

H. Foster

10/4/18

Paul Webber

A North Beach Resident

October 3, 2018

San Francisco Planning Commissioners

Re: Suggested "Peer Review for Lombardi Sports Site

Ladies and Gentlemen,

This letter is submitted in opposition to the CU request being considered tomorrow for the Lombardi Sports site at 1600 Jackson at Polk to open a Formula Retail Whole Foods related market in the now vacant building. I and many others are opposing it. I have appeared previously on this matter and mentioned two points, first, the lack of need and related traffic impact, and secondly the prospective long-term impact to the City if housing is not built on the Lombardi site. I will focus primarily on the second point in this letter as others are focusing on need and traffic.

As I previously mentioned, through the enormous efforts of many from San Francisco and elsewhere, State Senate Bill 827, sponsored by Wiener and Ting, was barely defeated. That bill

unilaterally up zoned land use around transit-centric locations, which would have included Polk Street, by the way, and removed major land use decisions from local government. The principle sponsors believed that the State needed to take over that function, because the locals weren't doing the job. A new version of 827 is likely to emerge again early in 2019 along with a new round of other housing bills.

So here sits the Lombardi site at a perfect location to build, with no loss of existing housing and at a transit centric location, multi-family housing, which could house, in whole or in part, seniors or low to middle income families, in a neighborhood in which multifamily buildings abound, so it would fit right in.

You will be advised by others at the meeting tomorrow that "housing on that location is not before the Commission". While that may technically be true, I ask that you please consider that individual local land use decisions cannot be made in individual silos, not with local housing needs being such a prominent topic at the state legislative level. Particularly in the face of no compelling need for a high-end grocery store when its close-by sister store will deliver, granting a CU could have significant consequences far beyond just a new market for the neighborhood. It could also contribute to SF losing control of local land use decisions, and it may even be Exhibit A that the City is not "getting it." So what should be done then??

Well, according to staff, apparently based upon information provided by the Lombardi CU seeker, housing doesn't "pencil

out” on that site. It is unclear whether that referred to units tacked onto the existing building or a completely new building devoted primarily to housing, perhaps with ground floor retail. So, I would urge you to have a “peer review” done of that conclusion, emphasizing new housing for the site. You cause peer reviews to be done in other contexts, so why not here? Some will say, peer review is only done when tangible “risk” is involved. Well, there is a significant risk to the City involved in granting the CU, it just isn’t as tangible.

A good place to start could be with the Jug Shop site just a half block away where preliminarily at least, 42 or more multifamily units are planned for the site. Why does it pencil out there, where I understand higher land costs were involved? Let that developer consider Lombard’s calculations. There can’t be that many differences in cost considerations. Both sites should be entitled to density bonuses in return for various levels (up to 100%) of affordable/senior housing.

Please let this dialogue develop so as to provide what the City really needs right now and that is housing, especially for low to middle income families and seniors.

Thank you

Paul Webber

CC: John Rahaim

Nicolas Foster, Project Planner



## 1600 Jackson Street

22,480 sq. feet - PIM

Acquired by Village Properties in 2014 for  
\$7,000,000 SF Chronicle – J.K. Dineen  
= \$311 per sq foot

Current Market Value of \$15,000,000 –  
statement of Village Properties at April  
Planning Commission Hearing  
=\$667 per sq foot

# 1600 Jackson Street

- 9/2014 Submitted a 62 Unit preliminary project mixed use proposal
- 12/2014 Submitted an EE Application – grandfathered at 13.5% BMR per Prop C trailing legislation
- 9/2018 Mayor Breed introduces legislation to extend grandfathering beyond 12/7/2018 deadline

# 2030 Polk St. (The Jug Shop)

17,371 Sq Feet

Acquired by JS Sullivan in 9/2018 for  
\$12,800,000

\$737 = price per square foot

## 2030 Polk Street (The Jug Shop)

- Submitted a PPA for 43 unit mixed use project including ground floor retail, replacement Jug Shop
- Not grandfathered 19% BMR for rental; 21% BMR for ownership
- More sculpting of building needed given close proximity to Helen Wills Park and potential shadowing

## 2030 Polk St. (The Jug Shop)

- Moving forward with housing and retail including a replacement Jug Shop and working with the neighborhood stakeholders and planning department to get the best project possible for the neighborhood and the City as a whole



1600 Jackson Street and 2030 Polk  
Street are 1 block apart

1600 Jackson (Lombardi's) Vs. 2030 Polk (Jug Shop)

Sq. Feet	22,480	vs.	17,371
Units	62	vs.	43
Land/per Sq Foot	\$311	vs.	\$737
BMR	13.5-21%*	vs.	19-21%
Appreciation in Land	100%	vs.	0%

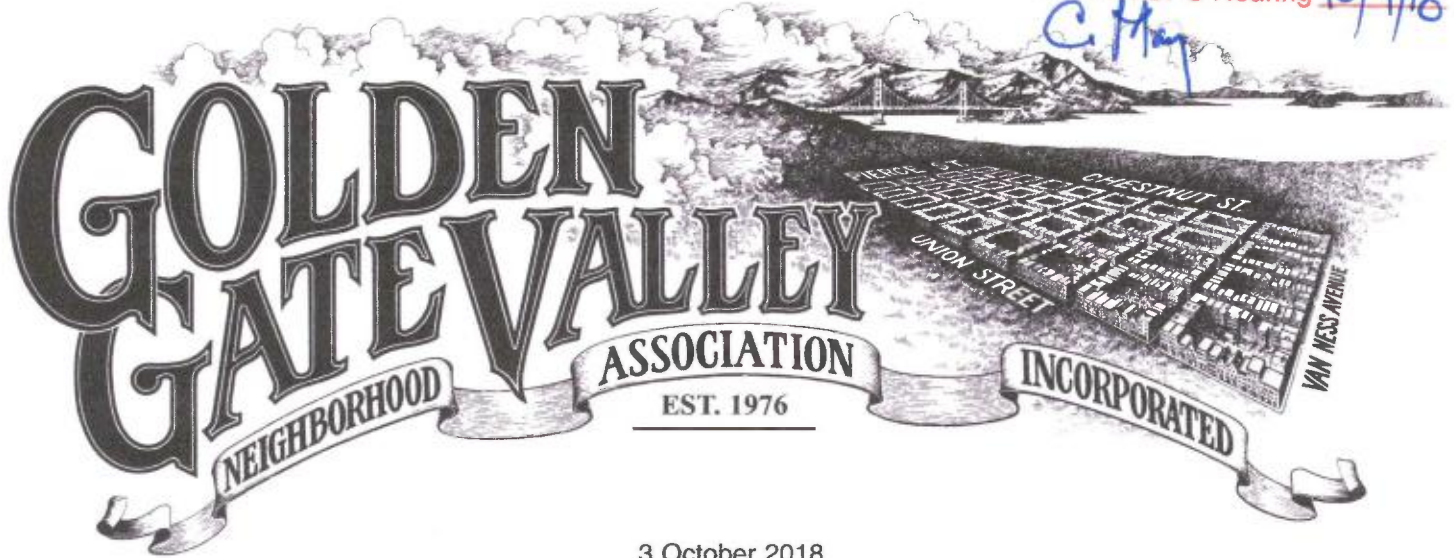
\*pending outcome of Mayor Breed's Legislation

## It is Not Too Late for 1600 Jackson St to Have 62 Units of Housing

- After this project is denied, Village Properties can move forward with their original mixed use housing over retail proposal
- The economics of 1600 Jackson St. as demonstrated are far superior to that of 2030 Polk St

## It is Not Too Late for 1600 Jackson St to Have 62 Units of Housing

- Or they can sell to another developer and realize a 100% profit in 4 years
- After this Commission denied Chipotle's CU to go in on Church and Market, the land was sold to a developer and who built housing



3 October 2018

TO: SF City Planning Commission  
c/o Christopher May, SF Planning Department

FROM: Mary Russell, Vice President  
Golden Gate Valley Neighborhood Association

RE: **2601 VAN NESS AVE -- APARTMENT BUILDING -- CASE NO. 2018-000908 CUA**

#### PROJECT PRESENTATIONS TO NEIGHBORHOOD GROUPS

The project architect, Albert Costa, and his project associates have been especially accommodating and generous with their time in presenting this project to various groups, and they have been very responsive to our questions and discussion. We very much have appreciated their efforts, their scholarship, and their courtesy.

Various members of our Board have attended these presentations:

- 1) 01/30/2018 -- on-site pre-app meeting
- 2) 06/05/2018 -- Van Ness Corridor Neighborhood Council (VNCNC)
- 3) 09/19/2018 -- Golden Gate Valley Neighborhood Association (GGVNA)

#### PROJECT DESIGN STILL IN FLUX

At each of these presentations, there were successive alterations to the design as it progressed from preliminary to more developed.

Additionally, as recently as yesterday (10/02/2018) the project architect sent an email to one of our board members advising that he had developed a new design for the bay windows on the building in response to suggestions made during our board meeting of 09/19/2018. While this further demonstrates his much appreciated responsiveness, it makes us concerned that the project is not yet ready to move forward with full Commission review. We never thought that it would be on the agenda this soon.

#### COMMENTS ON PROJECT DESIGN

The site planning of the project is well done, and it is the first building we have reviewed in recent times that seeks to provide adequate on-site parking for its residents. On the other hand, the building is huge and out of scale with its neighboring buildings and the neighborhood as a whole, and the architectural design of its facades are unsatisfactory and incompatible with the neighborhood.

#### RECOMMENDATIONS

- 1) This project needs to be scaled back in size appropriate to its neighborhood context.
- 2) It needs to be redesigned to a higher architectural quality and neighborhood compatibility.
- 3) It needs further neighborhood review.
- 4) Please continue the matter to a future Commission meeting to be determined.

Thank you so much for your attention.

2018.10.03 Rev 02



10/4/18

C. May

I oppose the proposed request for conditional use authorizations for the following:

Record No: 2018-000908CUA

Project Address: 2601 Van Ness Ave

Cross Streets: Filbert Street

Area Plan: Van Ness Corridor

Zoning District(s): RC-3/65-A

Block/Lot No: 0522/002A

Applicant: Albert Costa

The building, as proposed, is far outside the character and nature of the area. The size, scope, and intensity of the project is not desirable or compatible with the existing neighborhood and community and is significantly disruptive to the surrounding residences. Proper appropriate notice of a project of this scale was not provided to the neighborhood with proper notice. It is likely that a more appropriate project with the same number of units could be arrived at. I request a continuance for a brief period in order to have input of the surrounding neighbors.

Name	Address	Contact
MIRIAM LASDAN	1440 UNION #106, SF	Koszig P. email at hot
IAN MCBE	1799 Lombard	Ryan McBe@yahoo
Jackie Sanchez	2301 Polk St.	jackie.sanchez@gmail.com
DOMINIK SKWARNIK	2649 POLK ST	SKWARNIK@yahoo.com
Jason Blay	1431 Union	
Mat Stafford	2235 Larkin #21	Matthew Stafford@yahoo.com

Katie L. Lefel

2523 Polk Street  
SF, 94109

2355 Polk St  
SF, 94109

(R. Richman)

1472 Filbert St

CARETH WALSH

1760 CALIFORNIA

ROX L SMITH

1501 Greenwarch St

Lilya V. Brown

lvhbrown@gmail.com

1462 Union St #B

JOAN ALBERTSON

1438 Union St.

Lynn Ferrante  
Lynn Ferrante

1335 ONION ST

Jon Blute

1377 UNION ST.

DAN KOWALSKI

Flippers & Cloud: #206  
2355 Polk St

Jennifer Egri

2355 Polk St #206

Received at CPC Hearing 10/4/18  
G. Pantoja

**From:** susan.karp@gmail.com  
**To:** Sider, Dan (CPC); Pantoja, Gabriela (CPC)  
**Cc:** colum@aralonproperties.com  
**Subject:** 3939 24th Street  
**Date:** Friday, September 28, 2018 6:23:07 PM

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To whom it may concern,

I have lived in Noe Valley since 2000. I am thrilled that after 15 years of vacancy, there will be new businesses taking over the old Real Foods on 24th Street. I am fully in support of removing the general grocery store restriction for 3939 24th Street at the Planning Commission Hearing on October 4th; we have a very vital Whole Foods already and the neighborhood very much needs other retail opportunities.

Sincerely,

Susan Karp  
4222 22nd Street  
San Francisco, CA 94114

September 27, 2018

Gabriela Pantoja  
gabriela.pantoja@sfgov.org  
Southwest Team, Current Planning Division  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

*Re: Support for 3939 24<sup>th</sup> Street*

Dear Gabriela,

As a neighbor and local community activist, I express my full support for the property owners of 3939 24<sup>th</sup> street who intend to remove the general grocery store designation at the Planning Commission Hearing on October 4th.

Thank you,



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Todd David  
toddsdavid@gmail.com  
President  
Noe Valley Democratic Club

# NOE NEIGHBORHOOD COUNCIL

Fair Planning for Noe Valley



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September 28, 2018

President Hillis and Members of the Planning Commission:

On behalf of Noe Neighborhood Council (NNC), I am writing to express our opposition regarding the Conditional Use Authorization for 3939 24th Street for the following reasons:

- Authorizing retail-only space on a site that is zoned for mixed-use commercial and residential buildings stands contrary to the much-touted densification policy of the Planning Department.
- The site can support numerous residential units and even some BMR dwellings. It will be wasteful to squander the opportunity for developing more housing on this site.
- This is one of the few opportunities in the City where adding more homes would not result in displacing current residents.
- With so much volatility in our commercial corridors these days, it is far from certain that this site could attract suitable merchants who can operate on a long-term basis. Why not include housing on the site to at least make use of the building in case the ground floor retail stays vacant indefinitely.

That is why we urge you to reject the Conditional Use Authorization for this project unless they include housing on this site.

Sincerely,

Ozzie Rohm

For the 300+ members of Noe Neighborhood Council



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Pantoria, Gabriela \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3939 24th Street; 2018-009337CUA  
**Date:** Wednesday, October 03, 2018 10:47:03 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

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

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**From:** Bruce Bowen [<mailto:bruce.r.bowen@gmail.com>]  
**Sent:** Monday, October 01, 2018 10:28 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [millicent.johnson@sfgov.org](mailto:millicent.johnson@sfgov.org); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC); Carolyn Kenady  
**Subject:** 3939 24th Street; 2018-009337CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Hillis and Members of the Planning Commission:

The Dolores Heights Improvement Club (DHIC) opposes a Conditional Use Authorization (2018-009337CUA) for 3939 24th Street unless the project is modified to include needed housing.

Authorizing retail-only space on a site zoned for mixed-use commercial and residential buildings, on a street filled with mixed use buildings, is inconsistent with City actions and policies that encourage greater density. This site can support numerous residential units and even some BMR dwellings. It would be wasteful to squander the opportunity for developing more housing on this site. Moreover, this is a rare opportunity for adding more homes without displacing current residents.

The Conditional Use Authorization for this project, very near to Dolores Heights, should be rejected unless housing is included on this site.

Sincerely,

Bruce Bowen

Planning and Land Use Committee

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Dolores Heights Improvement Club

cc: Carolyn Kenady, Chair, DHIC

Members of the San Francisco Planning Commission:

My name is Susan Kroll and I live with my husband Ed O'Neill at 3953 24<sup>th</sup> St. I regret that I am out of town and unable to attend the hearing on October 4 , 2018 regarding 3939 24<sup>th</sup> St. We have lived in our home address since 2009 and am pleased to live in such a wonderful community as Noe Valley. I also work at the Folio Bookstore next door to my home.

Along with the entire neighborhood we have waited many years for the Real Foods Building to be occupied again. We have also observed many stores on our block go out of business. Therefore, it was with mixed feelings that we saw construction begin at the Real Food building at 3939 24<sup>th</sup> St. Pleased because it would no longer be vacant but disappointed when we read that it would only be commercial property. This neighborhood desperately needs additional housing.

Working at the local bookstore I have heard so many stories from seniors and families who cannot find housing in our area. Anytime we have the opportunity we should consider adding housing on top of a commercial property to create a mixed-use property. The building I live in is mixed use and is a wonderful example of commercial owners and residents working together.

I would appreciate if the members of the San Francisco Planning Commission would consider supporting a mixed-use concept for the 3939 24<sup>th</sup> St property.

Respectfully submitted

Susan Kroll  
3953 24<sup>th</sup> St  
Unit 3

## FINDING

**Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on March 22, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the proposed dwelling units as affordable.

*The Project Sponsor has demonstrated that it is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and has submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of through payment of the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be ownership units and will remain as ownership units for the life of the project. The Project Sponsor submitted such Affidavit on September 21, 2018. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date of the accepted Project Application. A Project Application was accepted on March 22, 2016; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. 7 units (1 studio unit, 3 one-bedroom units, and 3 two-bedroom units) of the total 37 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.*

Received at CPC Hearing 10/4/18  
E. Jardines

**Jardines, Esmeralda (CPC)**

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**From:** Jonathan Hollander <jh@seriforge.com>  
**Sent:** Friday, September 28, 2018 2:46 PM  
**To:** j.fong@dscheme.com  
**Cc:** Jardines, Esmeralda (CPC); m.dimalanta@dscheme.com  
**Subject:** Re: 1245 Folsom Street/1251 Folsom Street Introduction

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Jennifer,

This time is fine. We will see you then.

Thank you,  
Jon

On Fri, Sep 28, 2018 at 2:39 PM Jennifer Fong <j.fong@dscheme.com> wrote:

Hi Jon,

We are available to meet at our office on Tuesday, October 2nd, at 4PM, to discuss 1245 Folsom St.

Our office is located close by at 222 8th Street, on the corner of 8th & Tehama Streets.

Please let us know if this works for your team. Thanks.

Hi Esmeralda,  
Thank you for the introductions.

Regards,  
Jennifer Fong

M: 415.609.7582  
[j.fong@dscheme.com](mailto:j.fong@dscheme.com)

**D-SCHEME STUDIO**  
DREAM :: DESIGN :: DEVELOP  
:: 222 8th Street :: San Francisco, CA 94103 ::  
:: [www.Dscheme.com](http://www.Dscheme.com) :: T: 415.252.0888 :: F: 415.252.8388 ::

On Fri, Sep 28, 2018 at 2:13 PM, Jardines, Esmeralda (CPC) <[esmeralda.jardines@sfgov.org](mailto:esmeralda.jardines@sfgov.org)> wrote:

Hello Jennifer, Marc, Jon,



I'd like to introduce you all to one another. Jon, Jennifer and Marc are the project sponsors for 1245 Folsom Street. 1245 Folsom Street Team, Jon is the 1251 Folsom Street neighbor who to my understanding operates a PDR business next door.

Jon et al. would like an opportunity to discuss the proposed project and some operational concerns they have in advance of next week's hearing. It appears Tuesday and Wednesday works best for Jon's Team. I am happy to facilitate this meeting if you feel this to be necessary; otherwise, I'll let you all coordinate amongst yourselves. If you'd like Planning to facilitate, I can reserve a meeting room here at SF Planning. Or if more convenient, I can set up a conference call as well. Let me know your preferences.

Would Tuesday, October 2, 2018 at 4PM work for everyone?

Thank you,

**Esmeralda Jardines, Senior Planner**  
**Southeast Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9144 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

--  
[jh@seriforge.com](mailto:jh@seriforge.com)  
415.851.5226

Seriforge - Automating Carbon Fiber

## Jardines, Esmeralda (CPC)

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**From:** Mark Macy <markm@macyarchitecture.com>  
**Sent:** Wednesday, October 03, 2018 8:46 PM  
**To:** Jardines, Esmeralda (CPC)  
**Cc:** Marc Dimalanta  
**Subject:** 1245 Folsom Street Project --Case No. 2015-014148VARENX

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Ms. Jardines,

I am contacting you regarding the proposed 1245 Folsom Project and am taking the liberty to cc' the project's architect/sponsor, Marc Dimalanta to this email as well.

I am the authorized agent for the owner of the neighboring 1233-37 Folsom (Block 3756 Lots 42 & 43) and have recently filed a PPA application on behalf of my client to develop their property.

I apologize for not contacting you or Marc earlier, but just this evening, while viewing the Socketsite website, I became aware of the 1245 Folsom proposal and the fact that its Planning Commission Hearing is scheduled for tomorrow (Thursday 10/04/18).

I have absolutely no objection to the 1245 Folsom project other than with regard to the property-line windows proposed along the shared property line.

I request that these windows be removed as a condition of approval as they will most definitely be blocked by the future development of 1233-37 Folsom and my client does want to have to deal with the inevitable objections that will likely arise as the purchasers of the units along this frontage become accustomed to these windows and unwilling to see them go.

Please forward my concerns to the Commission on my client's behalf. I thank you in advance.

Best,

Mark Macy

--

Mark Macy, AIA, LEED AP  
Principal  
Macy Architecture  
315 Linden Street  
San Francisco, CA 94102  
USA  
direct (415) 551-7633  
tel (415) 551-7630, ext. 233  
email [markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)  
web <http://www.macyarchitecture.com>

October 2, 2018

To Whom It May Concern:

I am the property owner at 1201 Folsom Street. I support the proposed project at **1245 Folsom Street**. I feel this project is appropriate for the neighborhood. The development is a positive direction for both Folsom Street and Ringold Street.

Sincerely,

Edmund Chan

Name:

Edmund Chan

Date:

10/2/2018

October 2, 2018

To Whom It May Concern:

I am the property owner at 454/458 Natoma St.. I support the proposed project at **1245 Folsom Street**. I feel this project is appropriate for the neighborhood. The development is a positive direction for both Folsom Street and Ringold Street.

Sincerely,



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Name: STEVE FURUDA

Date: Oct 3, 2018

**Harold M. Hoogasian**

615 Seventh Street  
San Francisco, California 94103-5691  
[www.hoogasian.com](http://www.hoogasian.com) | [Harold@hoogasian.com](mailto:Harold@hoogasian.com)  
415-229-2732 | tollfree 1-800-BAY-AREA | fax 415-229-2700

October 3, 2018

To Whom It May Concern:

I am the property owner and operate an established business at 615 Seventh Street. I support the proposed project at **1245 Folsom Street**. I feel this project is appropriate for the neighborhood. The development is a positive direction for both Folsom Street and Ringold Street.

It is important to develop our available properties to the highest and best use.

Sincerely,

A handwritten signature in cursive script that reads "Harold M. Hoogasian". The ink is dark and the signature is fluid, with the first and last names being more prominent than the middle initial.

Harold M. Hoogasian, General Partner  
615 Seventh Street, LLP



October 2, 2018

To Whom It May Concern:

I am writing in support of the proposed project at **1245 Folsom Street**. I am a current and long-time commercial tenant at both 1274 Folsom Street (directly across the street) and at 325 9th Street (around the corner at Ringold).

This project, and the creation of more residential units in general, is appropriate for the neighborhood and is a positive direction for both Folsom and Ringold streets.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'J' and 'L' followed by a period.

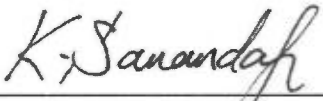
James Lindenbaum

October 2, 2018

To Whom It May Concern:

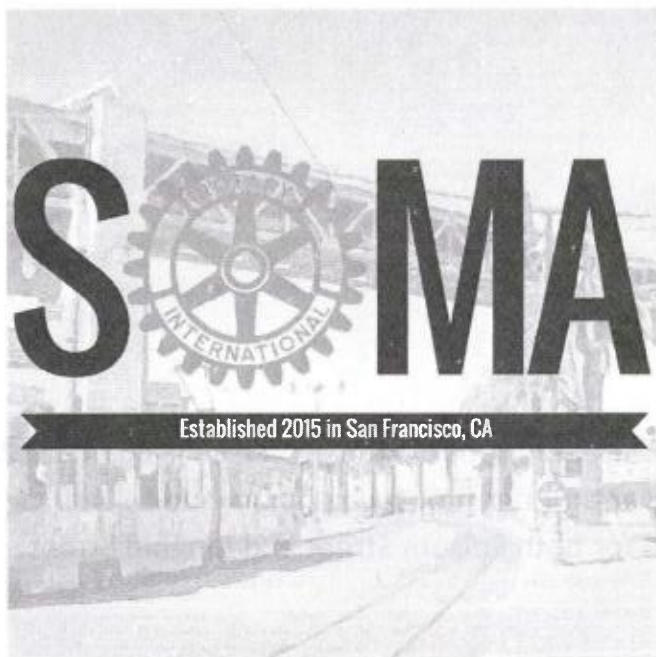
I am the property owner at 349 8<sup>th</sup> Street. I support the proposed project at **1245 Folsom Street**. I feel this project is appropriate for the neighborhood. The development is a positive direction for both Folsom Street and Ringold Street.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Sanandaji", written over a horizontal line.

Name: Cyrus Sanandaji (authorized representative of Rodgers Street, LLC)

Date: 10/3/18



October 2, 2018

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

To Whom it may concern:

I am writing on behalf of the SOMA Rotary Club to express our enthusiastic support for the project at 1245 Folsom Street. The proposed project not only adds to our housing stock on an under-used and empty lot, but the project is appropriate in size and character for our neighborhood. In fact, the project will cater to the needs of the employees working in the South of Market Area.

Property owner:  
Marcus Newbury  
937 Harrison St.  
San Francisco, CA 94107  
415-974-1234

The Planning department application numbers are:  
2015-014148CUA (Conditional Use Application)  
2015-014148VAR (Variance Application)  
2015-014148ENX (Large Project Application)

The contemporary design is appropriate for the neighborhood. The scope of work to be completed is construction of a new 6-story residential unit with 20 dwellings units at Folsom Street and a new 5-story residential building with 17 units Ringold Street over a 3,583 SF ground floor commercial space. There will be a total of 18 unbundled vehicle parking spaces and 40 class 1 bicycle spaces in a new basement garage. 6 Class 2 bicycle parking spaces will be distributed between Folsom and Ringold streets.

In addition, I appreciate that the project sponsors have chosen to forgo any off-street parking to ensure that more units are built. As all San Franciscans live with the ongoing housing crisis, I am hopeful that more developers will make the decision to build more housing rather than more parking spaces.

The following is the unit count and breakdown along with the number of BMR units and breakdown.

Total 37 residential units

Unit mix at Folsom Street- NCT:

8 Studio units, 11, 2 bedroom units, and 1 3 bedroom unit for a total of 20 units.

Unit mix at Ringold St- RED-MX:

6 Studio units, 7 1-bedroom units, 3 2-bedroom units and 1 3 bedroom unit for a total of 17 units.

BMR Units will be 20% or a total of 7 units to be provided on-site.

Other pertinent information:

There will be a total of 18 parking spaces on the basement level

Which will include 1 accessible parking space and 16 independent spaces

On 2 mechanical lifts as well as 1 car share space.

There will be 46 bicycle parking spaces provided on site

40 Class 1 bicycle parking spaces with a repair station on the basement

Level and 6 class 2 bicycle parking spaces on street level.

Finally, I also appreciate and applaud the sponsor for keeping the affordable units on site and in our neighborhood to help create a diverse and vibrant neighborhood.

On behalf of the SOMA Rotary Club and all our concerned members, I urge the Planning Department to support the project and look forward to its completion.

Sincerely,

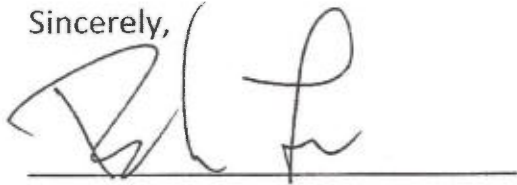
Nine La Dow, Treasurer, Rotary Club of San Francisco SOMA

October 2, 2018

To Whom It May Concern:

I am the property owner at 986 Mission Street. I support the proposed project at **1245 Folsom Street**. I feel this project is appropriate for the neighborhood. The development is a positive direction for both Folsom Street and Ringold Street.

Sincerely,

A handwritten signature in black ink, appearing to be 'Brandon Low', written over a horizontal line.

Name: Brandon Low

Date: 10/3/2018



Received at CPC Hearing 10/4/18  
C. Campbell

## Hookah Lounge/Bar Locations in San Francisco

Address #	Street	City	Zip Code	Business Name	Phone #	Formula Retail?	Use	Specification	Hours of Operations
1821	Haight Street	San Francisco	94117	Laguna Café	415-751-1970	N	Limited Restaurant	Hookah Services	3:00 PM – 2:00 AM
724	Geary Street	San Francisco	94109	724 Hookah	415-885-3192	N	Hookah Bar	Hookah Services	5:00 PM – 2:00 AM
710	Post Street	San Francisco	94109	Kinara	415-932-6518	N	Restaurant	Hookah Services	4:30 PM – 3:00 AM
544	Jones Street	San Francisco	94102	Nile Café & Hookah Lounge	415-409-1000	N	Limited Restaurant	Hookah Services	4:00 PM – 3:00 AM
419	O'Farrell Street	San Francisco	94102	Marrakech Moroccan Restaurant (aka Hookah SF)	415-776-6717	N	Restaurant	Hookah Services	5:30 PM – 2:00 AM
1761	Fillmore Street	San Francisco	94115	Pride of the Mediterranean	415-567-1150	N	Restaurant	Hookah Services	11:00 AM – 2:00 AM

10/4/18

D. Sanchez

**Sanchez, Diego (CPC)**

**From:** Rhanda Salma <rhanda@salma-co.com>  
**Sent:** Wednesday, October 03, 2018 3:46 PM  
**To:** Stefani, Catherine (BOS); Sanchez, Diego (CPC)  
**Subject:** 2101 Lombard Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello Supervisor Stefani and Diego,

I hope this email finds you both well. I am writing today to voice my concern over the proposed project at 2101 Lombard Street.

First and foremost, as a property owner with 300' of the proposed project, I have never been notified of any details of this project nor have I heard about this project until today.

Secondly, I am opposed to a hotel/bar/restaurant development in our area when we are seriously surrounded by many of these businesses already. There is a hotel directly across the street from this proposed project, plus at least another 10 within a 5 block walk. Why should we allow this development to happen? How is this project a benefit to our area? This new project will directly impact the established businesses that already exist. We should be supporting small business in this city - not destroying them.

Lastly, I am not an advocate of a roof top bar in our neighborhood. Our area is already taxed out on party scenes - why are you allowing for this to happen?

Please stop this proposed project from happening. We need something that fits the need of our area. I believe in business and development, but this is the wrong choice for our neighborhood.

Respectfully,  
Rhanda

--

Rhanda Salma  
Broker

CA BRE #01410815

Salma & Company  
3048 Fillmore Street  
San Francisco, CA 94123

Office: 415.931.8259 Ext. 101  
Mobile: 415.846.0028

Referrals are important to us. If you know anyone who may appreciate our service, we would love the opportunity to work with them. [salma-co.com/testimonials/](http://salma-co.com/testimonials/)

Learn more about Salma & Company here: <https://vimeo.com/248793960>

8/14/11  
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Received at CPC Hearing 10/4/18  
A. Butlers

## SUPPORT PETITION:

### PLANNING COMMISSION AGENDA 10/4/2018, ITEM #9:

#### Obstructions in Required Setbacks, Yards and Open Space

We, the undersigned, strongly support proposed revisions to the Code to allow:

Projections of an architectural nature into setbacks, yards, and open space

Bay window waivers from the Zoning Administrator without a hearing

First name	Last name	Email	Owner/ Architect/ Contractor/Other
David	Gast	dgast@gastarchitects.com	Owner, Architect
J. Hulett	Jones	hulett@joneshaydu.com	Architect
Paul	Haydu	paul@joneshaydu.com	Architect
Isabel	Wade	isabelwade@gmail.com	Owner
John	McLean	m@macarchitect.net	Architect
Eric	Hartz	ehartz@gastarchitects.com	Architect
Samuel	Alamo	samuel@lundbergdesign.com	Designer
Corey	Akers	cakers@gastarchitects.com	Designer
Eliza	Hartz	eliza@hartwrightarchitects.com	Architect
James	Hill	jameshill@jameshillarchitects.com	Owner, Architect
Patrick	Perez	patrick@designpad.net	Architect
Christian	Dauer	chr@chrdauer.com	Architect
Olle	Lundberg	olle@lundbergdesign.com	Architect
Justin	Trigg	justin@mcgriffarchitects.com	Architect
Gordon	Atkinson	gordonatkinson@sbcglobal.net	Architect
Cary	Rosko	caryrosko@gmail.com	Owner
Marlene	Cacho	marlene@jameshillarchitect.com	Designer
Christopher	Roach	chris@studiovara.com	Owner, Architect, Urbanist

Received at CPC Hearing 10/4/18  
Pub. Com.

Submitted at General Public Comment October 4, 2018 Planning Commission

October 4, 2018

**President Rich Hillis**  
**Vice President Myrna Melgar**  
**Commissioner Kathrin Moore**  
SF Planning Commission  
Room 400  
City Hall  
San Francisco, California

**Commissioner Joel Koppel**  
**Commissioner Milicent Johnson**  
**Commissioner Dennis Richards**  
**Commissioner Rodney Fong**

Dear Commissioners:

The Planning Commission has done a fabulous job recently dealing with and cleaning up the illegal Demolitions on Montcalm, Alvarado, States and even Cragmont. These sites, as well as those reported by J.K. Dineen are all on one side of a continuum.

On the other side of this continuum are all the other projects that are listed on the handout I submitted at the joint hearing with BIC in April. It is reprinted on the other side of this letter, with a few updates and corrections. It is a list I have cobbled together based on observation and research. It is not city wide, nor is it comprehensive. *(In late 2015, Staff reviewed a 5-project Noe Valley sample from this list, determining that 40% were Demolitions).*

Based on certain design characteristics such as: *facade removals, vertical expansions, major to full lot excavations, complete interior gutting and a combination of demolition and new construction occurring at the same time*, these projects listed on the other side qualify as **Tantamount to Demolition (aka deFacto Demolition or TTD)** under Section 317.

They all *should* have qualified as Tantamount given that the outcome is the same. They are beyond the original intent of the Section 317 legislation passed in 2007, which was to allow for "reasonable alterations" and to limit or prevent Demolitions (as well as unit mergers).

Or at least 40% should have qualified as TTD. They are not "reasonable alterations".

Per Section 317, specifically **Section 317 (b) (2) (D)**, the Planning Commission has the power to improve the efficacy of the policy to allow reasonable alterations and to limit Demolitions by adjusting the Demo Calcs. **This policy is in the Master Plan. Existing housing is more affordable housing.**

The Commission should follow the Zoning Administrator's example regarding RH-1 Demolitions, as he adjusted values three times in the last three years. The Commission's own example with the Residential Flat Policy is a good guide. The Commission should use the non-legislative tools that are at hand in Planning Code Section 317 (b) (2) (D) **to preserve existing housing and implement policy efficacy by adjusting the Demo Calcs.**

Sincerely,

  
Georgia Schuttish

cc: Mr. Rahaim; Mr. Sanchez; Mr. Ionin; Ms. Watty; Ms. Tam; Mr. Winslow; Mr. Starr



# ADDRESSES TO CONSIDER AS POTENTIAL DEMOLITIONS SINCE JANUARY 2015 EMAILS

2149 Castro  
2430 Castro  
2025 Castro  
4055 Cesar Chavez \* ^ L  
4068 Cesar Chavez L  
4173 Cesar Chavez. L  
4326 Cesar Chavez. L  
1559 Church\*  
41 Clipper  
33 Day L  
118 Day  
1188 Diamond \$ L  
1608 Dolores \*  
1156 Dolores \*  
1408 Douglass. L  
310 Duncan\*^  
276 Duncan \* L  
844 Duncan  
725 Duncan L  
752 Duncan. L  
55 Homestead L  
235 Jersey \* L  
290 Jersey ^ \* L  
481 Jersey L  
143 Laidley \$ L  
537 Laidley L  
130 Randall  
548 Rhode Island L  
1235 Sanchez  
1163 Shotwell \* ^  
1110 York\*\*  
1161 York \*^ L  
171 Valley  
3790 21st Street \* \$ L  
4028 25th Street \$ L  
4186 25th Street \* L  
3855 26th Street L  
709 27th Street  
739 27th Street L  
450 27th Street  
255 28th Street L  
386 28th Street ^  
556 28th Street L  
159 7th Avenue \* ^ L  
138 8th Avenue \* ^  
1540 17th Avenue  
2829 Baker \* L  
2321 Bush \* ^  
150 Vicksburg\*^ L  
376 San Carlos \* ^ L  
17 Temple L

## January 2015 Addresses in Emails to Commission

2220 Castro L  
1612 Church  
1433 Diamond  
865 Duncan  
90 Jersey \$  
168 Jersey. L  
1375 Noe \$  
50 Oakwood \* L  
  
4218 24th Street  
4318 26th Street L  
4365 26th Street. L  
525 28th Street

## New Addresses Since April 2018 Joint BIC/Planning Meeting

1369 Sanchez ^  
139 Grand View L  
4466 24th Street \*\* \$  
4061 Cesar Chavez \*\* \$ L  
322 Chattanooga \* L  
350 Jersey L  
245 Euclid

1071 Alabama ^ L (Planning Enforcement Action restored this Pioneer District house)

## Key to Symbols

\* Originally pair of flats

\*\* Added a second condo unit

\$ Extensive Excavation

^ Did not have vertical addition sold as single family (unit merger?)

L Permits issued under LLC ownership

**RED Addresses are December 2015 Noe Valley Five Project Sample  
40% are Demolitions per Staff**

At least 48 are completed projects that were resold in a range > \$3.5 to \$5 million plus. Others are on the market either for sale or pending. Others are not complete. At least 3 never appeared on the market. At least 1 had violations corrected with new permits.