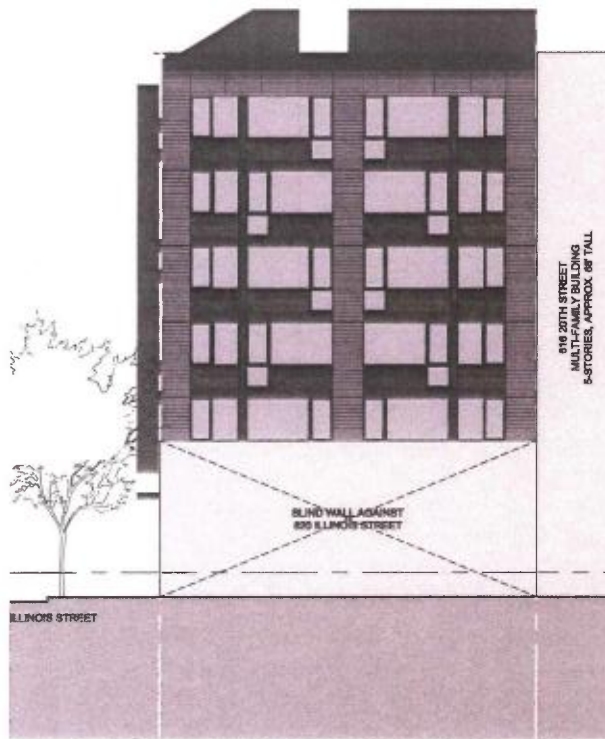
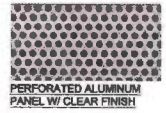


REAR PROPERTY LINE

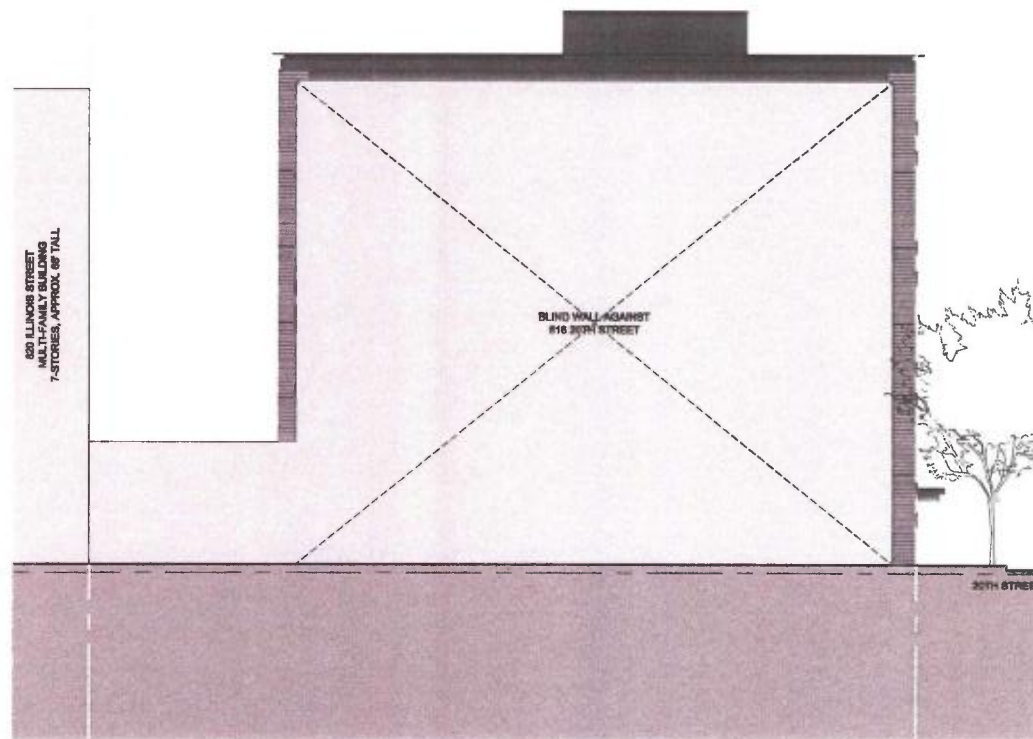
REAR PROPERTY LINE

FRONT PROPERTY LINE

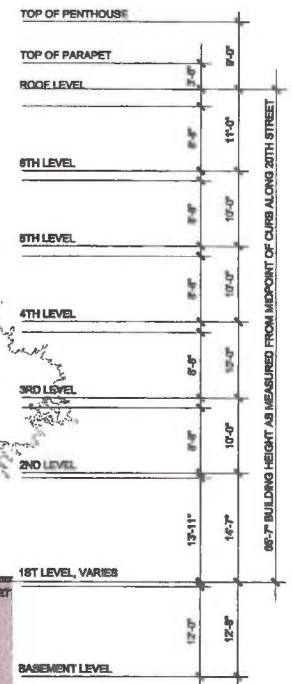
REAR PROPERTY LINE



NORTH PROPERTY LINE ELEVATION



WEST PROPERTY LINE ELEVATION



600 20TH STREET | SAN FRANCISCO | CALIFORNIA
LPA APPLICATION SET | FEBRUARY 14, 2017





EXHIBIT D

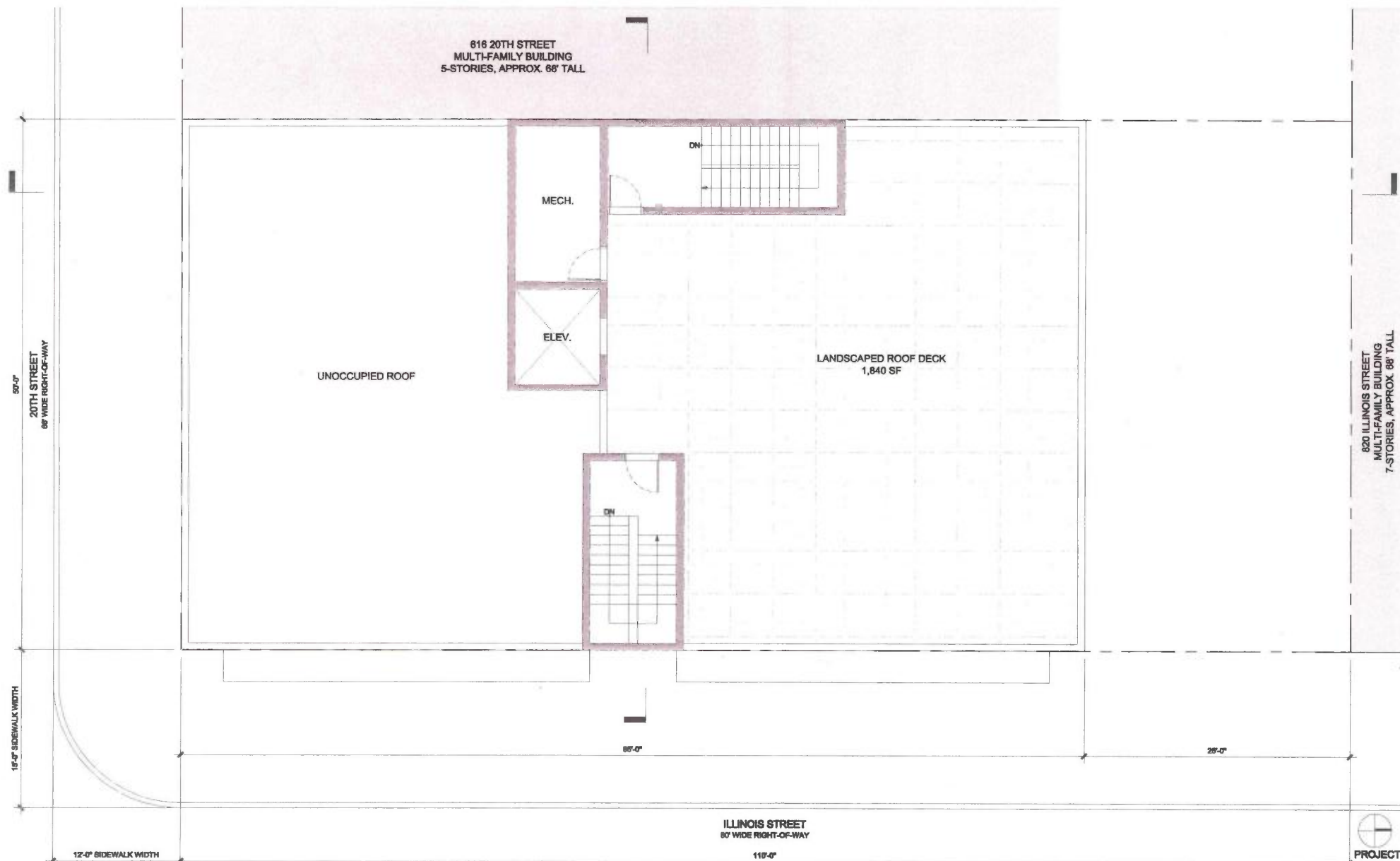
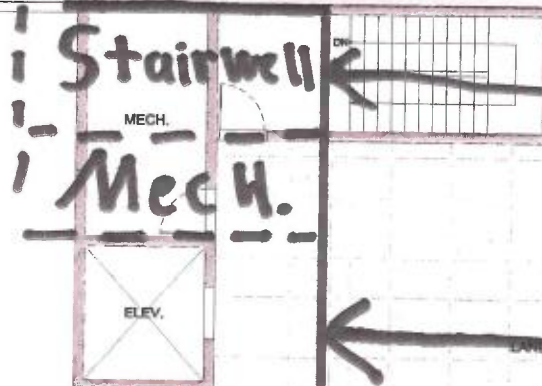


EXHIBIT E

616 20TH STREET
MULTI-FAMILY BUILDING
5-STORIES, APPROX. 68' TALL



Roof Deck

Setback

1,840 SF

ILLINOIS STREET
80' WIDE RIGHT-OF-WAY
110'-0"

820 ILLINOIS STREET
MULTI-FAMILY BUILDING
7-STORIES, APPROX. 68' TALL

