

Subject: Form Submission - Contact The Board - Discretionary Review and Leadership
From: Squarespace (no-reply@squarespace.info)
To: bthaboard@balboaterrace.org;
Date: Tuesday, July 17, 2018 10:22 AM

Name: James Driscoll

Email Address: jdris@sse.stanford.edu

Subject: Discretionary Review and Leadership

Message: I urge you to reconsider the role of Emily Tam on your board given her behavior, which appears to unfairly apply a double standard and deepen discriminatory actions by San Francisco homeowners. See this article:

<https://medium.com/@wafoli/the-famous-rear-stairs-of-balboa-terrace-or-how-discretionary-review-is-broken-aba69fef4587>

Regards,
James

(Sent via *Balboa Terrace Homes Association*)

Received at CPC Hearing 7/19/18
E. Jonekhear

From: **Marsha & Nathan Ng** (marshaandnathan@gmail.com)
Subject: 300 Darien: Opinion Piece on our DR Hearing
Date: July 17, 2018 at 10:17 AM
To: undisclosed-recipients
Cc: [REDACTED]

Friends and Neighbors,

As most of you know, our Discretionary Review (DR) hearing with the City Planning Commission is this **Thursday, 7/19**.

We have been working hard to prepare for this DR, as this project means a lot to us. Our DR caught the attention of an SF YIMBY (Yes In My Backyard) supporter, and she wrote an opinion piece on it and posted it on Medium:

<https://medium.com/@wafoli/the-famous-rear-stairs-of-balboa-terrace-or-how-discretionary-review-is-broken-aba69fef4587>

We think it's a pretty funny read. It's nice to see our situation from the point of view of someone outside of our neighborhood. It confirms the ridiculousness of the situation. Hopefully the Planning Commission will feel the same this Thursday and vote in our favor.

Marsha and Nathan

P.S. Please be cautious when sharing this article, at least until Friday. The last thing we want is for the opposition to get a hold of this article and start making additional preparations for the DR Hearing.



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Jul 17 · 5 min read

The Famous Rear Stairs of Balboa Terrace (or How Discretionary Review Is Broken)



Pretty common DR request scenario: the immediate neighbor is affronted

Have you ever wondered why it takes so long to get anything built in San Francisco? Sure, it takes time to secure land, financing, all those sorts of things, but it's not just new homes that are being built. Sometimes you just want to add some dormers to your home. Which is all fine and well until the neighbors hear about it.

Why do your neighbors have outsize control over what you do with your home? Great question, I'm glad you asked! If you are doing something code compliant, who cares? Turns out lots of folks do, and they have the opportunity to object to just about anything here in San Francisco through the use of discretionary review (DR). For just \$598 (or \$0 if you

run a neighborhood org!), you can request one. So, what happens after that?

PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential	Residential
Front Setback	8 feet	No Change
Side Setbacks	4 feet	No Change
Building Depth	60 feet 10 inches	No Change
Rear Yard	25 feet (existing garage in rear yard)	No Change
Building Height	29 feet 7 inches	No Change
Number of Stories	2	2 - dormers added to attic
Number of Dwelling Units	1	No Height Change - dormers added
Number of Parking Spaces	1	No Change

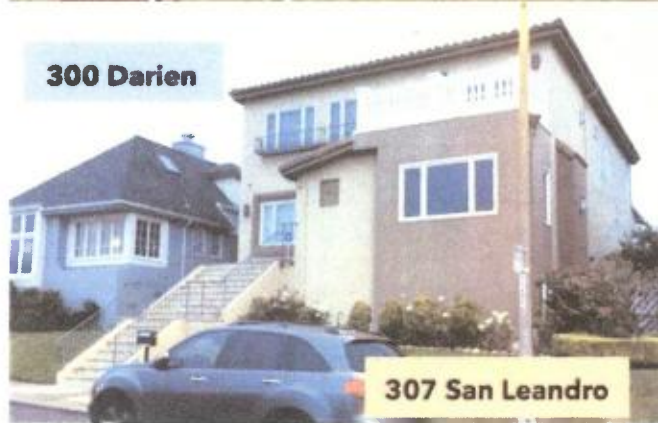
Dormers, dormers, dormers

Let's use an example going before the Planning Commission this Thursday, 300 Darien Way, a modest home in the Balboa Terrace neighborhood, a historic district, because of course it is. On November 8, 2016, Marsha Tam and Nathan Ng held a pre-application meeting about plans to modify their home. On December 28, 2016, the owners submitted plans to build an addition to the Planning Department. From there, they worked with Preservation to find an amenable design, which is where the dormers were originally suggested. On January 3, 2018, the owners sent out a notice they were finally moving forward with the revised plans. All these notices go to any neighbors within 150 ft as well as any neighborhood organizations who request to receive them. On January 31, 2018, Emily Tam, their next door neighbor, filed a DR.

Before
(2007)



After
(2018)



Let's check in on Emily Tam's home (307 San Leandro). Where'd that chimney go?

Among the highlights in the DR, Emily Tam alleges “The addition of several large dormers and the removal of the chimney makes this home completely out of character in Balboa Terrace” and “The sudden change in the building pattern will be visually disruptive. This development will remove the common rhythms and elements of architectural expression found in the neighborhood.” By far, though, the best statement is “Eliminating the back stairs would be changing another unique characteristic of Balboa Terrace homes.”



Honestly, I'm more curious what happened to Emily Tam's historic back stairs.

She spends a lot of time talking about the large windows as well as the project sponsor's parents' home across the street. If you are wondering what that latter point has to do with anything, so am I. 70 neighbors signed on in support of the DR. When it came up that a nearby home also had dormers added, she brushed it off as completely different. She also alleged modifications to her own home were completely different because it was originally a 2 story over basement.

By now, you might be asking yourself, why does Emily Tam care so much? That's a great question as well, one the DR is less specific on. What I can tell you is she is the secretary of the Balboa Terrace Homes Association, and wouldn't you know it, they are a registered neighborhood group. Which means this DR probably cost \$0. So why not do it?



A .gif of the current and proposed 300 Darien Way

After dozens of pages from Emily Tam, we finally get to Marsha Tam and Nathan Ng's response, which is a much more orderly 18 page document rebutting many of Emily Tam's claims. They throw quite a bit of shade at

Emily Tam's own house remodel, where she did things like remove a chimney even though she complains about them planning to do the same and provide several examples of houses nearby with dormers. They also allege a common problem with many of these purportedly historic homes and buildings in San Francisco: the previous owners failed to maintain them and they require extensive work. In the end, they gathered 103 signatures to support their project moving forward as is, and several individuals commented alleging Emily Tam misled them to collect signatures against 300 Darien.

I've lost you, haven't I? Why are all these people collecting signatures? Why are so many neighbors writing letters to stop this renovation? Why do we spend so much time doing any of this? The answer no one wants to say out loud is to protect home values. DRs are byzantine in their complaints and documentation, almost by design. I don't blame you for not looking, it's 192 pages long. Which raises an even better question: how do Planning Commissioners have time to keep up with all of these? This is not the only DR they will see this Thursday.

Yet the most galling thing about it all is the constant genuflection to neighborhood character. Both the DR requester and the owners constantly talk about all the character of Balboa Terrace and its homes. It's a constant dance, doing just enough to please the neighbors and fit that ineffable character. When will we have enough character to house all the people of San Francisco?

We've got bigger problems to solve than whether or not some dormers on one house fit the neighborhood character or affront the Storybook English Style Cottage. And yet this is going before the Planning Commission on Thursday, a use of their valuable time. Even worse, though the Planning Department recommends the Commissioners do not take the DR, it is unpredictable what the Commission itself will do once it reaches them.

Some people just don't want anything to change. But we must change, if for no other reason than cities are constantly evolving places. This process is not serving most San Franciscans, and I read very few DRs that have a purpose beyond protecting entrenched neighborhood interests. Ask yourself who has time to write these letters or collect these signa-

tures. Or show up at the Planning Commission to testify about these sorts of things.

We have a planning code and a Planning Department for a reason. But what good is it if you follow the rules, work with them, and it's still not good enough? DRs add months and years to projects, forcing all but the most financially secure from making even simple changes to their homes. Who does this process serve, and how is it making our city better? It's beyond time we revisit the purpose of discretionary review. If it were up to me, I'd recommend they do not take DRs at all.

For now though, let's at least hope they have sense enough to not take this DR on Thursday.

Member, Board of Supervisors
District 9



City and County of San Francisco

HILLARY RONEN

July 18, 2018

Received at CPC Hearing 7/19/18
A. Kirby

Members, Planning Commission
c/o Commission Secretary
commissions.secretary@sfgov.org

Re: Item 15: Discretionary Review – case no. 2018-004675DRP-02

Dear Commissioners:

I am writing in support of the application for Discretionary Review of Building Permit Application No. 2018.01.16.8744, 310 Montcalm Street.

I represent District 9 on the Board of Supervisors, serving the Mission, Portola, and Bernal Heights neighborhoods of San Francisco. I was contacted by several Bernal constituents, owner-residents of the buildings at 308 and 312 Montcalm Street, regarding their prolonged struggle with the sponsor of the work that has been underway at 310 Montcalm since 2016.

The owners of 308 Montcalm and 312 Montcalm are the Discretionary Review applicants. My understanding is that both applicants have expressed numerous and serious concerns about the impact of the proposed construction on the adjacent properties, that significant damage to those properties has already occurred under 2016 building permits that were later suspended due to violations, that the project sponsor has violated two executed License Agreements with the applicants that specified mitigations, and that at this time, there is no enforceable mechanism in place to resolve these issues.

I support a Discretionary Review to identify a clear path forward to ensure that a new building permit includes enforceable protections for the adjacent properties. Please contact my Legislative Aide, Amy Beinart, at 415.554.7739 or amy.beinart@sfgov.org if additional information is needed.

A handwritten signature in black ink that reads "Hillary Ronen".

Supervisor Hillary Ronen
San Francisco Board of Supervisors

cc: Alexandra Kirby, Planning Department

Kirby, Alexandra (CPC)

From: Bayardp Fong <bayardpfong@gmail.com>
Sent: Saturday, July 14, 2018 2:19 PM
To: CTYPLN - COMMISSION SECRETARY
Cc: Kirby, Alexandra (CPC)
Subject: 310 Montcalm St. SF CA 94110

Dear Planning Commission, I am Bayard P. Fong, owner of 311 Montcalm St. the house directly across the street from me, since 1989. We got to become friends and neighbors with the owner, Jesse Garcia and his son Robert over approx. 2 and a half decades. However, with Mr. Garcia's passing and subsequent sale of the property..to the present owner we encountered a major modification of the property that resulted in the blocking our view of downtown from our living room window on the first floor without ever consulting my wife and I. In addition, the project became a neighborhood eye sore (as it is today) as it did not comply with CCSF Planning requirements to be completed over the past few years or more. From our understanding the new owner has been acting irresponsibility to us and to the adjacent neighbors to make as much money as he could with a "Quick Flip" of the property, without regard to acting responsibly. As such, he has violated our rights, that of the adjacent neighbors to the left and right, and the rules and regulations of the SF Planning Commission". We ask that the Planning Commission take appropriate action to stop this type of behavior. This should include actions that will prevent him and others like him to act so irresponsibly in the future, including but not limited to debarement from purchases of property in San Francisco for a period up to 10 years.
Yours respectfully, Bayard P. Fong, 311 Montcalm St. SF 94110. 415 672 9015.

Received at CPC Hearing 7/19/18
A. Kirby

for the

MINUTES General Public Comments July 19, 2018. Georgia Schuttish

R. SUKRE

COM. SECY

Eight Demolitions in Noe Valley in last 4 years+ in RH-2.
(at least 2 Adm. Approvals in RH-1 zones of NV)

Four Approved: Mandatory Discretionary Review
Four Approved: Conditional Use Authorization

Three completed and occupied.

Three under construction

Received at CPC Hearing 7/19/18

One waiting approval by DBI of Addenda

One just approved last week by CPC

60% of these 8 are speculative projects.
(2 occupied by family that built, 1 proposed to be occupied by family).

At least 33 "extreme alterations" in Noe Valley in last 4 years plus.
Horizontal and Vertical Expansion.

Approximately 75% are speculative projects:
Price range of \$4 million plus. *Includes projects under 317 (b) (7).*

Doesn't include other neighborhoods where there are similar projects like Mission Dolores, Glen Park, the Mission, Bernal Heights, etc, etc.

December 2015 analysis of 5-project sample with Staff and Commissioner concluded 40% of alterations should have been categorized as Demolition.

Gordon-Jonckheer, Elizabeth (CPC)

From: Dennis Hong <dennisj.gov88@yahoo.com>
Sent: Thursday, July 19, 2018 7:56 AM
To: Secretary, Commissions (CPC); Gordon-Jonckheer, Elizabeth (CPC)
Cc: Gibson, Lisa (CPC); Board of Supervisors, (BOS); Yee, Norman (BOS); Rose, Paul (MTA)
Subject: Case 2017-015706CUA - Executive Summary 400 Winston Drive Stonestown Galleria

Good morning Honorable members of the Planning Commission. I will be unable to attend today's Hearing of 7/19/2018, addressing this subject (above) but want to offer my limited comments on this project. **I'm in full support of this project** but still want to reach out and offer my personal opinion/s with this Executive Summary-Conditional Use / 7/19/2018.

My name is Dennis Hong, I have been a long time resident of San Francisco for seventy plus years. District 3 and now District 7. Retired. I have shopped this Mall since the early sixties. Proof of that; I still miss several shops including the Jay Briggs(?) another one (Stephen-s??) of these that moved to Maiden Lane at Union Square. I miss dodging the rain in the then open mall, including the wet fog. The mall at the time was unique and still is and I still shop there. Having a Muni "M" station (hint hint) connected to the inside of the of the mall would be a real plus plus.

To me, the management has always done their best at maintaining this unique mall. Despite all this on line buying, sorry I have not tested this process yet. Still old school and prefer it that way. But that too is another long story in it's self. Over the years it was sad to see the Emporium, Macy's, the old Bullocks and many others leave.

But for the Developer to pick up and come up with this exciting plan is commendable which I support. I look forward to it's completion and especially with your support with this CU. So I want to chime in on several issues that this Summary address':

- **Traffic:** both under construction and even after, close attention needs to be paid to the pedestrians, Muni, mall customers, needs to be controlled. The 19th Ave. is already highway 1. Many accidents have occurred at this site. Since this renovation work seems to be isolation at one end of the mall, can this area somehow be coned off for construction only? For construction vehicles and personnel and etc. Only because I had an opportunity to use the Muni #17, now the #57 bus and saw the center totally from a different view. It is busy and congested, even on a normal week day. But, that's another story.
- Fallout as a result of this expansion includes noise, dust, vibration, traffic and etc. needs attention. I'm sure it too will be addressed. As this will have a major issue to the livelihood to the mall during construction and the Holidays will soon be upon us.
- I'm not a movie buff, but with this new addition I just may become a patron.
- The proposed new restaurant / adjacent to the theater will help attract more shoppers to this the mall. The city including the mall operators need to create incentives to attract new retailers large and or small. Similar to what the city did for the tech folks.



SAN FRANCISCO PLANNING DEPARTMENT

July 11, 2018

Ms. Lisa Gibson
Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Received at CPC Hearing 7/19/18

J. Moore

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Gibson,

On June 20, 2018, the Historic Preservation Commission (HPC) held a public hearing and took public comment on the Draft Environmental Impact Report (DEIR) for the proposed 30 Otis Street Project (2015-010013ENV). After discussion, the HPC arrived at the comments below:

- The HPC concurs with the findings that the proposed project does not meet the Secretary of the Interior's Standards and will result in a significant, unavoidable impact to the identified historic resource, 14-18 Otis Street.
- The HPC agreed that the DEIR analyzed an appropriate range of preservation alternatives to address historic resource impacts. Further, the HPC appreciated that the visual graphics and project data details provided in the matrix of preservation alternatives were presented in a very clear and concise manner. The studies conducted for the EIR, which resulted in less than desirable outcomes for retention of the historic resource, were felt to have been very honest in their undertaking and analysis.
- The HPC agreed that they recommend adoption of the Project as proposed, due to overriding considerations, as outlined in the DEIR.
- The HPC agreed with the proposed Mitigation Measures, with a recommendation for expanded scope for the Historic Documentation Mitigation Measure. In addition to documentation of the building at 14-18 Otis Street, based on the subject block's historic connection to the Western SoMa neighborhood street grid prior to the southern extension of Van Ness Avenue, the historic context of the block and its original setting shall be captured in the documentation and interpretation Mitigation Measures for the Project. With this one additional recommendation, the HPC found the Mitigation Measures to be adequate in relation to the unavoidable impact.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

Andrew Wolfram, President
Historic Preservation Commission

Gordon-Jonckheer, Elizabeth (CPC)

From: breall@sbcglobal.net
Sent: Tuesday, July 17, 2018 3:21 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Cc: nathannicholas@gmail.com; marshatamng@gmail.com; Brendan Cormack
Subject: 300 Darien, SF

Hi Elizabeth,

I understand there is a DR hearing regarding 300 Darien on Thursday, July 19, 2018. Currently, I am undergoing chemotherapy and I therefore may not be available for the hearing. I hope that you or someone can read my email at the hearing.

I am a neighbor to 300 Darien and I live at 365 Santa Ana. I was president of the neighborhood association when 300 Darien first attempted to redesign their house to suit their needs. As a young couple, their needs were to enlarge the house to fit a family. The couple was married last year in a ceremony at their parents' house across the street from 300 Darien.

As the president of the association, I heard troubling comments about the owners of 300 Darien. I heard that they were "flippers" and that they were "brother and sister" and did not want to live in our neighborhood. Most of the comments stemmed from their neighbor, Emily Tam who lives on San Leandro and is the secretary of the neighborhood association.

I am happy to have such a lovely young couple in our neighborhood. I am flabbergasted that our neighborhood association would demean this couple and do everything in their power to block a well thought out upgrade to the home at 300 Darien. Both my husband and I have looked at the plans for 300 Darien and we feel the plans are well designed and take into account the beauty of our neighborhood.

I hope that this hearing will be the end to the long opposition to the upgrade for 300 Darien.

Fondly,

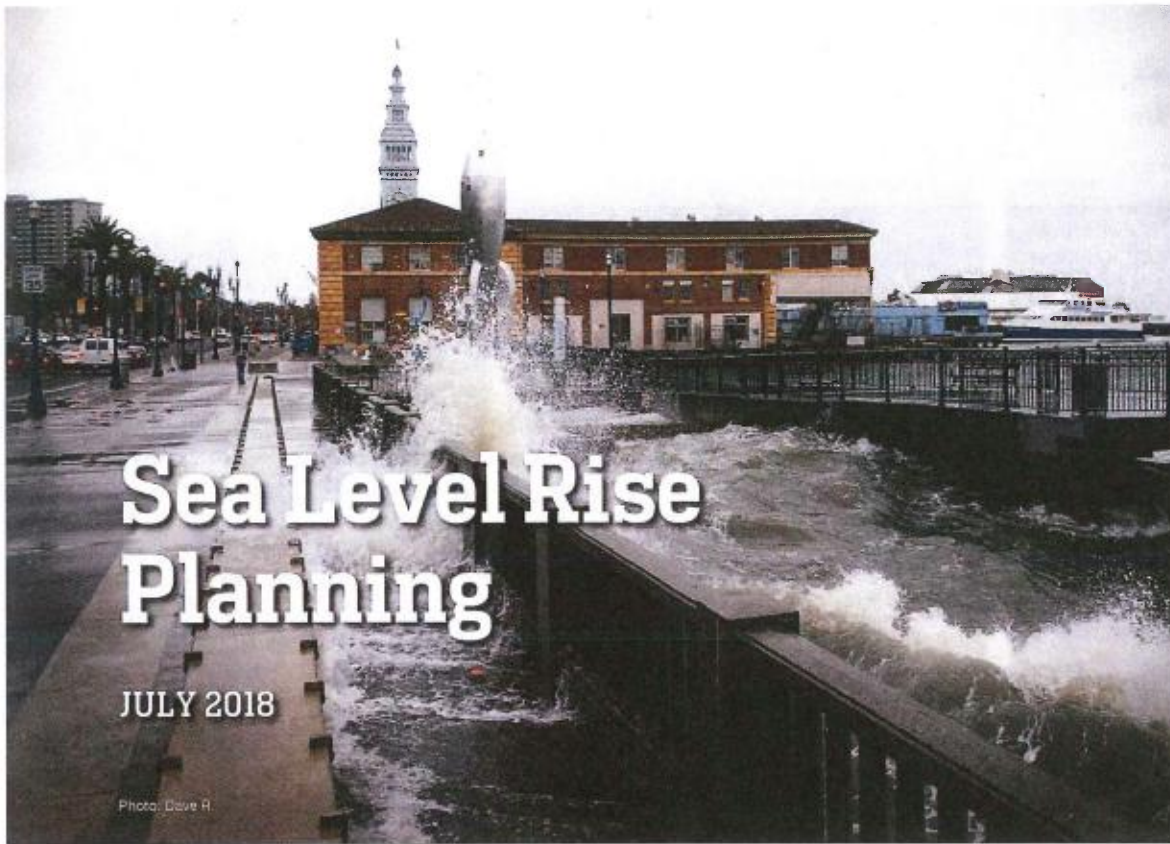
Sophie Breall

Sent from my iPhone

Received at CPC Hearing 3/19/18
E. Jucker

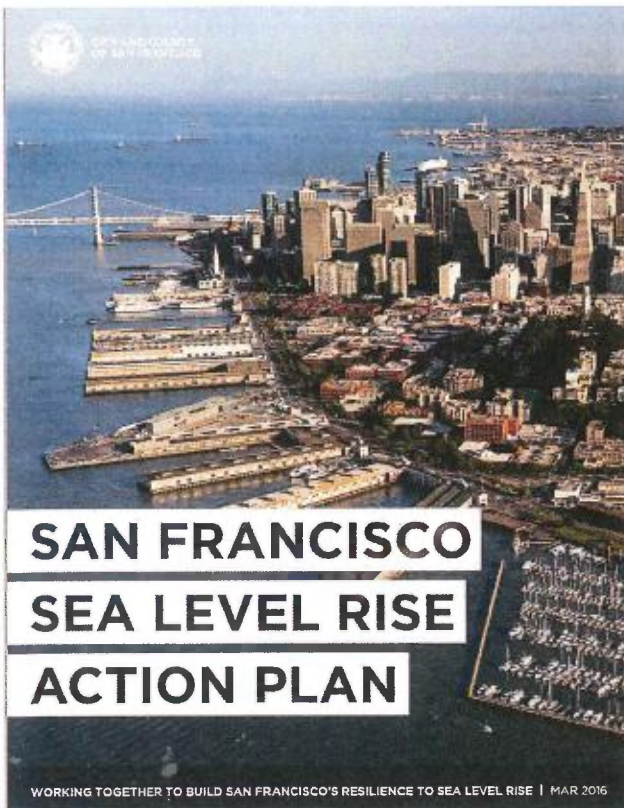






**San Francisco
Planning**

Received at CPC Hearing 7/15/18
M. Wegner



VISION

Make San Francisco a more resilient city in the face of immediate and long-term threats of sea level rise to the Bayshore and Pacific Coast, by taking measures to protect and enhance public and private assets, natural resources, and the quality of life for all.

Related Efforts

RESILIENT BY DESIGN
AREA CHALLENGE

Resilient By Design Challenge

Complete



Western Shoreline Area Plan/Local Coastal Program

Adopted



Islais Creek/Southeast Mobility Adaptation Strategy

Underway



Port Seawall Program

Underway



Hazards and Climate Resilience Program

Underway



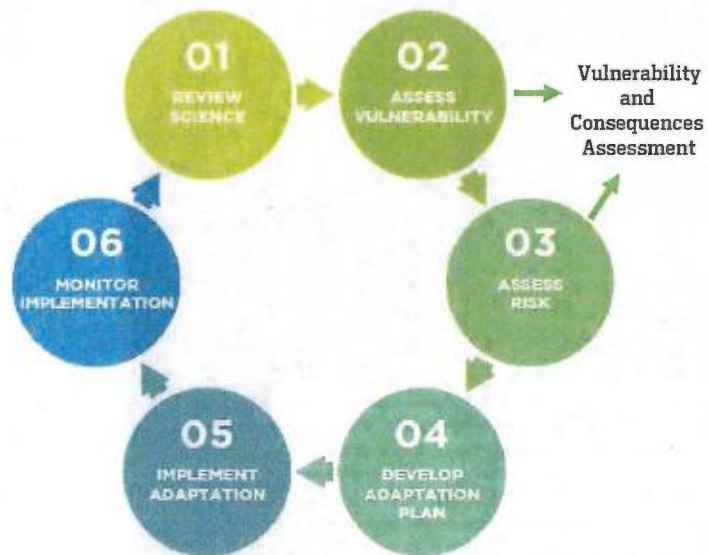
Climate Action Strategy Update

Underway

Sea Level Rise Planning

SAN FRANCISCO SEA LEVEL RISE ACTION PLAN

WORKING TOGETHER TO BUILD SAN FRANCISCO'S RESILIENCE TO SEA LEVEL RISE | MAR 2016



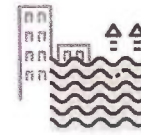
Sea Level Rise Planning

Sea Level Rise Coordinating Committee



Sea Level Rise Planning

San Francisco SLR Projections



	Year 2030	Year 2050	Year 2100
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Most Likely
Capital Project Approvals *

6 in

11 in

36 in

Upper Range
Long-Range Planning *

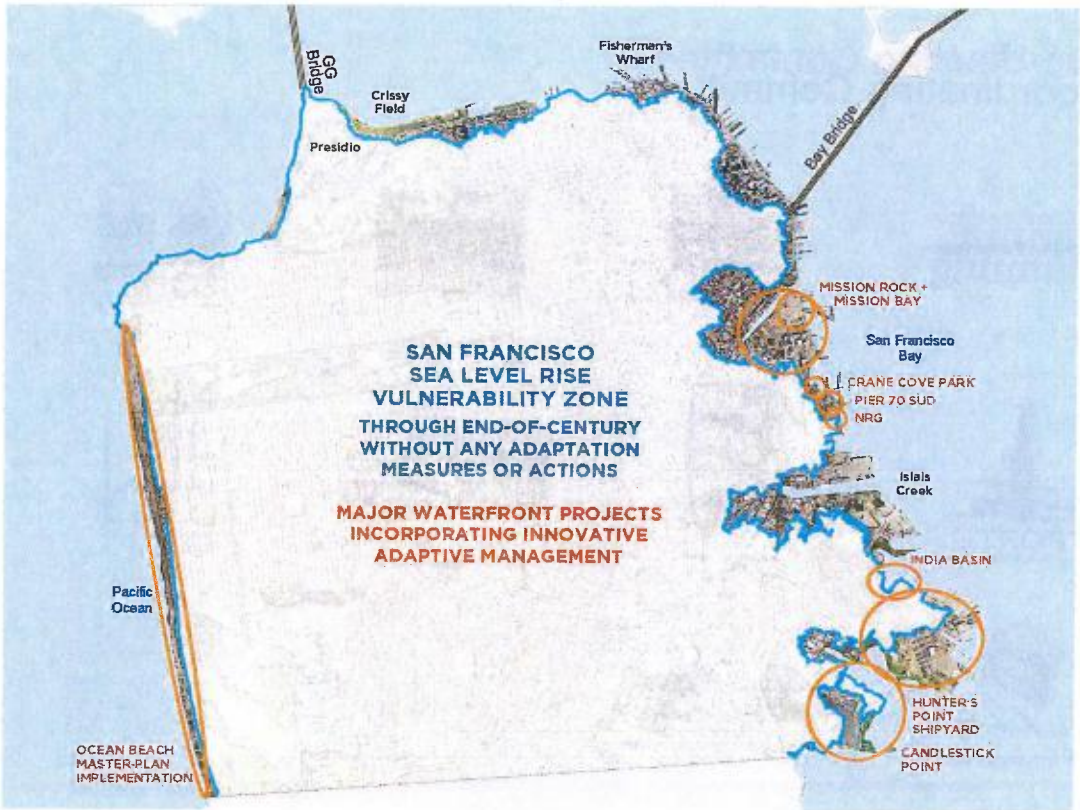
12 in

24 in

66 in

* The City uses the NRC's (National Research Council) most likely SLR projection of 36" for ongoing planning and development purposes related to environmental review and project approvals. The SLR Action Plan considers adaptive strategies to address the NRC's upper end estimate of 66" of SLR by 2100 in the event that future GHG emissions and land ice melting accelerates beyond current predictions.

NOTE: Storm Surge + King Tides add ~40" to SLR (108" in 2100)



Sea Level Rise Vulnerability Zone

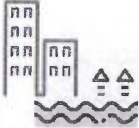


Legend

— Sea Level Rise Vulnerability Zone



Sea Level Rise Planning

2018 State Guidance Update

	Year 2030	Year 2050	Year 2100
			
			
			
Most Likely Capital Project Approvals *	6 in	11 in	36 in 30 in
Upper Range Long-Range Planning *	12 in	24 in	66 in 122 in

* The City uses the NRC's (National Research Council) most likely SLR projection of 36" for ongoing planning and development purposes related to environmental review and project approvals. The SLR Action Plan considers adaptive strategies to address the NRC's upper end estimate of 66" of SLR by 2100 in the event that future GHG emissions and land ice melting accelerates beyond current predictions.

NOTE: Storm Surge + King Tides add ~40" to SLR (108" in 2100)

Detailed Vulnerability and Consequences Assessment

Exposure



Sensitivity + Adaptive Capacity



Consequences for People, Economy and Environment



Sea Level Rise Planning



Exposure Analysis

- Today through 2100
- *Flexible approach:* 10 water levels that represent dozens of combinations of sea level rise, tides, El Nino, and storm effects

Map: Embarcadero, with Port Assets and Key Transportation System Elements

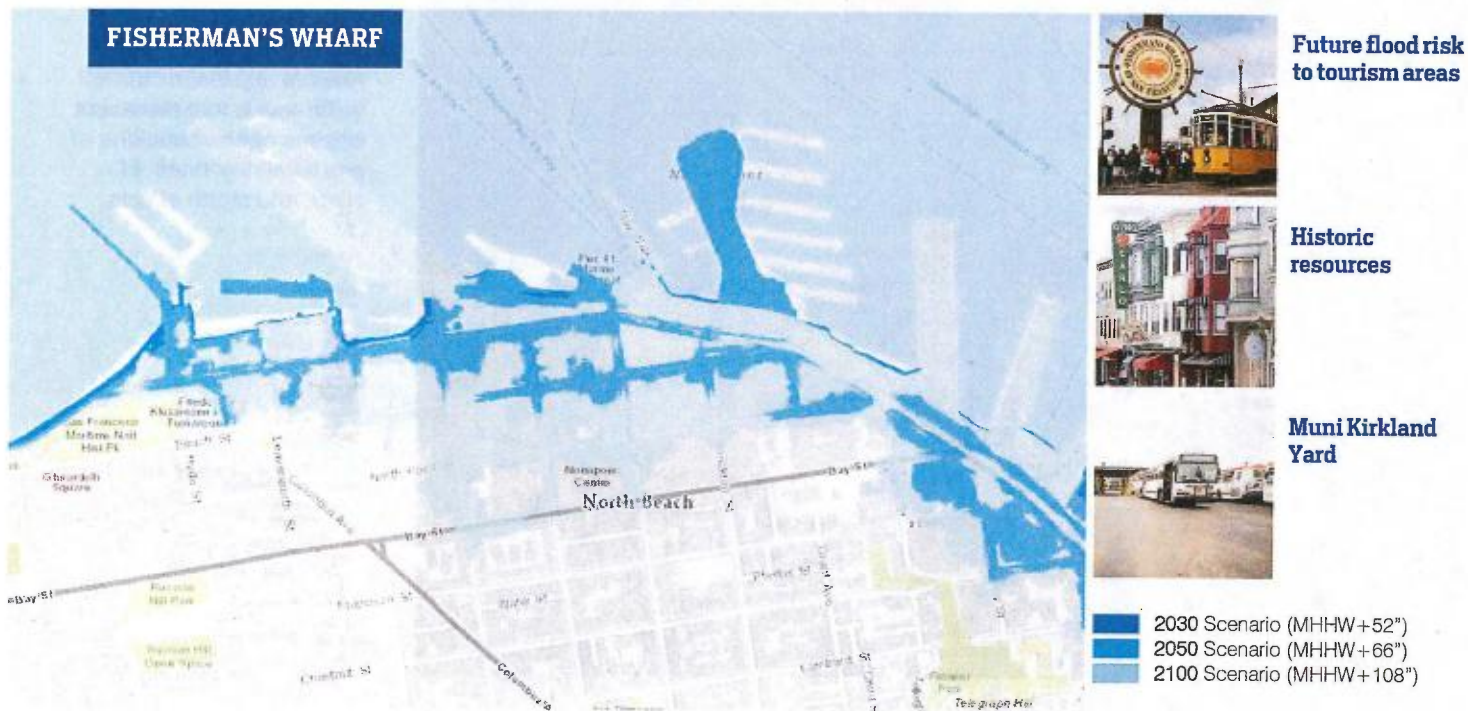
Vulnerability and Consequences Assessment (Draft 2018)



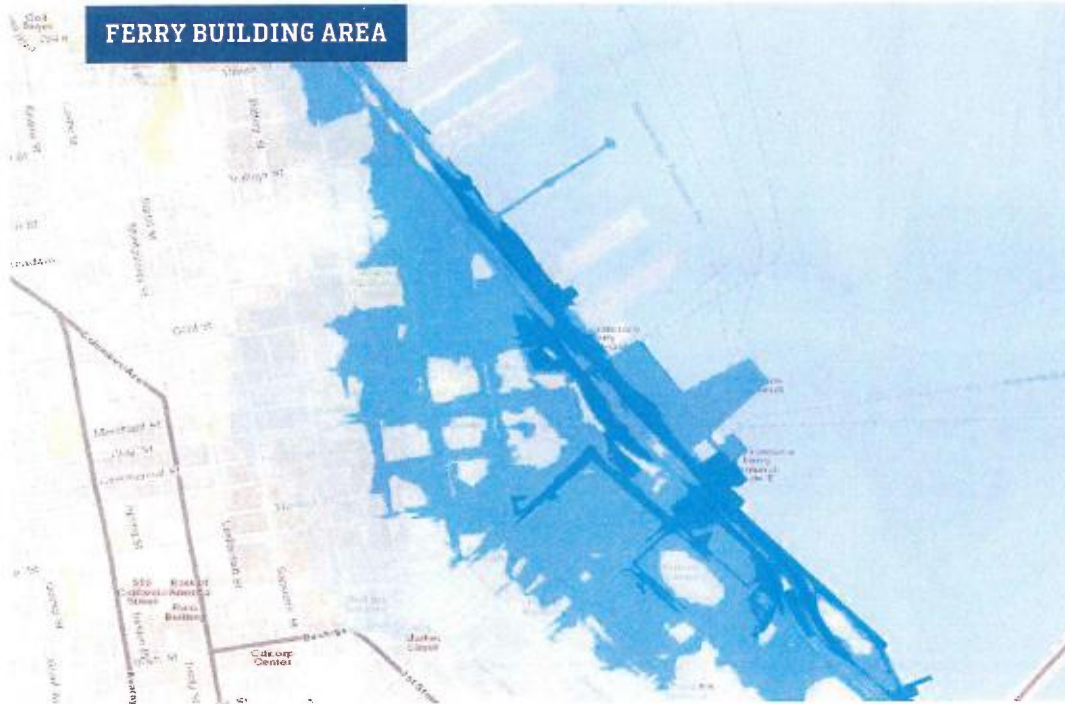
		2030 SCENARIO	2050 SCENARIO	2100 SCENARIO
Streets		17 miles	45 miles	84 miles
Open Space		242 acres	436 acres	704 acres
Public Land		335 acres	665 acres	1,203 acres
Schools		2	10	20

Sea Level Rise Planning

SLR Vulnerabilities and Consequences Assessment



SLR Vulnerabilities and Consequences Assessment



Embarcadero, historic resources



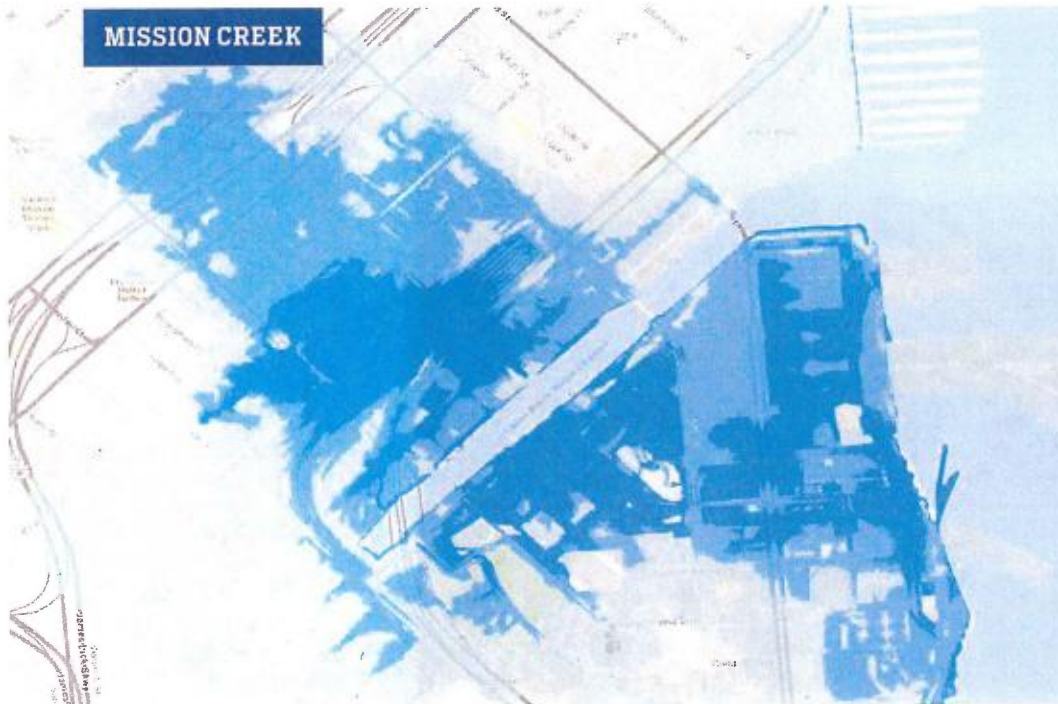
Financial District commercial areas



Critical regional transit infrastructure (BART, Muni, Ferry)

- 2030 Scenario (MHHW+52")
- 2050 Scenario (MHHW+66")
- 2100 Scenario (MHHW+108")

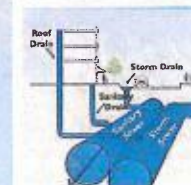
SLR Vulnerabilities and Consequences Assessment



Caltrain and Muni



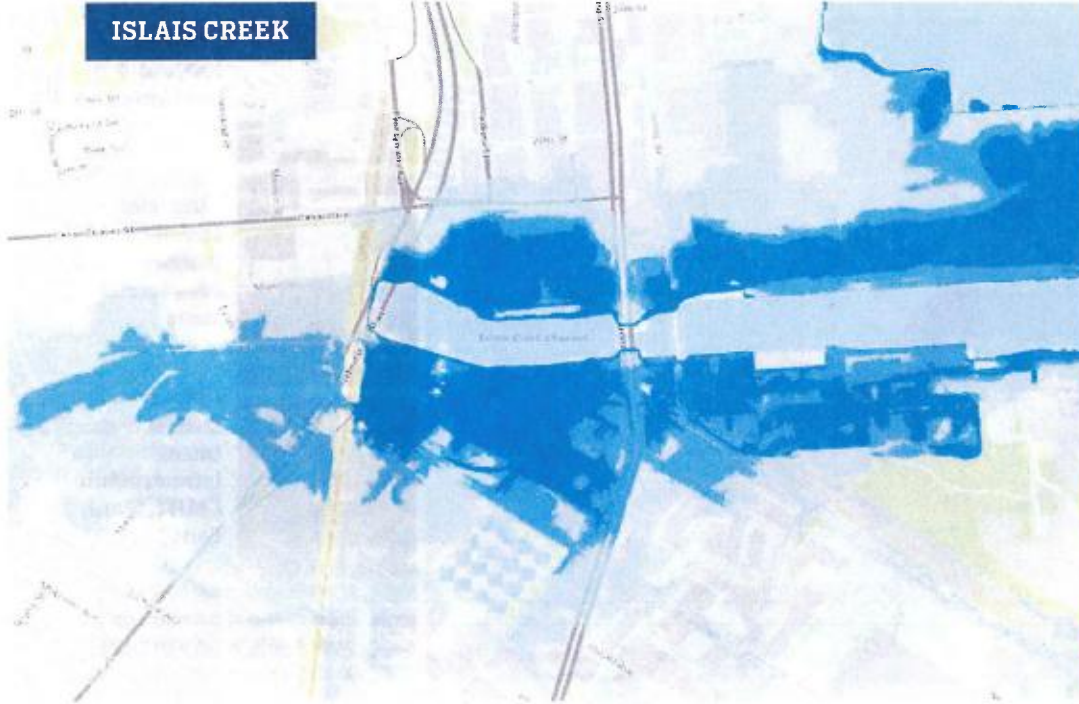
Residential and commercial development



Stormwater infrastructure

- 2030 Scenario (MHHW+52")
- 2050 Scenario (MHHW+66")
- 2100 Scenario (MHHW+108")

SLR Vulnerabilities and Consequences Assessment



Industrial and Port facilities



Muni infrastructure



Southeast Wastewater Treatment Plant

- 2030 Scenario (MHHW+52")
- 2050 Scenario (MHHW+66")
- 2100 Scenario (MHHW+108")

SLR Vulnerabilities and Consequences Assessment



Current erosion risk-adaptation plan adopted through Western Shoreline Area Plan/Local Coastal Program

Next Steps



Vulnerability & Consequences Assessment

- Interagency Consequences Workshop scheduled for November 2018
- Draft report in March 2019
- Final report publication target in July 2019



Islais Creek/Southeast Mobility Adaptation Strategy

- Caltrans grant award of \$390,000
- October 2018-2021
- Build on Resilient by Design effort



Citywide Adaptation Planning

- Public engagement
- Interagency coordination for related efforts
- Schedule and scope TBD

Sea Level Rise Planning



San Francisco
Planning

Maggie Wenger
Planner
San Francisco Planning
department

maggie.wenger@sfgov.org
www.sfplanning.org

