

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450 O'Farrell Street
Date: Thursday, June 28, 2018 11:52:09 AM
Attachments: [image007.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[2017-12-08 450 OF - EPS Feasibility Report.PDF](#)
[2018-06-26 450 O Farrell Memorandum - Willdan feasibility report.PDF](#)

*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

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From: Steven Vettel [mailto:SVettel@fbm.com]
Sent: Thursday, June 28, 2018 11:05 AM
To: richhillissf@yahoo.com; Melgar, Myrna (CPC); Richards, Dennis (CPC); planning@rodneyfong.com; Moore, Kathrin (CPC); Johnson, Milicent (CPC); 'Joel Koppel'
Cc: Tyler Evje (tevje@tcr.com); David Cincotta (DCincotta@jmbm.com); Boudreaux, Marcelle (CPC); Secretary, Commissions (CPC)
Subject: 450 O'Farrell Street

Commissioners, I am writing on behalf of Thompson Dorfman Partners, the project sponsor along with the Fifth Church of Christ, Scientist, of the 450 O'Farrell Street project this is before you today. The project includes 176 dwelling units and a replacement church following the demolition of three structures, including the existing church building, except for its O'Farrell Street façade and colonnade.

Materials in the Planning Department's files in support of your CEQA Findings include two economic feasibility reports analyzing the feasibility of the Full Preservation Alternative and the Partial Preservation Alternative, the first (EPS) prepared by the project sponsor team, and the second (Willman) a peer review prepared on behalf of the Planning Department. Both studies determined the two preservation alternatives are not financially feasible, and Planning staff has concurred in preparing the draft CEQA findings

I am enclosing copies of both reports.

Steven L. Vettel

Partner

svettel@fbm.com

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Farella Braun + Martel LLP

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From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case # 2013.1535ENV | 450-474 O'Farrell Street/532 Jones Street
Date: Thursday, June 28, 2018 11:51:37 AM

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

From: Adam Sparks [<mailto:asparks@pacificbayinvestments.com>]
Sent: Thursday, June 28, 2018 11:10 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Fordham, Chelsea (CPC)
Cc: Reports
Subject: Case # 2013.1535ENV | 450-474 O'Farrell Street/532 Jones Street

>
> Dear Planning Commissioners:
>
> I am the owner of the property adjacent to the subject project called the Pacific Bay Inn. We are located on the Northeast corner of Jones and O'Farrell Streets at 520 Jones Street.
> Although, we are generally supportive as the project as a whole, we were only informed yesterday of a serious problem that will create a fire code hazard. It was never communicated directly to us by the project developer.
>
> This hazard will force us to close up existing windows in our building and convert them to blank walls. This is due to the proximity of the project's building to us, both on the Western side of the project as well as to portion that wraps around our building on the Northern side (and will be built over the Shalimar Hotel on Jones street). Because the project's building will be built on their property line and be literally only 1 foot way from our windows (or closer at other points), we will be forced by the Fire Department to close our windows, as it unlawful per Fire and Building Code to have a window so close to an adjacent building.
>
> We are asking that the project developer develop his project with the minimum setback that will allow all our windows to remain lawful. This is a very modest request.
>
> Moreover, our building is a Category 3 National Landmark, and we are prohibited from making any changes to our facade-this includes walling off windows. The proximity of the development would put our National Historic landmark in conflict with the Fire Codes. We want to preserve the Historic Nature of our building as well work with the developer in this reasonable accommodation. I believe the developer will only need to adjust his building line by about 5 feet and only in those areas near our windows. I note that the developer has done this in two areas where we have windows, But he has not done it for ALL our windows that are adjacent to his project.
>
> In summary, we are supportive of his project as we believe it will be an overall benefit to our community, our only concern is that we don't want his project to create a Fire Code violation for us, that will put us into a violation

forcing us to wall off existing windows.

> Moreover, our building has a long term lease with the City of San Francisco to house homeless. This population is very vulnerable and the reducing of light and air in our building will create further distress among this population as well.

>

>

> This morning, we expressed our concern to the developer and he thought that they were reasonable and he would look in good faith to accommodate us.

>

> However, we humbly ask the the Commission to make preserving our windows a condition of his approval: that the project's building line be set back in a way that none of our windows will be required to be closed and walled off. This is both a modest and reasonable request in exchange for our support of the pending project.

>

> Thank you.

>

> Sincerely,

>

>

> Adam Sparks

> President

> Pacific Bay Inn, Inc.

> 520 Jones St,

> San Francisco, CA. 94109

>

> Mailing address:

>

> 825 Van Ness Av, Suite 301

> San Francisco, Ca .94109

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2013.1535ENVCUA - "450 O'Farrell Project"
Date: Thursday, June 28, 2018 10:23:12 AM
Attachments: [20131535ENV 450 O'Farrell Peer Review Evaluation 6.13.18.pdf](#)
[161164 450 O'Farrell Financial Feasibility Final.pdf](#)
[180626 450 O'Farrell Memorandum - 2018 04 19.pdf](#)

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From: Boudreaux, Marcelle (CPC)
Sent: Thursday, June 28, 2018 10:20 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Fordham, Chelsea (CPC); Ionin, Jonas (CPC)
Subject: 2013.1535ENVCUA - "450 O'Farrell Project"

Commissioners;

Attached are financial feasibility studies, including the Department's memo analyzing the alternatives.

Note that in the draft motion with attachments of CEQA Findings for the 450 O'Farrell project, these Financial Feasibility studies were referenced in the analysis of the alternatives and the results were summarized in the CEQA Findings document for your information. These reports were always available in the Administrative Record and available to the public upon request. I am forwarding these as supplements for your additional information.

I will bring hard copies to the hearing.

Thank you,
Marcelle

Marcelle W Boudreaux, AICP, Associate AIA, Principal Planner
Flex Team Lead, Current Planning Division
ADUs, Legalization, Wireless, Small Projects
Preservation Planner

San Francisco Planning Department
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Direct: 415.575.9140 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Johnson, Milicent \(CPC\)](#)
Cc: [Boudreaux, Marcelle \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450-474 O'Farrell proposed project
Date: Thursday, June 28, 2018 10:22:33 AM
Attachments: [Letter opposing currently proposed project at 450-474 O'Farrell Street.docx](#)

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From: Carol Ann Rogers [mailto:carolannrogers@prodigy.net]
Sent: Thursday, June 28, 2018 10:07 AM
To: richhillissf@gmail.com; Rich Hillis; Melgar, Myrna (CPC); planning@rodneymong.com;
millicent.Johnson@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC)
Subject: 450-474 O'Farrell proposed project

Dear President Hillis and Planning Commissioners,

I am writing to oppose the project at 450-474 O'Farrell Street (Fifth Church of Christ, Scientist) as currently designed and to request a continuance to allow time for the public and the Commission to carefully review the economic studies, and for stakeholders to work toward alternatives that would maximize housing while simultaneously preserving this important historic resource for the Upper Tenderloin neighborhood and the City.

Approving the project as currently designed presents multiple concerns by:

- permanent loss of a significant historic building that, if preserved, would enhance the fabric of this neighborhood and the experience of its residents for the long-term
- continuing the unfortunate practice of "facadism"
- encouraging more demolition of historic buildings

Construction of new housing is important to this neighborhood and the City as a whole. There are alternatives that allow both goals – housing and preservation – to be achieved. This should not be a "zero sum" solution. Future residents of this neighborhood will benefit from the rich tradition and urban fabric that preserving the Fifth Church of Christ, Scientist will ensure.

Thank you for your attention.

Carol Ann Rogers,

Community Volunteer & Preservationist

1019 Vallejo Street, San Francisco, CA 94133

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Dito, Matthew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 278 Monticello
Date: Thursday, June 28, 2018 10:22:05 AM

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From: Shannon B [mailto:shannonbenner1@gmail.com]
Sent: Thursday, June 28, 2018 10:05 AM
To: Shannon B
Subject: Re: 278 Monticello

To Whom it May Concern,

I am one of the neighbors who was impacted by the illegal residential usage of the building at 278 Monticello.

Because we live near SFSU we do get our share of college students who rent rooms or houses in the neighborhood. But when 278 Monticello was rented out, it seemed the equivalent of someone planting an unregulated dormitory (or frat house) in the middle of a single family residential neighborhood. This one rental changed our quality of living in the neighborhood drastically.

Suddenly the noise disturbances went way up, parking availability was gone, driveways blocked, and trash (often empty or half empty bottles of alcohol) was strewn all over. It seemed like every weekend there was a party that spilled out into the streets. Sometimes the students would go out onto a balcony (with no railing or barrier), get drunk, and yell out profanities at people passing by.

One night in February 2016 we neighbors were awake at 1 am as the police spent 45 minutes breaking up a party with upwards of 200 kids that was being held at 278 Monticello. Another night the next door neighbors to the right of the property had people ringing their doorbell in the middle of the night, looking for the party. When our neighbors didn't answer, the young people hung out in front for a few minutes, then got in a car. Before leaving, one young man got out of the car and proceeded to urinate into the bushes. We could see this from our house.

When Andy De Chen Yang originally asked for 6 bedrooms, he told neighbors that he was building it for his multi-generational family. He spoke with neighbors during the construction process, chatting about how fun it would be having the kids play with each other and go to the same schools. We were shocked when instead he built 14 bedrooms and 8 bathrooms and rented each room out to students. Through the persistence of the neighbors and help from the

Planning Department, the city finally shut it down and said he had to go back to the original plan.

And now he is requesting 10 bedrooms and 8 bathrooms. Instead of doing what the city told him, he is keeping some of the rooms and asking permission. The typical ask for forgiveness instead of permission rule of thumb. He has been disingenuous from the start; both with the neighbors and with the city. At one point I was speaking with someone from the planning dept, and discovered that the city was under the impression that the landlord actually lived on the property. He did not, and never has. One day after a particularly loud party, I asked for his phone number so that I could contact him if there was another problem. When I tried to contact him, the number went to voicemail and he never returned the call. Why would the city believe that he will stick to what he is proposing?

Even if I believed that he would stick to this plan (which I don't), 10 bedrooms and 6 baths is totally out of line for the character of the neighborhood. Even if it were for family (which it isn't), that's not in keeping with the integrity of the neighborhood character.

I respectfully ask that you say no to his proposal, and require that he go back to what he was originally permitted to do.

Thank you,

Shannon Benner-Boxer

--

Go Giants!

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)
Subject: FW: Church of Christ Scientist Project--Letter of Support
Date: Thursday, June 28, 2018 10:21:49 AM
Attachments: [Planning5CCS.docx](#)

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From: Anna Sylvester [<mailto:anna@sylvestervaluation.com>]
Sent: Thursday, June 28, 2018 10:05 AM
To: Secretary, Commissions (CPC)
Subject: Church of Christ Scientist Project--Letter of Support

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Feedback for 232 Clipper Street Project
Date: Thursday, June 28, 2018 10:00:44 AM

*Jonas P. Ionin,
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From: bill.weihl@gmail.com [mailto:bill.weihl@gmail.com] **On Behalf Of** Bill Weihl
Sent: Thursday, June 28, 2018 9:58 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Feedback for 232 Clipper Street Project

Members of the Planning Commission:

I wanted to provide feedback on the proposed project at 232 Clipper Street. I live with my family west of there at 280 Clipper Street, and have been at that address since 1996.

I am delighted to see a new building go in at 232 Clipper Street. I also am supportive of a multi-unit structure there. We need more housing in SF, and our neighborhood is a mix of single- and multi-unit buildings. I think a 2-unit building will fit well there.

I think it is important that the building not be so large that it is out of character with the neighborhood, or that it looms over the surrounding area - both the sidewalks and the immediate neighbors.

I think the modifications and conditions suggested by Cathleen Campbell represent a reasonable compromise - scaling back the size of the 3rd and 4th stories to step them back from the front and the back of the structure. That said, if the immediate neighbors have serious concerns about the impact of a 4th story on them, that should be taken into account.

Best,
Bill Weihl

--

Bill Weihl
Email: bill@weihl.com
Cell: 415-269-9533

From: [Secretary, Commissions \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#); [Fordham, Chelsea \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 14: 450-474 O'Farrell Street Project/Fifth Church of Christ, Scientist—REQUEST FOR CONTINUANCE
Date: Thursday, June 28, 2018 10:00:21 AM
Attachments: [Item 14 - 450-474 O'Farrell Project \(6.28.18\).pdf](#)

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From: Mike Buhler [<mailto:MBuhler@sfheritage.org>]
Sent: Wednesday, June 27, 2018 8:27 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Lopez, Barbara (BOS); Rahaim, John (CPC); Frye, Tim (CPC)
Subject: Item 14: 450-474 O'Farrell Street Project/Fifth Church of Christ, Scientist—REQUEST FOR CONTINUANCE

Good evening, President Hillis and Members of the Commission. Attached please find San Francisco Heritage's request for a continuance and additional comments regarding the 450-474 O'Farrell Street Project, Item #14 on the June 28, 2018 Planning Commission Agenda.

Thank you for your consideration.

Mike



Mike Buhler
President & CEO

SAN FRANCISCO HERITAGE
THE HAAS-LILIENTHAL HOUSE
2007 FRANKLIN STREET
SAN FRANCISCO, CA 94109
P: 415.441.3000 x15
F: 415.441.3015

sfheritage.org
mbuhler@sfheritage.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Feedback for Project at 232 Clipper Street
Date: Thursday, June 28, 2018 10:00:19 AM

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From: jlverdi@aol.com [mailto:jlverdi@aol.com]
Sent: Wednesday, June 27, 2018 4:40 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Feedback for Project at 232 Clipper Street

President Hillis, Vice President Melgar, and Fellow Commissioners:

I live on Clipper Street, across the street from the proposed project at 232 Clipper. I am writing to you in opposition to the 4-story design. This project will be before you on July 12. I am writing to ask you to vote for the 3-story version of the plans, not the 4 story version.

I have lived on Clipper Street for many years and I am very much against construction of a very large building with 2 hugely unaffordable luxury units built for the lucky few.

I am happy that Mr. Eastwood heeded our call to make his project more in scale with the houses on Clipper and 25th Streets and submitted a 3-story version of his plans on June 25th to the Planning Department. Please approve this 3-story version that is more fitting for our block and above all and potentially more affordable.

Thank you,
Janice Levy

From: [Secretary, Commissions \(CPC\)](#)
To: [Fordham, Chelsea \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 14 2013.1535ENV: 450-474 O'FARRELL STREET/532 JONES STREET/Certification of Final EIR—REQUEST FOR CONTINUANCE
Date: Thursday, June 28, 2018 10:00:19 AM
Attachments: [6 2018 5th church christ sci FEIR.docx](#)

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From: Courtney [mailto:cdamkroger@hotmail.com]
Sent: Wednesday, June 27, 2018 5:22 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: mike buhler; Secretary, Commissions (CPC)
Subject: Item 14 2013.1535ENV: 450-474 O'FARRELL STREET/532 JONES STREET/Certification of Final EIR—REQUEST FOR CONTINUANCE

June 27, 2018

President Rich Hillis
San Francisco Planning Commission
City Hall, Room 400
1 Carleton Goodlett Place
San Francisco, CA 94102

RE: 450-474 O'FARRELL STREET/532 JONES STREET/Certification of Final EIR—REQUEST FOR CONTINUANCE

Dear President Hillis and Members of the Planning Commission:

I write to request that you continue this item. The project evaluated in this EIR proposes the demolition of an important and designated historic resource—the Fifth Church of Christ Scientist. The EIR does not include basic information needed to make a fully informed decision on the proposed project. Granting a continuance would provide time for the Planning Commission and interested parties to access recently provided financial feasibility studies.

The proposed project calls for the demolition of the Fifth Church of Christ Scientist, which is an individually significant historic building within the Uptown Tenderloin

National Register Historic District. The two preservation alternatives included in the EIR are rejected and found financially infeasible based upon studies that have not been provided to the Planning Commission. Both the Planning Commission and the public should have the benefit of reviewing these reports upon which the future of this National Register-listed property rests.

Nor does the EIR include an alternative that makes use of long-standing financial incentives known to the historic preservation and development communities—the consideration of Transfer of Development Rights (TDRS) and the Historic Rehabilitation Tax Credit as well as the New Market Tax Credits. The C-3 district is adjacent to the Fifth Church of Christ Scientist and rezoning the project site to C-3 would allow for TDRs as was successfully undertaken with St. Boniface in 2014.

The proposed project promotes “Facadism” in its most appalling form—on a recognized historic landmark that will be reduced to a simple arcade. To make matters worse, the retention of this piece of the Fifth Church of Christ Scientist would come at, what I understand, is an astounding cost – several million dollars. To make matters worse, the City’s Historic Preservation Commission is currently working on a Facadism Policy to prevent just this type of expensive tokenism. The HPC currently has a policy in draft form, which is scheduled for adoption at their August 2018 hearing.

In closing, I urge you to take the time for a thorough evaluation of the proposal and examination of all opportunities available to retain the Fifth Church of Christ Scientist while also addressing the interests of the Church and developer.

Sincerely,

Courtney Damkroger
Vice Chair
San Francisco Heritage Board of Directors

cc: Mike Buhler, SF Heritage

From: [Secretary, Commissions \(CPC\)](#)
To: [Moore, Julie \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SUPPORT 30 Otis St
Date: Thursday, June 28, 2018 10:00:18 AM

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From: Rebecca Peacock [mailto:rlhpeacock@gmail.com]
Sent: Wednesday, June 27, 2018 6:00 PM
To: Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); "planning@rodneyfong.com"; Melgar, Myrna (CPC); richhillissf@gmail.com"
Subject: SUPPORT 30 Otis St

Hello,

My name is Rebecca Peacock, and I am a district 6 resident. Let the record show that I strongly support the project at 30 Otis St.

423 units would go a long way and the streetscape redesign would be a welcome addition to the area. Please add this to the public record.

Commissioners, I urge you to support this project for the betterment of our neighborhoods.

- Rebecca Peacock
rlhpeacock@gmail.com
(267) 663-8648

From: [Secretary, Commissions \(CPC\)](#)
To: [Christensen, Michael \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: June 28th Meeting Re: 792 Capp
Date: Thursday, June 28, 2018 10:00:16 AM

*Jonas P. Ionin,
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From: thomas plagemann [mailto:thosplag@sbcglobal.net]
Sent: Thursday, June 28, 2018 1:44 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC)
Cc: Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: June 28th Meeting Re: 792 Capp

Mr. Hillis and Commissioners,

I am very disappointed to learn that you rushed to re-schedule the hearing on luxury housing on our block by speculator Lucas Eastwood without giving us a fair opportunity to prepare and attend the meeting as a group

I have been worried for some time now that part of your function is to wear us down, postponing at Mr. Eastwood's convenience and on dates when we either are committed to work or are given such short notice as to make attendance at the last minute all but impossible.

When we were given opportunity to speak as neighbors it was in a unanimous voice opposing the luxury housing so inappropriate and destructive to the fabric of the neighborhood. We have repeatedly expressed to you our very real fears for our futures as long term Mission District residents and the appalling precedent that this proposed demolition and replacement structure sets.

It's even more disheartening to see you all cater to the needs of speculator Eastwood and his wealthy investors so openly and so early on when there can be little doubts in your minds as to how much this marginalizes the neighborhood's residents moving forward.

Let it go on the record that I too urged you to postponed tomorrows meeting until such time as we could all participate. Do I think you will maintain the same deference toward us as you show wealthy developers who have exacted such a toll on working San Franciscan's lives. Most

likely you won't. That does not change the fact that indeed you ought to have done so.

Sincerely,

Thomas Plagemann

415 260-2108



Virus-free. www.avast.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project at 232 Clipper Street
Date: Thursday, June 28, 2018 10:00:16 AM

*Jonas P. Ionin,
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From: elenifer@aol.com [mailto:elenifer@aol.com]
Sent: Wednesday, June 27, 2018 6:31 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Project at 232 Clipper Street

Dear President Hillis and Members of the Planning Commission:

My name is Helen Ferentinos and I am a long-time Noe Valley resident living on Clipper Street. I am writing to you regarding the project at 232 Clipper Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and will greatly impact surrounding neighbors because of light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Helen Ferentinos

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Use Authorization for 232 Clipper Street
Date: Thursday, June 28, 2018 10:00:14 AM
Attachments: [232 Clipper Street - NNC Letter in Support of 3-Story Plans for CUA.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Ozzie Rohm [mailto:ozzierohm@sbcglobal.net]
Sent: Thursday, June 28, 2018 12:31 AM
To: Rich Hillis; Koppel, Joel (CPC); Melgar, Myrna (CPC); Rodney Fong; Richards, Dennis (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)
Cc: Noeneighborhoodcouncil Info; Campbell, Cathleen (CPC); Secretary, Commissions (CPC)
Subject: Conditional Use Authorization for 232 Clipper Street

President Hillis and Members of the Planning Commission:

Please see the attached letter from Noe Neighborhood Council regarding the Conditional Use Authorization for 232 Clipper Street that will be before you on July 12, 2018.

Sincerely,

Ozzie Rohm

From: [Secretary, Commissions \(CPC\)](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 143 Beverly Street's Letter in Opposition to Agenda Item F.18 - 278 Monticello Street Property
Date: Thursday, June 28, 2018 10:00:14 AM
Attachments: [143 Beverly street.pdf](#)

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From: Beverly Popek [mailto:bhpopek@gmail.com]
Sent: Wednesday, June 27, 2018 8:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Safai, Ahsha (BOS); Meyer, Catherine (BOS); Sandoval, Suhagey (BOS)
Subject: 143 Beverly Street's Letter in Opposition to Agenda Item F.18 - 278 Monticello Street Property

Dear Planning Commissioners,

Attached is a letter from my neighbors at 143 Beverly Street in opposition to Agenda Item F.18 - 278 Monticello Property. They are unable to attend the hearing tomorrow and provide comments.

Regards,

Beverly Popek
139 Beverly Street

|

--

Beverly Popek
(415) 939-8019

From: [Secretary, Commissions \(CPC\)](#)
To: [Starr, Aaron \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Agenda Item E.9: SPUR Supports Adding Converted Office Space to the Prop. M Cap
Date: Thursday, June 28, 2018 9:56:46 AM
Attachments: [SPUR Supports Office Devt Conversions Ordinance.pdf](#)

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From: Kristy Wang [mailto:kwang@spur.org]
Sent: Thursday, June 28, 2018 8:22 AM
To: Rich Hillis; Melgar, Myrna (CPC); Koppel, Joel (CPC); Planning@rodneymfong.com; mooreurban@aol.com; Johnson, Milicent (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC); Starr, Aaron (CPC); Farrell, Mark (MYR); Montejano, Jess (MYR); Elliott, Jason (MYR); Peskin, Aaron (BOS); Hepner, Lee (BOS); Angulo, Sunny (BOS)
Subject: Agenda Item E.9: SPUR Supports Adding Converted Office Space to the Prop. M Cap

Dear Planning Commissioners:

Thank you for the opportunity to weigh in on Mayor Farrell and Supervisor Peskin's proposed legislation that would allow office space square footage converted to non-office uses to be added back to the office cap.

SPUR strongly supports this legislation to modify the administration of 1986's Proposition M. In SPUR's 2009 report, *The Future of Downtown San Francisco*, we recommend that the city make this change to add back to the allowable supply all the office space lost due to conversions from office to other uses since the voters approved Prop. M.

As you well know, one key strategy for meeting the state and city's climate goals is through making smart growth land use decisions. Siting jobs near transit is a key element of this strategy, and downtown San Francisco is one of few job centers in the Bay Area where the majority of workers take transit to work. That's compared to 11.5 percent of the worker population regionally.

In addition, with recent demand for San Francisco office space, we face a potential shortage and displacement of nonprofits and businesses that cannot afford increasingly out-of-reach commercial rents. This creates challenges if San Francisco is to maintain a diverse economy with room for different industries and jobs for all kinds of people.

It makes sense from both environmental and equity perspectives to allow more jobs in transit-rich parts of San Francisco. That's one reason why the Central SoMa Plan is so important. Unfortunately, the Prop. M office cap is one barrier to the build-out and implementation of the

Central SoMa Plan, including the projected \$2 billion in public benefits. **With the current balance of allowable office space, most of the major office projects that will provide so many of the benefits for Central SoMa could not move forward without this legislation.**

This legislation is a smart and logical step toward unlocking this puzzle, and *it does not seem to violate the intentions of 1986 voters*. We hope you will approve this ordinance. Please feel free to reach out if you have any questions.

Best,
Kristy Wang

Kristy Wang, LEED AP
Community Planning Policy Director
SPUR • Ideas + Action for a Better City
(415) 644-4884
(415) 425-8460 m
kwang@spur.org

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[Reserve your spot today >>](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Fordham, Chelsea \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450-474 O'Farrell Street Project (Fifth Church of Christ, Scientist) : Continuance and Oppose Demolition
Date: Thursday, June 28, 2018 9:53:24 AM
Attachments: [1-LETTER 340 O" FARRELL STREET 6-28-18.pdf](#)
[1-LETTER 340 O" FARRELL STREET 6-28-18.pdf](#)

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From: Howard [mailto:wongaia@aol.com]
Sent: Thursday, June 28, 2018 9:17 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: 450-474 O'Farrell Street Project (Fifth Church of Christ, Scientist) : Continuance and Oppose Demolition

450-474 O'Farrell Street Project (Fifth Church of Christ, Scientist)
REQUEST FOR CONTINUANCE OF EIR CERTIFICATION

ATTACHED: LETTER TO PLANNING COMMISSIONERS

Regards, Howard Wong, AIA

From: [Secretary, Commissions \(CPC\)](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Discretionary Review of Building Permit Application No. 2014.09.09.5905
Date: Thursday, June 28, 2018 9:53:06 AM
Attachments: [Letter regarding 278 Monticello Street.docx](#)
[Blank 2.pdf](#)

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From: C'Anne [mailto:sagelola@gmail.com]
Sent: Thursday, June 28, 2018 9:32 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Safai, Ahsha (BOS); Meyer, Catherine (BOS)
Subject: Discretionary Review of Building Permit Application No. 2014.09.09.5905

Please see the attached statements in regards to the above mentioned permit application. This is in regards to the property located at 278 Monticello Street, San Francisco, California 94132.

Please feel free to contact me should you have any questions regarding our statement.

Thank you for your time.

C'Anne and Steve Wolf
246 Monticello Street
San Francisco, CA 94132

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project at 232 Clipper Street
Date: Wednesday, June 27, 2018 3:34:27 PM

*Jonas P. Ionin,
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From: Susan Shao [mailto:sshao1@gmail.com]
Sent: Wednesday, June 27, 2018 3:34 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Project at 232 Clipper Street

Dear Planning Commissioners,

My name is Susan Shao and I live at [272 Clipper Street](#). One of the things I love about the 200 block of Clipper Street is the relatively uniform scale of the homes. While we do have a few larger apartment buildings on our block, they are located on the far corners.

That is why I am writing to you concerning the proposed project at [232 Clipper Street](#). My neighbors and I are in support of the 3-story design that Mr. Eastwood submitted on June 25th and are strongly opposed to his 4-story plans. A 4-story building does not fit in the middle of the block and the 4th story will be visible like a crow's nest from the public's right of way.

I urge you to approve the 3-story design and spare our street from another out of scale and out of place house.

Sincerely,

Susan Shao

From: [Secretary, Commissions \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Case # 2013.1535ENV | 450-474 O'Farrell Street/532 Jones Street
Date: Wednesday, June 27, 2018 3:31:50 PM
Attachments: [Fwd O'Farrell Street project.msg](#)

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From: Mary Tran [mailto:mtran@pacificbayinvestments.com]
Sent: Wednesday, June 27, 2018 3:27 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Fordham, Chelsea (CPC); reports@pacificbayinvestments.com
Subject: Case # 2013.1535ENV | 450-474 O'Farrell Street/532 Jones Street

Dear Planning Commissioners:

On behalf of the owners of Pacific Bay Inn, Inc., who own of **520 Jones Street**, which is adjacent to the subject project, we would like to formally voice our objection to the hearing being held tomorrow at 1pm due to the fact that we were not noticed. In fact, after we learned of the hearing just yesterday from a 3rd party, we immediately voiced our objection directly to the project developer, Tyler Evje with Thompson | Dorfman Partners, LLC. A copy of this email is attached.

We are requesting that the hearing is postponed until such time that we are properly noticed. Thank you in advance for your consideration.

Sincerely,

Pacific Bay Investments, Inc.

Mary Tran
mtran@pacificbayinvestments.com

825 Van Ness Avenue, Ste. 301
San Francisco, CA 94109

M: 415-341-7832 | P: 415-776-1170 x*104 | F: 415-776-1169

From: [Secretary, Commissions \(CPC\)](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 278 Monticello - Merced Heights
Date: Wednesday, June 27, 2018 3:25:20 PM

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From: Debra Greenblat [mailto:debwah@att.net]
Sent: Wednesday, June 27, 2018 2:11 PM
To: Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Meyer, Catherine (BOS)
Cc: adamdamico@yahoo.com; Safai, Ahsha (BOS)
Subject: 278 Monticello - Merced Heights

I have been a homeowner in the Merced Heights neighborhood since 1994. I have watched our neighborhood change over time – some for the good, but not with the rental situations and construction. Overall, there are many great qualities about this area of San Francisco and I am so glad that we have Supervisor Safai representing us.

I am troubled by the construction that is being allowed. A small home was demolished on Ralston and a new home construction erected in its place (framing photo attached). I know there were complaints, but since it met with “approval”, there was nothing that could be done.

Tomorrow there will be a hearing regarding **278 Monticello**. Numerous complaints have been made about this property not only from the standpoint of illegal renovations, but from a nuisance point of view. Now, this project proposes to “legalize” numerous illegal alterations, and, proposes 10 bedrooms and 6 full baths. Please read that again ... 10 bedrooms and 6 full baths”. I couldn’t use Hardie siding on my recent home renovation because it “didn’t fit the style of the house”. But, was approved to use it on the back of my house because “no one can see it from the street”. I had to pay much more than budgeted to purchase cedar. I was irritated and disappointed with Planning/DBI because they wanted my 1907 home to conform to the look of the homes next to mine, probably built 40 years later! What does that mean “conform”? How does the home on Ralston mentioned above “conform” to the neighborhood? How will the big remodel on Monticello “conform” to the neighborhood? The landscape of our neighborhood is changing with these monstrous homes. It isn’t fair for us to have to live next to dormitory homes, not to mention the increased parking problems. I don’t have a problem with renting a room to a student, but these excessive remodels that become single room rentals with many people inhabiting is not what our neighborhood should be for families.

Today I found information on a home two doors away from me at 455 Vernon. Again, it will be a major remodel to an already large home, and adding 3 bedrooms, 3 baths, family room, etc. The property owner has been absent from the picture since he purchased the property, renting it out to numerous people over

time.

I pay my taxes, take care of my property, and am disappointed again and again with the way permits are handled in San Francisco. You also don't make it easy to address concerns with a filing fee of \$600 for Discretionary Review.

Please consider the concerns of those living in Merced Heights.

Thank you.



Debra Greenblatt

From: [Secretary, Commissions \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450-474 O'Farrell Street (Fifth Church of Christ Scientist)
Date: Wednesday, June 27, 2018 3:24:37 PM

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From: Richard Rothman [mailto:rrrothma@pacbell.net]
Sent: Wednesday, June 27, 2018 2:15 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Mike Buhler
Subject: 450-474 O'Farrell Street (Fifth Church of Christ Scientist)

Dear Planning Commissioners,

I will not be able to attend this hearing on Thursday so I am emailing you in asking that the Commission postpone this decision until economics study is presented to the Commission. This project if approved would demolish a historically significant building which is in a historical preservation district. I am also against so-called facadism. Its not enough just to save the outside of the building the whole building needs to be save.

I think the developers in the planning staff need to come up with an alternative that saves the building and provides housing.

Thank you for consideration of these issues.

Richard Rothman San Franciscan resident

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: public comment re Opera Plaza Cinemas
Date: Wednesday, June 27, 2018 3:23:30 PM

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From: PIC, PLN (CPC)
Sent: Wednesday, June 27, 2018 2:51 PM
To: Secretary, Commissions (CPC); Vellve, Sara (CPC)
Subject: Fw: public comment re Opera Plaza Cinemas

fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Jim Van Buskirk <jimvanbuskirk@sbcglobal.net>
Sent: Wednesday, June 27, 2018 1:57 PM
To: PIC, PLN (CPC)
Subject: public comment re Opera Plaza Cinemas

To Whom It May Concern,

I am unable to attend tomorrow's hearing about the Opera Plaza Cinemas, which I understand is at risk of closing because of an unaffordable rent hike. Having lived in San Francisco for over 45 years, and being an avid cinephile (I co-authored *Celluloid San Francisco: the Film Lover's Guide to the Bay Area Movie Locations*) I would like to register my dismay at the prospect of shuttering more of the Bay Area's few remaining arthouse screens. I beg of you, please do not allow the greed currently overtaking the city to further undermine its cultural connections.

Thank you very much,

Jim Van Buskirk
415-647-5468

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please save Opera Plaza Cinemas
Date: Wednesday, June 27, 2018 3:23:27 PM

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From: PIC, PLN (CPC)
Sent: Wednesday, June 27, 2018 2:52 PM
To: Secretary, Commissions (CPC); Vellve, Sara (CPC)
Subject: Fw: Please save Opera Plaza Cinemas

fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Rachelle Resnick <rresn50@gmail.com>
Sent: Wednesday, June 27, 2018 2:07 PM
To: PIC, PLN (CPC)
Subject: Please save Opera Plaza Cinemas

They show important movies that you can't see elsewhere in SF. We have lost so many movie theaters...let's not lose another.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper Project: July 12 Hearing
Date: Wednesday, June 27, 2018 3:23:05 PM
Attachments: [180613 Shadow Analysis Report Submitted in Opposition to CUA 232 Clipper St.pdf](#)
[Roberts, Brian and Johanna -- Letter to SF Planning Commission 232 Clipper Street Project -- 13June2018.pdf](#)

*Jonas P. Ionin,
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From: JOHANNA W ROBERTS [mailto:johannaroberts@mac.com]
Sent: Wednesday, June 27, 2018 2:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com; Brian Roberts
Subject: 232 Clipper Project: July 12 Hearing

To the San Francisco Planning Commission and Planning Department

Re: 232 Clipper Street Proposal

President Hillis, Vice President Melgar, Fellow Members of the Planning Commission, and Planning Department:

We are the owners of 236 Clipper, the home immediately adjacent on the west side of the subject property at 232 Clipper Street. We write in support of the 232 Clipper proposed **3 story plan** ("the 3-Story Project") submitted to the department on the 25th of June 2018 (most recent submittal) for the reasons set forth below. We remain strongly opposed to the 4-story plan originally submitted to the Commission for CUA for all the reasons set forth in our letter to the Commission dated June 13, 2018, including the objectively unreasonable and detrimental impact that the 4-story plan, with its multiple rear decks and rear massing, would have on our privacy and access to air and light. I've attached our June 13 letter and Shading Analysis demonstrating the substantial negative impact of the 4-story plan. We have worked cooperatively with the developer to agree upon the 3-Story Project, and it reasonably balances his objectives, the City's important housing needs, and the extent of impact on the existing neighbors and neighborhood. We will be present at the hearing on July 12 to speak to these issues and answer any questions that you may have.

The key points in support of the 3-Story Project are summarized below:

1. Family Size

The two family unit design of the 3-Story Project allows 3,600 sq. ft. of living space. Our adjacent single family home has roughly 1800 square feet of habitable space, and this is in alignment with the surrounding homes at 228 Clipper and 244 Clipper. The scale of the 3-Story Project is more than adequate to provide two meaningful (and hopefully, affordable) family housing units.

2. Rear Yard Extension Limited to One Story with Roof Deck

Allowing the rear yard extension as set out in the 3-Story Project is reasonable and acceptable to the neighbors in that the Developer has reduced it height to one story with roof deck so it lessens the impact in light and privacy on neighboring back yards. This is a reasonable compromise which allows Eastwood additional square footage for family housing and eliminates the most detrimental elements of the impact of the proposed 4-story project (2 story rear extension and multiple roof decks) as detailed further in our June 13 letter and Shading Analysis

3. **Side Setbacks.** Based on the adjacent neighbors' documented concerns with privacy and light access, we have requested and Developer has agreed to include side setbacks of 3' where the proposed building adjoins the neighbors to the east and west. Further where these setback walls overshadow the neighboring houses no windows will be installed on those walls to protect privacy. The scale of the 3-Story Project will still negatively impact the light and privacy of the neighboring properties, but this is a reasonable compromise of the varying interests of the parties and the City and it should be approved by the Commission.

4. **RDAT Support**

RDAT supports the 3-Story Project as submitted. A brief continuance of the prior hearing set for June 21 was granted based on the developer's and neighbors' agreement to the 3-Story Project so that the RDAT could also review and provide input. RDAT's support of the 3-Story Project should also weigh heavily in favor of its approval by the Commission.

For the above-stated reasons and those in our June 13 letter, we respectfully request that the Commission quickly approve the 3-Story Project.

Respectfully,
Brian and Johanna Roberts
236 Clipper Street

From: [Secretary, Commissions \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450 O'Farrell St Project
Date: Wednesday, June 27, 2018 3:22:26 PM

*Jonas P. Ionin,
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From: James Buckley [mailto:jbuckley@uoregon.edu]
Sent: Wednesday, June 27, 2018 3:04 PM
To: Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); Johnson, Milicent (CPC); planning@rodneymfong.com; Melgar, Myrna (CPC); richhillissf@gmail.com
Cc: Secretary, Commissions (CPC); Rahaim, John (CPC)
Subject: 450 O'Farrell St Project

Commissioners,

I am writing to encourage you to take more time to consider the exciting project at 450 O'Farrell. For over two decades I built affordable housing with non-profit groups in San Francisco, some of which involved the adaptive reuse of historic buildings, and I am now on the faculty of the School of Architecture and Environment at the University of Oregon in Portland, where I run the historic preservation program. I remain a summertime resident of San Francisco and I was one the initial members of the Historic Preservation Commission from 2009-2011.

One of the challenges of my current role is to get preservationists to understand the incredible need to build more housing of all kinds and vice versa - getting housing folks to understand the value of our existing environment in making good places for people to live. As terrific as the proposed O'Farrell project is in providing much-needed housing, my experience suggests that it would be even better if it properly re-used the existing church as some kind of public space. Several years ago I worked with the SF Redevelopment Agency to build assisted living units in Japantown that incorporated the old synagogue on Bush Street as a community room and dining area for the residents. (Photo 1) The result of the combined old and new elements at the Kokoro project is much stronger than if the whole complex was built new. I also developed another Christian Science Church, on Haight Street near Masonic, into low-income senior housing - it was a little more expensive to convert the historic building to residential units but it is an amazing place to live and a great neighbor for the community. (Photo 2)

My experience suggests that saving only the facade of the 450 O'Farrell building is not good practice - in the long run, it is better to incorporate the bulk of the building into the new use than to have an applied veneer. Another local example I was involved in is the Folsom/Dore Apartments on SOMA - it was our intention to save the entire front portion of the existing industrial building to preserve the look of the Folsom St. industrial corridor but in the end we could only save the front facade skin and it doesn't look right at all. (Photo 3)

I believe the 450 O'Farrell project will serve the community much more in the long run if it makes better use of the wonderful existing church, and, from my long experience in development, I know that with good design it will not break the budget to do so - in fact, if done well, it could add financial value to the project as well as provide a public service by preserving one of our amazing historic buildings. It is my understanding that through rezoning to match the adjacent areas, the project could generate transferable development rights that could raise money for renovation, and there are also tax credits available for rehabilitation of the historic building.

Finally, I have seen in Portland that is a VERY bad precedent to demolish a contributing structure in a historic district - this practice has led to a significant change in the character of many neighborhoods without adding much new housing.

It is indeed possible to be a YIMBY supporter of building new housing AND a believer in preserving our unique historic environment. It does take a little extra thought, and I believe that if you spend a little more time on this important project, you can find ways to both produce additional housing units for city residents and maintain the city's heritage for generations to come.

James Buckley, Ph.D.

Venerable Chair in Historic Preservation
University of Oregon

School of Architecture and Environment
70 NW Couch Street
Portland, OR 97209
<http://hp.uoregon.edu>







From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 450 O'Farrell project
Date: Wednesday, June 27, 2018 3:22:11 PM
Attachments: [450 OF - THC Letter of Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Lindsay Mulcahy [<mailto:lindsay@thclinic.org>]
Sent: Wednesday, June 27, 2018 3:18 PM
To: Secretary, Commissions (CPC); Boudreaux, Marcelle (CPC)
Cc: 'Tyler Evje'; Pratibha Tekkey
Subject: Support for 450 O'Farrell project

Dear Commissioners,

I am pleased to submit a letter on behalf of Tenderloin Housing Clinic in support of the project at 450 O'Farrell. The project sponsor's thoughtful outreach to the tenants at the nearby THC properties and subsequent community benefits agreement demonstrates their commitment to maintain and improve the quality of life of longstanding neighborhood residents. This mixed-use and mixed-income project has made careful consideration of different modes of transportation and preserves the historically-significant aspects of the façade. We urge you to approve this project as recommended by staff.

Best,

Lindsay Mulcahy
Community Organizer
Central City SRO Collaborative
48 Turk Street, San Francisco, CA 94102
Office: (415) 775-7110 ext: 1712
Cell: (520) 307-6265



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From: [Secretary, Commissions \(CPC\)](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 289 Monticello Street
Date: Wednesday, June 27, 2018 2:10:48 PM

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From: Katie Talbott [mailto:katie@mcneilcapital.com]
Sent: Wednesday, June 27, 2018 1:28 PM
To: Safai, Ahsha (BOS)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Meyer, Catherine (BOS); Katie McCaffrey; Dan Talbott (danjtalbott@gmail.com); adamdamico@yahoo.com; Sandoval, Suhagey (BOS)
Subject: RE: 289 Monticello Street

Thank you for your reply

From: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Sent: Wednesday, June 27, 2018 1:19 PM
To: Katie Talbott <katie@mcneilcapital.com>
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; planning@rodneyfong.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Secretary, Commissions (CPC) <commissions.secretary@sfgov.org>; Meyer, Catherine (BOS) <cathy.mulkeymeyer@sfgov.org>; Katie McCaffrey <katiemccaffrey@hotmail.com>; Dan Talbott (danjtalbott@gmail.com) <danjtalbott@gmail.com>; adamdamico@yahoo.com; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>
Subject: Re: 289 Monticello Street

Thank you Katie,

We agree 100% that the rules were broken and are pushing for discretionary review to be accepted and only a maximum of 6 bedrooms to be allowed.

Thank you,

Ahsha

Ahsha Safai, M.C.P.
District 11 Supervisor
San Francisco Board of Supervisors
(415) 756-8103

On Jun 27, 2018, at 12:56 PM, Katie Talbott <katie@mcneilcapital.com> wrote:

To All Concerned,

We live directly next door to this "house" at 278 Monticello Street and completely oppose this renovation. It was detrimental to our neighborhood before it was closed down and will be even more so if it is allowed again.

We lived through nightly late-night loud crazy parties that flowed to the street, garbage everywhere, abandoned furniture on our property, empty liquor bottles on the streets and illegal parking everywhere. We cannot imagine going through this all again.

We have small children and do not need them to be affected by the overflow, dangerous antics of the people who will eventually rent this unofficial Dorm for SF State and City College. Our neighborhood is a peaceful one with people looking out for each other. Please respect our safety and our opposition to this construction.

Thank you,

Katie and Dan Talbott
290 Monticello Street
SF, CA 4132
415-307-2226

Katie Talbott
Office of Carole McNeil
McNeil Capital
100 Pine Street, 27th Fl.
San Francisco, CA 94111
415-229-9060 Office
415-229-9061 Fax
Katie@mcneilcapital.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Boudreaux, Marcelle \(CPC\)](#)
Subject: FW: Letter in support of Fifth Church O'Farrell St project
Date: Wednesday, June 27, 2018 2:09:47 PM
Attachments: [Fifth.docx](#)

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From: Stephanie [mailto:stephaniepeek@comcast.net]
Sent: Wednesday, June 27, 2018 1:29 PM
To: Secretary, Commissions (CPC)
Subject: Letter in support of Fifth Church O'Farrell St project

Dear Secretary,

Please share this with the Planning Commissioners before they discuss and vote on the Fifth Church project
on O'Farrell St tomorrow Thursday June 28 after 3pm.

Thank you,

Stephanie Peek
35 - 17th Ave
San Francisco CA 94121

To: The Planning Commission

Date: June 28, 2018

Re: Fifth Church of Christ, Scientist, O'Farrell St.

Good afternoon, Commissioners.

My name is Stephanie Peek. As a longtime resident of San Francisco, I see the Tenderloin as one of the clearest examples of the increasing gap between the rich and the poor that is causing so much pain in our city, which is why I ask you to support this project presented by Fifth Church and its architects. More than ever, the residents in this neighborhood -- both poor and rich — need a place of spiritual refuge and healing, a place to find peace of mind such as the church provides with its Reading Room and church services open to all. In my opinion, the

church has arrived at a sensible solution to its financial challenges, making it possible to remain in the neighborhood while also providing affordable housing, which we all understand our city needs so badly.

Thank you for your consideration,

Stephanie Peek

Letter in support of Fifth Church O'Farrell St project:

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: CCHO Comments HomeSF 2.0, Item 2018-006910PCA
Date: Wednesday, June 27, 2018 2:09:26 PM
Attachments: [CCHO Plan Commission ltr HomeSF legislation 6-26-2018.pdf](#)

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From: Council of Community Housing Organizations [mailto:ccho@sfc-409.org]
Sent: Wednesday, June 27, 2018 1:37 PM
To: Rich Hillis; Myrna Melgar; Rodney Fong; Dennis Richards; Kathrin Moore; Joel Koppel; Milicent Johnson; Secretary, Commissions (CPC); Rahaim, John (CPC); Tang, Katy (BOS); Mohan, Menaka (BOS); paolo.ikeze@sfgov.org
Cc: Peter Cohen; fernando@sfc-409.org
Subject: CCHO Comments HomeSF 2.0, Item 2018-006910PCA

Dear Commissioners

Please see letter attached we would like to submit for the record on tomorrow's hearing item #10 regarding HomeSF 2.0.

Thank you,
Peter Cohen and Fernando Marti

Council of Community Housing Organizations
Celebrating 40 years as the voice of San Francisco's affordable housing movement
325 Clementina Street, San Francisco 94103
415-882-0901 office
www.sfccho.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Christensen, Michael \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: DENIAL OR DELAY REQUIRED for 792 Capp Street (2017- 001283CUA)
Date: Wednesday, June 27, 2018 12:06:37 PM

*Jonas P. Ionin,
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From: Davian Contreras [mailto:dvcontreras@gmail.com]
Sent: Tuesday, June 26, 2018 3:17 PM
To: Melgar, Myrna (CPC); Rich Hillis; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); planning@rodneymong.com
Cc: Secretary, Commissions (CPC)
Subject: DENIAL OR DELAY REQUIRED for 792 Capp Street (2017- 001283CUA)

Hello Planning Commission,

I am writing in regards to the upcoming hearing for 792 Capp Street (2017- 001283CUA).

As a representative of the Capp Street Community, we are worried that the upcoming hearing was delayed from June 14 to June 28.

This extremely short delay of only 2 weeks is extremely harmful to community organization efforts, as it does not allow for proper notification of neighbors, nor is it sufficient time to request time off from work, school, and other family obligations.

The purpose of these most recent delays was to get more dialogue between the neighborhood and the speculator Lucas Eastwood. Though the community has remained steadfast in opposition to demolition, we accepted the request to meet with him.

I must make it clear that the Capp Street Community is opposed to what Lucas Eastwood proposed. We are against demolition!!

We reluctantly met with Lucas Eastwood at the request of the Planning Commission, despite our unified opposition to demolition of 792 Capp Street. After meeting with him, the Capp Street community feels like we were left at a disadvantage with these most recent delays not providing us enough time to organize.

It almost feels like these short delays were meant to undermine and silence the voice of the community.

Please DENY this project, or at least delay the project to allow time for the community to actually attend the hearing.

Sincerely,
Davian Contreras
(415) 377-1675

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper Street Proposed Project
Date: Wednesday, June 27, 2018 12:06:09 PM

*Jonas P. Ionin,
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From: Philip Fleury [mailto:pyfleury@gmail.com]
Sent: Tuesday, June 26, 2018 3:20 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); NNC
Subject: 232 Clipper Street Proposed Project

President Hillis and Members of the Planning Commission:

My name is Philip Fleury and I am a long-time Noe Valley resident. I am writing to you regarding 232 Clipper Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and a menace to the surrounding neighbors because the light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Philip Fleury
4033 25th Street

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper Street Neighborhood Feedback
Date: Wednesday, June 27, 2018 12:06:01 PM

*Jonas P. Ionin,
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From: Mike Iriarte [mailto:mike.iriarte@gmail.com]
Sent: Tuesday, June 26, 2018 3:59 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: 232 Clipper Street Neighborhood Feedback

Dear President Hillis and Members of the Planning Commission,

I am writing you to request that you approve the 3 story design proposed for 232 Clipper Street. Our neighborhood comprises mostly 2 and 3 story homes and anything that is 4 stories high will stand out like a sore thumb and negatively impact the neighborhood.

Please reject the 4 story design as it would only be affordable to the very wealthy and does nothing to impact the affordable housing issues we currently face in San Francisco.

Sincerely,

Mike Iriarte

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Feedback for 232 Clipper Street Project
Date: Wednesday, June 27, 2018 12:05:53 PM

*Jonas P. Ionin,
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From: Tim McManus [mailto:tmc@aitbusiness.com]
Sent: Tuesday, June 26, 2018 8:18 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Feedback for 232 Clipper Street Project

Dear Planning Commissioners:

My name is Tim McManus and I have lived on Clipper Street for many years. I am writing to ask you to support the 3-story option for 232 Clipper Street for two reasons: 1) provide compatibility with the surrounding buildings and 2) provide relative affordability for future renters and buyers of these units.

Maximizing profits require developers to build with the ethos of cramming in as much square footage as possible regardless of considerations for mass, scale, privacy, and livability. Such is the case with the 4-story design that the Project Sponsor submitted initially and that is why there is a groundswell of opposition from the surrounding neighbors. That is why I urge you to reject the plans for a 4-story monster duplex and instead, vote for the 3-story plans that were submitted as recently as June 25th to the Planning Department.

Sincerely,
Tim McManus
268 Clipper Street

Tim McManus - President



415.846.3117 (m) / 866.248.4240 ext. 101

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper Street Feedback
Date: Wednesday, June 27, 2018 12:05:48 PM

Jonas P. Ionin,
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-----Original Message-----

From: Kelly Ryer [<mailto:kelly.ryer@gmail.com>]
Sent: Tuesday, June 26, 2018 8:58 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: 232 Clipper Street Feedback

President Hillis and Commissioners:

My name is Kelly Ryer and I have lived on Clipper Street for years. I write to ask you to support the 3-story option for 232 Clipper Street in the interest of providing compatibility with the surrounding buildings and relative affordability for future renters and buyers of these units.

Maximizing profits requires developers to build with the ethos of cramming in as much square footage as possible, regardless of considerations for mass, scale, privacy, and livability. Such is the case with the 4-story design that the Project Sponsor submitted initially, and that is why there is a groundswell of opposition from the surrounding neighbors. I urge you to reject the plans for a 4-story monster duplex, and instead vote for the more-reasonable 3-story plans that were submitted as recently as June 25th to the Planning Department.

Yours truly,
Kelly Ryer
221 Clipper St.

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper St., Proposed Project
Date: Wednesday, June 27, 2018 12:05:42 PM

*Jonas P. Ionin,
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From: julietraun@aol.com [mailto:julietraun@aol.com]
Sent: Tuesday, June 26, 2018 9:57 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: 232 Clipper St., Proposed Project

Dear Planning Commissioners,

My name is Julie Traun and my husband and I own our home at 240 Clipper Street, two doors west of the proposed project at 232 Clipper St. We have resided here for more than 30 years, and have watched our neighbors come and go, build and remodel. Our home was built prior to 1900 and may be the original house on this block.

It is a beautiful historic neighborhood and many of the homes are identical, and **all** are uniform in scale and size with the exception of apartment buildings on the corners....though neither of those are more than 3 stories. Nothing is more than three stories. While it is a busy street, all can appreciate the feel of this lovely street.

I am writing because of our very deep concern about the proposed project at 232 Clipper Street. While my neighbors and I support the 3-story design that Mr. Eastwood submitted on June 25th, we are strongly opposed to his 4-story plans. A 4-story building does not fit in the neighborhood, this block and certainly not in the middle of the block for it will be larger than any other building, and frankly, obnoxiously visible to all the neighbors and the public.

I have watched neighbors remodel of years. All have worked to keep their homes consistent with the feel of this neighborhood and they have followed the rules; developers should not be permitted to upend our neighborhoods with out-of-scale and out-of-place homes like this.

I urge you to approve no more than a 3-story design and spare our street from another boxy, tall building.

Sincerely,

Julie Traun
240 Clipper Street

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018
Date: Wednesday, June 27, 2018 12:04:53 PM
Attachments: [image001.png](#)
[image002.png](#)

*Jonas P. Ionin,
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From: sfgene@aol.com [mailto:sfgene@aol.com]
Sent: Wednesday, June 27, 2018 5:40 AM
To: Campbell, Cathleen (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); catherine.moore@sfgove.org; Johnson, Milicent (CPC); info@noeneighborhoodcouncil.com; Secretary, Commissions (CPC); joel.koppel@sfgove.org
Subject: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018

To the San Francisco Planning Commission and Planning Department

Re: 232 Clipper Street Proposal

Good Morning:

I represent the owners of 228 Clipper the home immediately adjacent to the East of the subject property. I want to register our conditional support for the 232 Clipper proposed 3 story plan submitted to the department on the 25th of June 2018 (most recent submittal) on the following basis:

Background

Mr. Eastwood originally submitted to the city a plan for a monster size building that was overpowering, privacy invasive, light blocking, setback hungry and towering above all the neighboring homes. Mr. Eastwood and the neighborhood residents cooperatively and tediously over 4 months worked together to result in a plan that is aesthetically commensurate with the other neighboring homes and provides Eastwood the opportunity to tear down a small single family home and replace with a two family 6 or 7 bedroom home as follows:

Conditional

Our support is conditional in that the previously proposed Monster 4 story building is off the table. There is a rumor that the Eastwood attorney is trying to slip in this abandoned design back into the mix, a design that the entire neighborhood vehemently has and will continue to oppose.

Family Size

The two family design of this home allows almost 3,600 sq. ft. of living space. The upper unit has 4 bedrooms and the lower unit has 2 bedrooms however if the developer so decides the garage can be eliminated thus providing close to 4,000 sq. ft. and one 4 bedroom home and one 3 bedroom home. Public transportation is just 1 1/2 blocks away in two directions for bus and Muni Metro

Rear Yard Extension

Allowing the rear yard extension is reasonable and acceptable to the neighbors in that Eastwood has reduced its height to one story with roof deck so it lessens the impact on neighboring back yards. This is a reasonable compromise which allows Eastwood additional square footage for family housing and eliminating the giant mass of house as originally proposed with 4 stories.

Side Yard Setbacks

The 3 story plan as proposed includes side setbacks of 3' where the proposed building adjoins the neighbors to the east and west so as to eliminate the prison wall effect blocking light and view from the living rooms of the neighboring houses. Further where these setback walls overshadow the neighboring houses no windows will be installed on those walls to protect privacy.

Residential Design Advisory Team

RDAT supports this new 3 story plan as submitted

Height and Depth

The 3 story proposal as presented on 6-25-18 (the subject plan) complies with height, depth and front setbacks for the city residential guidelines

Conclusion

We ask that the Commission quickly approve this proposed 3 story two family unit, will get it off your agenda without additional hearings, allow Eastwood to tear down the dilapidated vacant house and move on with the project for new housing.

Kind Regards, Gene



Kind Regards, Gene



From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018
Date: Wednesday, June 27, 2018 12:04:44 PM
Attachments: [image001.png](#)

*Jonas P. Ionin,
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From: sfgene@aol.com [mailto:sfgene@aol.com]
Sent: Wednesday, June 27, 2018 5:45 AM
To: Secretary, Commissions (CPC); luis1fe@gmail.com
Subject: Fwd: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018

From: sfgene@aol.com
To: richhillissf@gmail.com, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, planning@rodneyfong.com, dennis.richards@sfgov.org, kathrin.moore@sfgov.org, milicent.johnson@sfgov.org, cathleen.campbell@sfgov.org, commissions.secretary@sfgov.org
Sent: 6/27/2018 5:42:06 AM Pacific Standard Time
Subject: Conditional Support for 232 Clipper Street Commission Mtg 12 July 2018

To the San Francisco Planning Commission and Planning Department

Re: 232 Clipper Street Proposal

Good Morning:

I represent the owners of 228 Clipper the home immediately adjacent to the East of the subject property. I want to register our conditional support for the 232 Clipper proposed 3 story plan submitted to the department on the 25th of June 2018 (most recent submittal) on the following basis:

Background

Mr. Eastwood originally submitted to the city a plan for a monster size building that was overpowering, privacy invasive, light blocking, setback hungry and towering above all the neighboring homes. Mr. Eastwood and the neighborhood residents cooperatively and tediously over 4 months worked

together to result in a plan that is aesthetically commensurate with the other neighboring homes and provides Eastwood the opportunity to tear down a small single family home and replace with a two family 6 or 7 bedroom home as follows:

Conditional

Our support is conditional in that the previously proposed Monster 4 story building is off the table. There is a rumor that the Eastwood attorney is trying to slip in this abandoned design back into the mix, a design that the entire neighborhood vehemently has and will continue to oppose.

Family Size

The two family design of this home allows almost 3,600 sq. ft. of living space. The upper unit has 4 bedrooms and the lower unit has 2 bedrooms however if the developer so decides the garage can be eliminated thus providing close to 4,000 sq. ft. and one 4 bedroom home and one 3 bedroom home. Public transportation is just 1 1/2 blocks away in two directions for bus and Muni Metro

Rear Yard Extension

Allowing the rear yard extension is reasonable and acceptable to the neighbors in that Eastwood has reduced it height to one story with roof deck so it lessens the impact on neighboring back yards. This is a reasonable compromise which allows Eastwood additional square footage for family housing and eliminating the giant mass of house as originally proposed with 4 stories.

Side Yard Setbacks

The 3 story plan as proposed includes side setbacks of 3' where the proposed building adjoins the neighbors to the east and west so as to eliminate the prison wall effect blocking light and view from the living rooms of the neighboring houses. Further where these setback walls overshadow the neighboring houses no windows will be installed on those walls to protect privacy.

Residential Design Advisory Team

RDAT supports this new 3 story plan as submitted

Height and Depth

The 3 story proposal as presented on 6-25-18 (the subject plan) complies with height, depth and front setbacks for the city residential guidelines

Conclusion

We ask that the Commission quickly approve this proposed 3 story two family unit, will get it off your agenda without additional hearings, allow Eastwood to tear down the dilapidated vacant house and move on with the project for new housing.

Kind Regards, Gene



From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opera Plaza Cinema
Date: Wednesday, June 27, 2018 12:04:35 PM

*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
www.sfplanning.org

From: PIC, PLN (CPC)
Sent: Wednesday, June 27, 2018 6:54 AM
To: Secretary, Commissions (CPC); Vellve, Sara (CPC)
Subject: Fw: Opera Plaza Cinema

Fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: carleton Hoffman <carletonhoffman@gmail.com>
Sent: Wednesday, June 27, 2018 6:22:07 AM
To: PIC, PLN (CPC)
Subject: Opera Plaza Cinema

please don't approve the closing of this venue!
thank you,

Carleton Hoffman,

Bernal Heights

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support: Item 13a. 2018-007182CUA: 188 HOOPER, 1140 7TH STREET, AND 1111 8TH STREET
Date: Wednesday, June 27, 2018 12:04:14 PM

Jonas P. Ionin,
Director of Commission Affairs

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

From: Paul Wermer [mailto:pw-sc_paul@sonic.net]
Sent: Wednesday, June 27, 2018 7:27 AM
To: Secretary, Commissions (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); RODNEY FONG; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Jardines, Esmeralda (CPC)
Subject: Support: Item 13a. 2018-007182CUA: 188 HOOPER, 1140 7TH STREET, AND 1111 8TH STREET

Dear Planning Commissioners:

Please approve the California College of the Arts application
2018-007182CUA.

It is encouraging to see academic institutions investing in San Francisco, and especially so when they recognize the importance of providing student housing, services and educational facilities in a compact area.

As with most desirable urban environments today, San Francisco's housing, especially low cost housing, is in short supply - yet that is what students need. By developing student housing in the manner proposed here, CCA will reduce demand on San Francisco's housing stock, while ensuring their ability to shield students from excessive housing cost increases.

Please approve this project.

Sincerely yours,
Paul Wermer

--

Paul Wermer
2309 California Street
San Francisco, CA 94115

+1 415 929 1680
paul@pw-sc.com

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project on 232 Clipper Street
Date: Wednesday, June 27, 2018 12:03:49 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309!Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Anita Chawla [mailto:anita@global-change.us]
Sent: Wednesday, June 27, 2018 7:25 AM
To: Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); richhillissf@gmail.com
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Project on 232 Clipper Street

President Hillis, Vice President Melgar, and Fellow Commissioners:

I am writing you to voice my opposition to the 4-story design proposed for the project at [232 Clipper Street](#). This project will be before you [on July 12](#) and that is why I am writing to urge you to vote for the 3-story version of the plans.

I have lived on Clipper Street for a number of years and I would not like to see my street being greatly impacted by a massive building that has no benefit other than providing 2 hugely unaffordable luxury units for a lucky few.

I am happy that Mr. Eastwood heeded our call to make his project more in scale with the houses on Clipper Street and submitted a 3-story version of his plans on June 25th to the Planning Department. I would greatly appreciate it if you approve this 3-story version that is more fitting for our block and above all, more affordable for younger families.

Thank you,

Anita Chawla

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Proposed Project at 232 Clipper Street
Date: Wednesday, June 27, 2018 12:02:25 PM
Attachments: [image.png](#)

*Jonas P. Ionin,
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www.sfplanning.org

From: Paul Lamoreux [mailto:paul.lamoreux@gmail.com]
Sent: Wednesday, June 27, 2018 9:05 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: Proposed Project at 232 Clipper Street

Dear President Hillis and Members of the Planning Commission,

As a Noe Valley old-timer, I am loathe to see another monster duplex in Noe Valley and that is why I am writing to you. The project at [232 Clipper Street](#) can only work if the massing of the building is limited to 3 stories as recommended by the Notice of Planning Department Requirements repeatedly. The 4-story design that the Project Sponsor presented initially, and is being touted as family-size dwellings, is not only an eye sore but also far from being accessible to average families in San Francisco. Each of the 3-bedroom units of the 4-story design fetches at least \$2.5 million dollars in Noe Valley. Hardly a number affordable to great majority of San Francisco families.

Secondly, families come in many sizes. Only 17% of all households in Noe Valley come with children. More importantly, average family size in Noe Valley is ONLY 2.10 persons as reported by [point2home.com](#). That means that a solid majority of families in my neighborhood don't have any children and in fact, might well be interested in a smaller and a relatively more affordable unit that a 3-story design offers. Here are the demographics report on Noe Valley:

Number of Households in Noe Valley

Total Households	58,608
Family Households	22,202
Non-family Households	36,406
Households With Children	10,212
Households Without Children	48,398
Average People Per Household	2.10

That is why I urge you to support the proposed 3-story version that is more in line with our neighborhood's scale and our population's pocket book.

Sincerely,

Paul Lamoreux
[246 Clipper Street](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 450 O'Farrell Street proposed project
Date: Wednesday, June 27, 2018 12:02:18 PM
Attachments: [Document1.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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Direct: 415-558-6309 | Fax: 415-558-6409

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From: Carl VanOs [mailto:cnv@sbcglobal.net]
Sent: Wednesday, June 27, 2018 9:20 AM
To: Boudreaux, Marcelle (CPC); Secretary, Commissions (CPC); ourfifthchurch@gmail.com
Subject: RE: Support for 450 O'Farrell Street proposed project

Planning Commission

San Francisco Planning Department

1650 Mission St., Suite 400

San Francisco, CA 94103

RE: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners,

As a long term resident and business owner in San Francisco I urge you to approve the 450 O'Farrell Street project. Please help the revitalize this blighted neighborhood. This area of the Tenderloin desperately needs more structurally safe, code compliant residential housing.

Sincerely,

Carl N. Vanos

1604A Grove Street

San Francisco, CA 94117

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Project Feedback for 232 Clipper Street
Date: Wednesday, June 27, 2018 12:01:59 PM

*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

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www.sfplanning.org

From: Brian Pritchard [mailto:aquatic7@gmail.com]
Sent: Wednesday, June 27, 2018 10:19 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); Noe Neighborhood Council
Subject: Project Feedback for 232 Clipper Street

President Hillis, Vice President Melgar, and Fellow Commissioners:

I am writing to voice my opposition to the 4-story design proposed for the project at [232 Clipper Street](#). This project will be discussed on July 12, before you, and that is why I am writing to ask you to vote for the 3-story version of the plans.

I am happy to hear that Mr. Eastwood heeded our call to make his project more in scale with the houses on Clipper Street and submitted a 3-story version of his plans on June 25th to the Planning Department. I would greatly appreciate it if you approve this 3-story version that is more fitting and above all, more affordable for families.

Thank you,

Brian Pritchard

From: [Secretary, Commissions \(CPC\)](#)
To: [Ikezo, Paolo \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: HOME-SF Amendments - #10 for June 28th meeting
Date: Wednesday, June 27, 2018 12:01:38 PM
Attachments: [HOME_SF_overview.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Tang, Katy (BOS)
Sent: Wednesday, June 27, 2018 10:39 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Secretary, Commissions (CPC); Mohan, Menaka (BOS)
Subject: HOME-SF Amendments - #10 for June 28th meeting

Commissioners,

In advance of Thursday's Planning Commission meeting, I wanted to offer time to discuss with you any questions you have regarding our [proposed legislation](#) to amend the HOME-SF program. We have found that many project sponsors are opting to use the State Density Bonus Law, and felt it was necessary to make our local HOME-SF program more competitive/attractive.

Attached is a summary sheet that describes the changes.

If you need any additional information, please feel free to contact me at 415-279-4100.

Thank you,
Katy

Katy Tang | District 4 Supervisor
San Francisco Board of Supervisors
City Hall, Room 264
(415) 554-7460
www.sfbos.org/Tang

[Facebook](#): KatyTangSF
[Twitter](#): @SupervisorTang

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Samonsky, Ella \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Samonsky, Ella \(CPC\)](#)
Subject: FW: 17222 27th Avenue, Item 2
Date: Wednesday, June 27, 2018 12:01:14 PM
Attachments: [1722 27th Avenue - ADU DR Comment.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Dylan Casey [mailto:dylan@carlaef.org]
Sent: Wednesday, June 27, 2018 11:08 AM
To: Secretary, Commissions (CPC)
Subject: 17222 27th Avenue, Item 2

Dear Planning Commission,

Please consider the attached comment letter on item 2 scheduled for tomorrow's commission meeting.

Thank you,

Dylan Casey

ADU Director, California Renters Legal Advocacy and Education Fund

From: [Secretary, Commissions \(CPC\)](#)
To: [Dito, Matthew \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter regarding tomorrow's Agenda Item F.18 - 278 Monticello Street Property
Date: Wednesday, June 27, 2018 12:00:30 PM
Attachments: [opposition to 278 Monticello modifications.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Beverly Popek [mailto:bhpopek@gmail.com]
Sent: Wednesday, June 27, 2018 11:14 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Safai, Ahsha (BOS); Meyer, Catherine (BOS)
Subject: Letter regarding tomorrow's Agenda Item F.18 - 278 Monticello Street Property

Dear Planning Commissioners,

I am unable to make public comment on this matter and attached is a letter regarding Agenda Item F.18 - 278 Monticello Property.

Regards,
Beverly
--
Beverly Popek
(415) 939-8019

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 232 Clipper Street Request
Date: Wednesday, June 27, 2018 11:59:50 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: Colin Thurlow [<mailto:sfgyves@sbcglobal.net>]
Sent: Wednesday, June 27, 2018 11:41 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Campbell, Cathleen (CPC); Secretary, Commissions (CPC); info@noeneighborhoodcouncil.com
Subject: 232 Clipper Street Request

President Hillis and Members of the Planning Commission:

My name is Colin Thurlow and I am a 30+ year resident of Noe Valley. I am writing to you regarding 232 Clipper Street as I live directly behind this property on 25th Street.

I am happy to support Mr. Eastwood's plans for a 3-story building that he submitted on June 25th to the Planning Department. The 4-story plans that he submitted initially are out of scale and a menace to the surrounding neighbors because the light, air, and privacy issues.

Please reject the 4-story massive duplex affordable to only a few and instead, vote for the 3-story design that at least provides some level of relative affordability with a smaller unit at the first floor.

Yours truly,

Colin Thurlow

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Capp Street Hearing. TWO WEEK CONTINUANCE REQUEST
Date: Wednesday, June 27, 2018 11:58:24 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

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From: Christensen, Michael (CPC)
Sent: Wednesday, June 27, 2018 10:02 AM
To: CTYPLN - COMMISSION SECRETARY
Cc: Sucre, Richard (CPC)
Subject: FW: Capp Street Hearing. TWO WEEK CONTINUANCE REQUEST

Brett bcc'd everyone so I'm not sure if this request was received by your office, so I'm forwarding just in case.

Respectfully,

Michael Christensen, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8742 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Brett Gladstone [mailto:BGLadstone@hansonbridgett.com]
Sent: Wednesday, June 27, 2018 9:47 AM
To: DPH - bgladstone
Subject: Capp Street Hearing. TWO WEEK CONTINUANCE REQUEST

Good morning Commissioners. We are requesting a two week continuance so that the community has additional time to review terms of the proposed agreement we are negotiating with a nonprofit housing provider. The community has received the key terms of the draft agreement. That nonprofit has asked that we not make public an agreement that is still in discussion.

Thank you.

Brett Gladstone

Brett Gladstone
Partner

Hanson Bridgett LLP
(415) 995-5065 Direct
(415) 995-3517 Fax
BGladstone@hansonbridgett.com

425 Market Street, 26th Floor
San Francisco, CA 94105



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The foregoing applies even if this notice is embedded in a message that is forwarded or attached.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** STATEMENT *** MAYOR MARK FARRELL ON SUPREME COURT DECISION IN JANUS VS AFSCME CASE
Date: Wednesday, June 27, 2018 11:57:42 AM
Attachments: [6.27.18 Supreme Court Labor Decision.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, June 27, 2018 9:10 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** STATEMENT *** MAYOR MARK FARRELL ON SUPREME COURT DECISION IN JANUS VS AFSCME CASE

FOR IMMEDIATE RELEASE:

Wednesday, June 27, 2018

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

***** STATEMENT *****
**MAYOR MARK FARRELL ON SUPREME COURT DECISION
IN JANUS VS AFSCME CASE**

“Today’s decision by the United States Supreme Court to weaken our public sector labor unions is another unfortunate setback for our working-class families, who are already facing unprecedented attacks by hostile Congressional Republicans and a heartless Presidential Administration.

Despite the disappointing news today, I am here to say, unequivocally, that San Francisco will always remain a strong union City and I will continue to support our brothers and sisters in the labor movement. Labor literally helped build this city and our union members have long been on the frontlines fighting for civil rights, justice and equality. We will never forget that—the labor movement is part of our City’s DNA.

In the coming weeks, I will work with the incoming Mayoral administration, our Human Resource department and our union leaders to discuss strategies and policies that will help protect and support our public sector labor members. We will not let today’s decision deter our commitment to the hardworking individuals who contribute so much to the unique fabric of

our great City.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-007182CUA & 2016-001557ENX
Date: Wednesday, June 27, 2018 11:53:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[PlaceMade CCA Support Letter 6.26.18.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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Direct: 415-558-6309 | Fax: 415-558-6409

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www.sfplanning.org

From: Chloe V. Angelis [mailto:cangelis@reubenlaw.com]
Sent: Wednesday, June 27, 2018 11:35 AM
To: Jardines, Esmeralda (CPC); Ionin, Jonas (CPC)
Cc: Daniel Frattin
Subject: 2018-007182CUA & 2016-001557ENX

Jonas and Esmeralda,

Attached please find a letter from Kate Sofis on behalf of PlaceMade, in support of the above-referenced CCA projects. CCA is scheduled for items 13a and 13b on tomorrow's Planning Commission agenda.

Thanks.

REUBEN, JUNIUS & ROSE, LLP

Chloe Angelis, **Attorney**
Tel: (415) 567-9000
Fax: (415) 399-9480
cangelis@reubenlaw.com
www.reubenlaw.com

SF Office:
One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:
456 8th Street, 2nd Floor
Oakland, CA 94607



may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Sider, Dan \(CPC\)](#)
Cc:
Subject: FW: Office of Cannabis Letter to Planning Commission Leadership
Date: Tuesday, June 26, 2018 1:56:23 PM
Attachments: [scan0024.pdf](#)

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
www.sfplanning.org

From: Elliott, Nicole (ADM)
Sent: Tuesday, June 26, 2018 12:42 PM
To: Ionin, Jonas (CPC)
Cc: Rahaim, John (CPC); Kelly, Naomi (ADM); Bukowski, Kenneth (ADM); Barnes, Bill (ADM)
Subject: Office of Cannabis Letter to Planning Commission Leadership

Good afternoon Jonas,

Please find attached a letter to President Hillis and Vice President Melgar requesting their consideration of changes to the Planning Department CB3P program. May I please request your assistance in distributing this letter to Commission leadership?

Thank you, and please don't hesitate to reach out if you have questions.

Best,
Nicole

Nicole Elliott | 凌凱麗
Director
Office of Cannabis | 三藩市大麻監管辦公室
City & County of San Francisco
officeofcannabis.sfgov.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter in Support of the Proposed Project at 450 O'Farrell Street
Date: Tuesday, June 26, 2018 10:13:11 AM
Attachments: [Support Letter for Fifth Church.docx](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Laurel and Steve Mason [<mailto:landsmason@shaw.ca>]
Sent: Monday, June 25, 2018 9:10 PM
To: Secretary, Commissions (CPC)
Cc: Boudreaux, Marcelle (CPC)
Subject: Letter in Support of the Proposed Project at 450 O'Farrell Street

To Whom it may Concern,

Please find attached a letter in support of the 450 O'Farrell Street project.

Sincerely,
Mrs. Laurel Howard Mason

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Letter to Planning Commission Regarding 450 O' Farrell Street Project
Date: Tuesday, June 26, 2018 9:07:15 AM

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
www.sfplanning.org

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

From: PIC, PLN (CPC)
Sent: Tuesday, June 26, 2018 6:57 AM
To: Ionin, Jonas (CPC)
Cc: Silva, Christine (CPC)
Subject: Fw: Letter to Planning Commission Regarding 450 O' Farrell Street Project

fyi

Property Information Map (PIM): <http://propertymap.sfplanning.org><<http://propertymap.sfplanning.org>>

The information provided in this correspondence is based on a preliminary review of information provided by the requestor. It does not constitute a comprehensive review of the project or request. For a more extensive review it is strongly recommended to schedule a project review meeting. The information provided in this email does not constitute a Zoning Administrator letter of determination. To receive a letter of determination you must submit a formal request directly to the Zoning Administrator. For complaints, please contact the Code Enforcement Division.

From: Mary Ann Cahill <maryann-maryann@att.net>
Sent: Sunday, June 24, 2018 1:45 PM
To: PIC, PLN (CPC); Boudreaux, Marcelle (CPC)
Subject: Letter to Planning Commission Regarding 450 O' Farrell Street Project

Dear President Hillis and Commissioners:

I am a member of Ninth Church of Christ Scientist, San Francisco (175 Junipero Serra Boulevard), and a resident at Arden Wood.

I am writing in support of approval for the project for 450 O'Farrell Street (Fifth Church of Christ Scientist, San Francisco).

Our religion advocates that we should be good citizens and good neighbors. Fifth Church has been fulfilling that demand for almost 100 years. And this new project would continue to do that.

The new building would be in keeping with the neighborhood; in fact, it would enhance it with its beautiful design.

It would help the families in the neighborhood. It would provide some more affordable housing. I understand there are about 3,000 children in the area. The Church has a wonderful Sunday School program as well as a child care area for children too young to attend Sunday School. Everyone is welcome.

The new design will offer a Reading Room, which is a quiet, clean, safe place for rest and study, with resources for reading, purchasing, borrowing or working on-line, augmented by helpful librarians and workers. Everyone is welcome.

Healing harmony is central to our religion. It doesn't stop with our members but extends to, and blesses, the neighborhood and the world, which we pray for daily.

I understand that the members of the church have been working harmoniously with the planning commission. We expect that to continue and, as I have said, harmony is a hallmark of true Christian Science.

With this expectancy in mind, we confidently declare with Mary Baker Eddy, our Founder and the Discoverer of Christian Science, that ...whatever blesses one, blesses all (SCIENCE AND HEALTH WITH KEY TO THE SCRIPTURES, pg. 206)

Thank you very much for your consideration of this letter and the project at 450 O'Farrell Street.

Sincerely,

Mary Ann Cahill

445 Wawona Street, #305
S.F. CA. 94116
(415) 342-4963

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 450 O'Farrell street project
Date: Monday, June 25, 2018 3:39:19 PM
Attachments: [5th church support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Daniel Emerson [mailto:demerson@lightandmotion.com]
Sent: Monday, June 25, 2018 3:26 PM
To: Secretary, Commissions (CPC)
Cc: Marcelle.Boudreaux@sfgov.com
Subject: Support for 450 O'Farrell street project

Daniel T. Emerson

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2017- 006758DRP (6/28 Item #2, 1722 27th Ave)
Date: Monday, June 25, 2018 1:18:09 PM
Attachments: [1722 27th Ave 20180628.pdf](#)

*Jonas P. Ionin,
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From: Westside = best side! [mailto:westsidebestsidesf@gmail.com]
Sent: Monday, June 25, 2018 1:13 PM
To: Rich Hillis; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)
Cc: Tang, Katy (BOS); Samonsky, Ella (CPC); bill@xiearchdesign.com; Secretary, Commissions (CPC)
Subject: 2017- 006758DRP (6/28 Item #2, 1722 27th Ave)

Dear Planning Commissioners,

Please find attached our letter of SUPPORT for the proposal at 1722 27th Avenue, which consists of a modest 3rd floor vertical addition and an ADU on the first floor.

In summary: as neighbors of the Sunset District, we enthusiastically SUPPORT this project, and on behalf of our 200 members, we please ask you to:

- NOT continue this item until July 26,
- NOT take DR, and
- APPROVE it.

Thanks for your time,

Maelig Morvan
Westside = best side!



Garanti sans virus. www.avast.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Tuffy, Eiliesh \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#)
Cc: [Luellen, Mark \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#)
Subject: RE: Advance CPC Calendar Request - Hearst for Aug. 30?
Date: Monday, June 25, 2018 12:01:14 PM

Done.

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

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From: Tuffy, Eiliesh (CPC)
Sent: Monday, June 25, 2018 11:59 AM
To: Ionin, Jonas (CPC); CTYPLN - COMMISSION SECRETARY
Cc: Luellen, Mark (CPC); Asbagh, Claudine (CPC)
Subject: RE: Advance CPC Calendar Request - Hearst for Aug. 30?

Sept. 6th!

From: Tuffy, Eiliesh (CPC)
Sent: Monday, June 25, 2018 11:59 AM
To: Ionin, Jonas (CPC); CTYPLN - COMMISSION SECRETARY
Cc: Luellen, Mark (CPC); Asbagh, Claudine (CPC)
Subject: RE: Advance CPC Calendar Request - Hearst for Aug. 30?

OK, I'll take ~~Sept. 30th~~:

Thanks!

Eiliesh

Eiliesh Tuffy, Senior Planner
Northeast Team - Preservation, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9191 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ionin, Jonas (CPC)
Sent: Monday, June 25, 2018 10:37 AM
To: Tuffy, Eiliesh (CPC); CTYPLN - COMMISSION SECRETARY
Cc: Luellen, Mark (CPC); Asbagh, Claudine (CPC)
Subject: RE: Advance CPC Calendar Request - Hearst for Aug. 30?

Eiliesh,

Aug. 30th is closed. I can offer Sept. 6th.

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Tuffy, Eiliesh (CPC)
Sent: Monday, June 25, 2018 9:00 AM
To: CTYPLN - COMMISSION SECRETARY
Cc: Luellen, Mark (CPC); Asbagh, Claudine (CPC)
Subject: Advance CPC Calendar Request - Hearst for Aug. 30?

Hi, Jonas,

After speaking with EP, the soonest we will be able to take this to Planning Commission based on Sponsor submittals and the expiration of the MND comment period is [August 30](#).
Therefore, Esmeralda's vacant spot does not need to be taken by Hearst – should another project need it!
(I have also updated the case report suffix for the Legislative Text Amendment case to PCA, as noted below.)

Is it possible to bump [Hearst to August 30](#) on your advanced calendar, in light of the EP scheduling update?

Sincerely,
Elliesh

Elliesh Tuffy, Senior Planner
Northeast Team - Preservation, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9191 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Tuffy, Elliesh (CPC)
Sent: Monday, June 18, 2018 11:23 AM
To: CTYPLN - COMMISSION SECRETARY
Cc: Luellen, Mark (CPC); Asbagh, Claudine (CPC); Jardines, Esmeralda (CPC)
Subject: Advance CPC Calendar Request - Aug. 23 opening (Hearst?)

Hi, Jonas, Mark & Claudine,

I just spoke to Esmeralda, whose [2799 24th Street](#) no longer need a slot on the August 23 Planning Commission agenda (DR was not filed).
I'm hoping we can swap out 24th Street to place the [Hearst Building](#) in its place for 8/23, if you think that will work with the remaining agenda items, Jonas.
Should 8/23 not be possible, perhaps we can grab 8/30.

Thank you!
Sincerely,
Elliesh

AUG 30 CPC

2016-007303DNXCUA	5 Third Street (Hearst Building)	(District 6) Convert existing office building for new Hotel use.	Tuffy
2016-007303PCA	5 Third Street (Hearst Building)	((District 6) Text Amendment – Planning Commission review of proposed sponsor-initiated Sec. 188 amendment, to add 188(g) related to rooftop appurtenances.	Tuffy

Elliesh Tuffy, Senior Planner
Northeast Team - Preservation, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9191 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [Secretary, Commissions \(CPC\)](#)
To: [Boudreaux, Marcelle \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Support for 450 O'Farrell Street Proposed Project
Date: Monday, June 25, 2018 10:53:17 AM
Attachments: [Church Letter of Support - O'Farrell Street - Tenderloin .pdf](#)

*Jonas P. Ionin,
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From: Stephan Reese [mailto:stephanqreese@gmail.com]
Sent: Monday, June 25, 2018 6:17 AM
To: Secretary, Commissions (CPC)
Subject: Support for 450 O'Farrell Street Proposed Project

Dear President Hillis and Commissioners,

Enclosed in this email is a letter of support for the proposed project on 450 O'Farrell. This email is followed up by a Fedex letter sent to you recently from Brooklyn, NY.

I request that you kindly consider this document, as it is a testament of the impact that the Fifth Church of Christ, Science has had on my upbringing and development. It also details the impact the church and its members has on the Tenderloin as a community.

Thank you for your consideration.

Stephan Reese

From: [Secretary, Commissions \(CPC\)](#)
To: [Bintliff, Jacob \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Sierra Club letter - File 180423, Process Improvements Ordinance, Item 28, BOS hearing
Date: Monday, June 25, 2018 10:52:59 AM
Attachments: [Sierra Club - File 180423, Process Improve Ord Final.pdf](#)

*Jonas P. Ionin,
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From: Kathy Howard [mailto:kathyhoward@earthlink.net]
Sent: Monday, June 25, 2018 8:59 AM
To: Richards, Dennis (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC); Kathrin Moore; Melgar, Myrna (CPC); Rich Hillis; Rodney Fong; Johnson, Millicent (CPC)
Subject: Sierra Club letter - File 180423, Process Improvements Ordinance, Item 28, BOS hearing

Commissioners,

Attached please find the Sierra Club's recommendations for File 180423, the Process Improvements Ordinance, Item 28 on the Tuesday BOS agenda.

Please feel free to contact me if you have any questions.

Thank you for your consideration.

Katherine Howard
Executive Committee
SF Group
Sierra Club

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Commission Update for the Week of June 25, 2018
Date: Monday, June 25, 2018 10:10:22 AM
Attachments: [Commission Weekly Update 6.25.18.doc](#)

*Jonas P. Ionin,
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From: Tsang, Francis
Sent: Monday, June 25, 2018 9:51 AM
To: Tsang, Francis
Subject: Commission Update for the Week of June 25, 2018

Good morning.

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.

Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 601 Van Ness Avenue Conditional Use Authorization
Date: Friday, June 22, 2018 12:57:20 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Opera Plaza [mailto:operaplazaneighbor@att.net]
Sent: Friday, June 22, 2018 12:51 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Cc: Sara.Velive@sfgov.org
Subject: 601 Van Ness Avenue Conditional Use Authorization

Subject: 601 Van Ness Avenue Conditional Use Authorization 2017-009224CUA
June 22, 2018

Dear Sara and San Francisco Planning Commissioners:

We are writing today to express our concerns about the removal of Opera Plaza Cinema and the Movie Theatre use located at 601 Van Ness Avenue.

We strongly oppose Opera Plaza, LP plans which now seems to be an out of control entity not providing for the benefits of the residents at Opera Plaza.

Opera Plaza was established as a MULTIPLE USE, CONDOMINIUM COMMUNITY of Residences, Garage, and RETAIL space, specifically designated for "the benefit of the Residents. " That's how the Condominiums were advertised and sold. In addition, residents pay 80% of their monthly HOA fees, meaning they carry the maintenance costs for the Retail stores, precisely because they are there "for the benefit of the Residents."

Until our fellow Opera Plaza renter's and condo owners are allowed to maintain some voice when decisions are being made on the future of Opera Plaza complex we remain united on maintaining the current retail stores that currently exist including Opera Plaza Cinema.

Please allow the Opera Plaza Neighbors voice be heard on this matter and allow Opera Plaza Cinema to remain as a Movie Theatre and deny the Conditional Use authorization request.

We also realize that members of Opera Plaza community many have prior obligations and may not be able to attend the public hearing so we ask that you give this letter more weight as it represents the wishes many Opera Plaza Neighbors.

Respectfully,

Opera Plaza Neighbors Collective
Opera Plaza Neighbors

Opera Plaza Neighbors
601 Van Ness Avenue
San Francisco, CA 94102-3200
Operaplazaneighbor@att.net

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450-474 O'Farrell Street/532 Jones Street Project
Date: Friday, June 22, 2018 12:41:51 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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Direct: 415-558-6309!Fax: 415-558-6409

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www.sfplanning.org

From: TAC [mailto:tac_s_f@yahoo.com]
Sent: Thursday, June 21, 2018 12:54 PM
To: Fordham, Chelsea (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: 450-474 O'Farrell Street/532 Jones Street Project

Subject: 450-474 O'Farrell Street/532 Jones Street Project

Final Environmental Impact Report Certification

(Planning Department File No 2013.1535ENV)

June 20, 2018

Chelsea Fordham and Planning Commission Members:

Tenant Associations Coalition of San Francisco strongly opposes this project because it does not replace unit for unit of the demolition of the five rent-controlled units in the Shalimar Building at 532 Jones Street. Providing Below Market Rate Units in place of five rent-controlled permanently reduces the number of rental units available to future Tenderloin residents in the future. It also does not cater to the existing neighborhood population by providing between 10 to 30% AMI rental units which is urgently needed in the North of Market Area where this building is located. Our neighborhood is seeing many more family housing (multi-bedroom units) being built. When the Tenderloin has traditional been made up as SRO's and one-bedroom apartments. We find the that developers are building for a different population which bring different needs such as more cars and the demand for more families services. The Tenderloin currently has only one all age public park as we have still the need for a large grocery store and more public open spaces, public parks and plazas. The current

resident population would like to be able to move into new housing units that they can afford, but when they hear the details on who will be the future tenants they realize their dreams for better living conditions will never happen. The current population want to offer their current housing to others who are on long waiting lists and need to be housed now. Please help improve the residents lives who have been long awaiting nearby housing this was what the Mid-Market Project Area Committee, Tenderloin 2000, Lower Eddy Leavenworth Corridor Plan, the Twitter agreements have all been disappointments to residents. Please help us.

The Tenderloin resident planners have not been allowed to create a master planning process for the future of the neighborhood, therefore when new developments are proposed, another chance for alternative options are never considered such as parks, plazas, dogie parks, more non-profit offices since many have or will be displaced, and we have no neighborhood library, no street permit parking, and other resources that can be found in more affluent neighborhoods have lobbied for to resist negative impacts.

The new building owners plan to build and market this new building as being in the Union Square neighborhood which is incorrect and provide market rate condos on a city block where none exist.

More low income rental units need to be proposed before the Tenant Associations Coalition of San Francisco can even consider supporting this project, especially since a non-profit entity originally owned the land/building

and will profit from the improvements to land value and church upgrades to a dying congregation. More tangible benefits also need to be proposed to the locals instead of just the already existing non-profits who always seem to get hand outs for their pet projects.

450 O'Farrell Street development provides new construction of a market-rate housing development for residents not currently living in the Tenderloin and therefore not contributing to the well-being and future of the community. The building as proposed will end up being controlled by a Condo Owners Association and will end up placing new demands for police services, cleaning up the neighborhood, and removing any trace of community that currently exist for years on this block of the Tenderloin. This will cause friction between economic-social classes of residents and will continue the gentrification of the Tenderloin. We are looking for so safeguards in the Condo Association's rules or deeds to protect the Tenderloin in the future.

Nearby residents are concerned about the blockage of sunlight and air circulation, and the increase wind gusts from a 150 foot new building that will take many months to build.

Additional issues is the loss of the Shalimar Restaurant at 532 Jones Street which is a contributing restaurant to our Little Delhi business district. Price-wise Shalimar Restaurant provides the cheapest Pakistani/Indian cuisine of the nearby restaurants in the one block stretch between Geary and O'Farrell Streets on Jones Street. Chutney at 511 Jones Street is about 15% more expensive and Palwan at 501 O'Farrell Street is about 30%. Also impressive is that Shalimar maintains a 4.0 star rating on Yelp whereas Chutney and Palwan have a 3.5 star rating on Yelp.

The loss of several store frontages is also alarming to the nearby community. Having no eyes and ears on huge segments of the sidewalk. The proposed project is removing four store fronts and putting in only two proposed commercial spaces accessible from the sidewalk. This design does not fit well with the desires of the existing community members. Especially, when tourists, residents, the neighborhood work force desires safe streets, with a street frontages that provide improvements not more barriers and hazards.

The Religious Institution is proposing 3 floors of space with 4 offices and 4 restrooms, community members have questions about this out of proportion configuration, when much needed low-income housing could be added to at least one floor of the Religious Institution.

The massing of the site to 150 feet in a 80 foot NOMSUD again is out of character for the neighborhood. Preserving the North of Market SUD guidelines is very important to our community since no real community benefits have been made public the community to garner support.

Then there is Shannon Alley which has been a hope for change through a number a community activists who have tried to make positive impacts on Shannon Alley. Only the upper half near Geary Street is being attended to by the Union Square BID on a regular basis based on their management plan and services provided to business/property owners. The lower half of Shannon Alley near O'Farrell Street is visibly neglected by the Church or any other entity that may be charged with cleaning up the Alley. The sidewalks in San Francisco are the responsibility of the property owner.

There is also concern about the collection of murals that have been painted on Shannon Alley and the purposed increase of noise pollution, air pollution, and traffic which will deter tourists and visitors from enjoying the beautiful murals that have won countless recognition awards (including San Francisco Beautiful), and many positive media articles both locally, national, and international press. Also the future disruption of construction and traffic which will make it impossible for future projects, workshops, and walking tours to be held.

Another concern for Shannon Alley is the impact parking and driveway access onto Shannon Alley which will increase the traffic flow, in addition the development's lobby entrance will also be on Shannon Alley which increase even more traffic with package deliveries, maintenance calls, taxis, ride share pick-up and ride share. Shannon Alley is currently a one way traffic from Geary Street to O'Farrell Streets. Now the large impacts from the 40,000 for hire cars now on the streets of San Francisco that currently are in hurry to pick up as many passengers as possible by disregarding the rules of the road.

Since it is very clear to the community that the small congregation of less than 2 dozen members are not able to multiple into a proposed 200 new church facility, which then becomes a question about community benefit for whom. We would love to hear an actual action plan on how the church will attract new followers.

We are also concern about the blocking off of the sidewalk during construction forcing pedestrians to walk into oncoming traffic, on both O'Farrell Street and Jones Streets which are highly traveled streets, now with more than 40,000 for hire cars on the streets of San Francisco with no real regulations pedestrian safety very important and measures are needed to protect safe passage during both day and night time hours.

There needs to be more promising talks with the developer, church, and nearby residents who will be impacted if this project is approved. Right now as proposed there are many outstanding concerns.

We also would like to point out we have held community meetings on 450 O'Farrell Street have had communications with many community members since 2005 about issues concerning this location.

In 2012 The Fifth Church of Christ Scientist assured community members that they would work on creating a drug free community along around their property. Over a three year period they had 343 police citations recorded. Today there still exists criminal activity problems.

In 2013, the city of San Francisco launched Open311, a mobile app that allows residents to easily report public disorder like loitering, dirty sidewalks, or vandalism by snapping a photo and sending their location. The app can feel altruistic; residents, for example, are able to report the whereabouts of homeless people who seem to be in need of assistance. But some worry that the dispatches can

result in unnecessary citations or harassment. And while broken-windows policing remains controversial, a 2015 poll suggested that it's still largely accepted by the general public, so when people see something, they're likely to say something. After the app launched, 311 calls increased throughout the city, and one study showed that gentrifying neighborhoods saw a disproportionate spike such as the Tenderloin.

This year Tenant Associations Coalition of San Francisco celebrates 20 years of community organizing and improving the lives of renters in San Francisco.

Thank you, again, for the opportunity to comment on the 450-470 O'Farrell Street, 532 Jones Street Project. Should you or any of the Planning Commissioners have any questions, please do not hesitate to contact me directly at tac_sf@yahoo.com.

Sincerely,

Michael Nulty

Co-Founder / Program Director

Tenant Associations Coalition of San Francisco

Tenant Associations Coalition of San Francisco

P.O. Box 420846;

San Francisco, CA 94142-0846

415-339-8327 Voice / 415-820-1565 Fax

<http://15thanniversarytac.blogspot.com/>

<http://tenantassociationscoalition.blogspot.com/>

<http://groups.yahoo.com/group/TenantAssociationsCoalition/>

Serving San Francisco since September, 1997

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 450-474 O'Farrell Street/532 Jones Street Project
Date: Friday, June 22, 2018 12:41:21 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Michael Nulty [mailto:sf_district6@yahoo.com]
Sent: Thursday, June 21, 2018 1:52 PM
To: Fordham, Chelsea (CPC)
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)
Subject: 450-474 O'Farrell Street/532 Jones Street Project

Subject: 450-474 O'Farrell Street/532 Jones Street Project

Final Environmental Impact Report Certification

(Planning Department File No 2013.1535ENV)

June 20, 2018

Chelsea Fordham and Planning Commission Members:

Today, I am writing to request electronic copies of Responses to comments on the Draft EIR for 450-474 O'Farrell Street/ 532 Jones Street Project State Clearinghouse No. 2107022067.

I would like copies sent to the following interested parties:

Alliance for a Better District 6

E-mail: sf_district6@yahoo.com

The following Organizations were actual commented on the Draft EIR and never received a hard copy.

North of Market Business Association

E-mail: nomba@att.net

Tenderloin Tenants

E-Mail: TenderloinTenants@yahoo.com

The Alliance for a Better District 6 did not see a distribution list on who was actually mailed hard copies of the Draft EIR. So we are not sure about other interested parties being notified or receiving a timely public notice in order to provide additional public comment on the adoption of the Draft EIR.

Sincerely,

Michael Nulty

Executive Director

Alliance for a Better District 6

Michael Nulty

Civic Leader

P.O. Box 420846
San Francisco, CA 94142-0846
(415) 339-8327
(415) 820-1565 - FAX

Celebrating 40 years of social and economic justice advocacy. Building a better tomorrow for all.

<https://www.linkedin.com/in/michaelnulty>

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: File 180423 - CSFN Letter on "Process Improvements" Amendments for June 26 BOS Meeting
Date: Friday, June 22, 2018 12:41:15 PM
Attachments: [CSFN-Process Improvements Amendments June 26 FINAL.pdf](#)

*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
www.sfplanning.org

From: :) [mailto:gumby5@att.net]
Sent: Thursday, June 21, 2018 4:44 PM
To: Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: Board of Supervisors, (BOS); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Secretary, Commissions (CPC); Bintliff, Jacob (CPC); Rahaim, John (CPC); Karunaratne, Kanishka (ECN); MayorMarkFarrell (MYR); BOS-Legislative Aides
Subject: File 180423 - CSFN Letter on "Process Improvements" Amendments for June 26 BOS Meeting

President Breed and Members of the Board,

Please see attached Coalition for San Francisco Neighborhoods (CSFN) letter regarding "Process Improvements" amendments (not available to public until tomorrow) for your June 26 consideration of the legislation.

Thank you for your time and careful scrutiny on this matter.

Sincerely,

/s

Rose Hillson

For George Wooding, President, CSFN

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: File 180423 - CSFN Letter on "Process Improvements" Amendments for June 26 BOS Meeting
Date: Friday, June 22, 2018 12:41:01 PM
Attachments: [CSFN-Process Improvements Amendments June 26 FINAL.pdf](#)

*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
www.sfplanning.org

From: :) [mailto:gumby5@att.net]
Sent: Thursday, June 21, 2018 4:52 PM
To: Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)
Cc: BOS-Supervisors; BOS-Legislative Aides; Karunaratne, Kanishka (ECN); MayorMarkFarrell (MYR); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'; Secretary, Commissions (CPC)
Subject: File 180423 - CSFN Letter on "Process Improvements" Amendments for June 26 BOS Meeting

Dear President Breed and Members of the Board,

I support the June 21, 2018 letter regarding the yet unpublished amendments to the "Process Improvements" legislation.

In short, they are:

1. Make all notices 30-day across the board (including 311/312)
2. Retain the current required notification for pop-outs
3. Do not substitute "Pre-application Meetings" for neighborhood notification
4. Retain current notifications for decks and garages under decks/underground
5. Retain notification in other languages than English
6. Retain detailed specs for notice content as exists today but are being eliminated
7. Standardize all notices to the majority it is today – 300 ft. radius
8. Do not use postcards
9. Retain current 11"x17" mailed 311/312 notices; issues with electronic access
10. Modify to include as alteration certain features such as pop-outs, decks and garages under

I urge you to make these amendments before finalizing the legislation.

- In addition, if, as the Planning staff stated in various meetings at the Board and at Planning Commission, the details of the notification are to be "ironed out"

later, please advise when that will occur to have neighborhood participation in a meaningful way.

Thank you very much.

Sincerely,

/s

Rose Hillson

CSFN-LUC, Chair

Member Delegate to CSFN

From: [Secretary, Commissions \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SocketSite™ | San Francisco Sues Developer with History of Under-Permitted Work
Date: Friday, June 22, 2018 12:40:46 PM

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
www.sfplanning.org

From: Thomas Schuttish [mailto:schuttishtr@sbcglobal.net]
Sent: Thursday, June 21, 2018 9:37 PM
To: Secretary, Commissions (CPC)
Cc: richhillissf@yahoo.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); Kathrin Moore; Koppel, Joel (CPC); Johnson, Millicent (CPC); planning@rodneymong.com
Subject: SocketSite™ | San Francisco Sues Developer with History of Under-Permitted Work

Dear Commissioners:
FYI
Georgia Schuttish

<http://www.socketsite.com/archives/2018/06/san-francisco-sues-developer-with-pattern-of-under-permitted-work.html>

San Francisco Sues Developer with History of Under-Permitted Work

June 21, 2018

bachman_erlich_overdrive

SUPERIOR COURT OF THE STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

UNLIMITED JURISDICTION

CITY AND COUNTY OF SAN FRANCISCO, a Municipal Corporation; and the PEOPLE OF THE STATE OF CALIFORNIA, by and through Dennis J. Herrera, City Attorney for the City and County of San Francisco,

Plaintiffs,

vs.

ASHOK GUJRAL, an individual, SF REALTY PARTNERS, LLC, a California Limited Liability Corporation, GEP SPV 1, LLC, a California Limited Liability Corporation, GROWTH EQUITY PARTNERS, LLC, a California Limited Liability Corporation, and DOE ONE through DOE FIFTY, inclusive,

Defendants.

Case No.

CGC-18-567469

COMPLAINT FOR INJUNCTIVE AND OTHER RELIEF

Type of Case: (42) Other Complaint

City Attorney Dennis Herrera has just filed suit in San Francisco Superior Court against Ashok Gujral, a local real estate developer and investor accused of routinely engaging in under-permitted construction on residential properties throughout San Francisco.

According to [the complaint](#), Gujral would seek permits for simple and uncomplicated projects and then routinely conduct major renovations that were beyond the scope of the permits issued. From the City Attorney's Office:

Between June 2015 and September 2016, Gujral purchased seven residential properties in San Francisco. Shortly after purchase, Gujral followed a similar approach with each. First, he would seek permits for what he claimed would be simple construction, like interior remodeling or removing plumbing and electrical fixtures. The permits were issued quickly without additional review by other City departments. Gujral would then do major renovations at each property that went well beyond what was represented in the permit applications. By doing this, Gujral evaded proper City oversight and applicable permit fees while unlawfully bulking up homes to apparently flip them for a higher profit.

"If you get a permit to remodel your kitchen, it doesn't mean you get to build a new wing onto the back of your house," Herrera said. "Real estate scofflaws trying to make a quick buck by flouting the law increase safety risks, endanger the character of our neighborhoods and cheat honest developers by creating an uneven playing field. Let this be a warning to those who think they can ignore the rules while flipping as many homes as they can."

While Gujral had obtained permits for an "interior" remodel of the Noe Valley home at 1613 Church Street, the resultant work included both vertical and horizontal additions, not to mention a new roof deck.



Over in Bernal Heights, Gujral converted a two-unit building at 120 Brewster into a single-family home without a required dwelling unit merger (DUM) and expanded the envelope behind a new facade at 4068 Folsom Street, including the addition of a new rear deck and patio, without the benefit of any permits.



Under-permitted work on Bernal Heights homes at 437 Ellsworth and 310 Montcalm is outlined in the complaint as well.



Over in Dogpatch, Gujral removed the historic façade of 903 Minnesota Street sans approval. And the façade of 531 33rd Avenue in the Outer Richmond was removed, and a top floor deck enlarged, sans approval as well.



And in addition to seeking court oversight to ensure that all the aforementioned properties are brought into compliance with San Francisco's building and planning codes, the City is seeking civil penalties of up to \$2,500 for each act of unfair and unlawful business competition; daily penalties of up to \$500 for each violation of the San Francisco Building Code; and daily penalties of at least \$200 for each violation of the San Francisco Planning Code committed at each of the properties. "We're seeking a steep penalty to ensure that cheating the system isn't worth it for unscrupulous developers," Herrera said. "If you think gaming the system will just be part of the cost of doing business, think again."

From: [Starr, Aaron \(CPC\)](#)
To: Planning@RodneyFong.com; richhillissf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Board Report
Date: Thursday, June 21, 2018 12:16:11 PM
Attachments: [2018_06_21.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Commissioners,

Attached is this week's Board report.

Sincerely,

Aaron Starr, MA
Manager of Legislative Affairs

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6362 **Fax:** 415-558-6409
Email: aaron.starr@sfgov.org
Web: www.sfplanning.org



RECEIVED

JUN 27 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

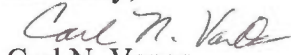
Planning Commission
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

RE: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners,

As a long term resident and business owner in San Francisco I urge you to approve the 450 O'Farrell Street project. Please help the revitalize this blighted neighborhood. This area of the Tenderloin desperately needs more structurally safe, code compliant residential housing.

Sincerely,


Carl N. Vanos

1604A Grove Street
San Francisco, CA 94117

P. O. Box 1294
El Granada, CA 94018

San Francisco Planning Commission
1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Dear Commission Members,

Although I am not a resident of San Francisco, I come to the city often, both as a student at the Istituto Italiano Scuola and as a member of the Scuola's board, located in Opera Plaza. I am a frequent patron of the cinema there—at least twice a month—and I have been for years.

I am writing to request that you turn down Opera Plaza's plan to evict the theater and to replace it with a retail establishment. Over the last few years, many theaters along or near the Van Ness corridor have disappeared—the Lumiere, the old theater on Polk and California, the theater on Van Ness that looked like a stack of ice cubes, and the Richelieu.

Although the Opera Plaza cinema badly needs renovation (the seats are lumpy and old), still it has a place and a purpose in the neighborhood. Also, it's the only theater complex in San Francisco, besides the Embarcadero, that routinely shows foreign and independent films.

I hope that the commission members will turn down this proposal.

Many thanks.



Deanne Spears

dkspears@gmail.com

RECEIVED

JUN 27 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Yvonne Renoult
445 Wawona Street
San Francisco, CA 94116

June 13, 2018

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JUN 25 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

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

Dear President Hillis and Commissioners,

I'm writing to you in support of the mixed-use development plan for Fifth Church of Christ, Scientist on 450 O'Farrell Street. I am a member of another Christian Science Church (First Church of Christ, Scientist in Pacific Heights).

This project has so many elements that are certain to bless the community as well as the church itself. We are all aware of the great need for more housing in the City. The Tenderloin district would gain not just more affordable housing with this project, but a lovely presentation that juxtaposes the old with the new. What a great symbol of progress for our city that cherishes our lovely heritage while valuing sensible progress.

There aren't too many places one can enter to find a peaceful space for meditation and quietude in our busy city. The Christian Science Reading Room offers this to the public in a sense of inclusiveness and outreach of its neighbors. The spirit of this new design allows the Reading Room to be more open and welcoming, fulfilling its mission of inclusivity, serenity and peace.

I have often found a great refuge from the busy street when visiting the meditative environment of a Christian Science Reading Room during a lunch break or on a busy weekend of hectic shopping. Redesigning the Christian Science Reading Room so that it is more accessible and approachable, allowing this peaceful place to serve the public as a quiet refuge, is sure to enrich the neighborhood.

In addition, it is important that communities of faith of all stripes have their rights protected to use their assets in whatever way is needed to sustain their mission.

This project seems like a win-win for the community and for the church. Our City needs to use creative ways like this thoughtful mixed-use project to incorporate lovely architectural features of value into smart-use spaces for housing and vitalizing centers that enrich the neighborhoods of San Francisco.

Thank you for your service in supporting projects such as this one, helping our city grow in thoughtful and meaningful ways.

Sincerely,



Yvonne Renoult

From: Mary Ann Cahill maryann-maryann@att.net
Subject: Letter to San Francisco planning commission on behalf of Fifth Church project at 450 O'Farrell Street
Date: June 20, 2018 at 6:11 PM
To: commissions.secretary@sfgov.org
Cc: ourfifthchurch@gmail.com

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

RECEIVED

JUN 22 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Re: Support for 450 O'Farrell Street proposed project

Dear President Hillis and Commissioners:

I am a member of Ninth Church of Christ Scientist, San Francisco (175 Junipero Serra Boulevard), and a resident at Arden Wood.

I am writing in support of approval for the project for 450 O'Farrell Street (Fifth Church of Christ Scientist, San Francisco).

Our religion advocates that we should be good citizens and good neighbors. Fifth Church has been fulfilling that demand for almost 100 years. And this new project would continue to do that.

The new building would be in keeping with the neighborhood; in fact, it would enhance it with its beautiful design.

It would help the families in the neighborhood. It would provide some more affordable housing. I understand there are about 3,000 children in the area. The Church has a wonderful Sunday School program as well as a child care area for children too young to attend Sunday School. Everyone is welcome.

The new design will offer a Reading Room, which is a quiet, clean, safe place for rest and study, with resources for reading, purchasing, borrowing or working on-line, augmented by helpful librarians and workers. Everyone is welcome.

Healing harmony is central to our religion. It doesn't stop with our members but extends to, and blesses, the neighborhood and the world,

which we pray for daily.

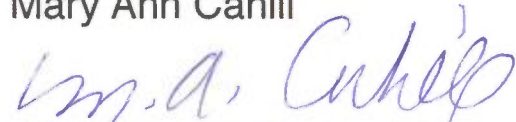
I understand that the members of the church have been working harmoniously with the planning commission. We expect that to continue; and, as I have said, harmony is a hallmark of true Christian Science.

With this expectancy in mind, we confidently declare with Mary Baker Eddy, our Founder and the Discoverer of Christian Science, that "...whatever blesses one, blesses all..." (SCIENCE AND HEALTH WITH KEY TO THE SCRIPTURES, pg. 206)

Thank you very much for your consideration of this letter and the project at 450 O'Farrell Street.

Sincerely,

Mary Ann Cahill



445 Wawona Street, #305

S.F. CA. 94116

(415) 342-4963

RECEIVED

JUN 22 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear President Hillis and
Commissioners,

I am very supportive of your ideas and
plans for the Christian Science church in
downtown San Francisco. It will add
additional office spaces and residencies
which are much needed. It's a step
forward in reacting a place of beauty.

Aileen

A handwritten signature in dark ink, appearing to read 'Aileen', with a long horizontal stroke extending to the right.

Resident of Arden Wood