

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item F.16, 2017-011478DRP, on tomorrows calendar
Date: Thursday, December 06, 2018 9:03:23 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: Paul Sheard <paul_sheard@yahoo.com>
Sent: Wednesday, December 05, 2018 4:50 PM
To: Winslow, David (CPC) <david.winslow@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Jim Lynch <jasmlynch@aol.com>; Thomas Schuttish <schuttishtr@sbcglobal.net>; Paul Sheard <paul_sheard@yahoo.com>; James O'Driscoll <jim@jodelectric.com>; Stephen Mcalroy <sjelroy@gmail.com>; William Pashelinsky <billpash@gmail.com>
Subject: Re: Item F.16, 2017-011478DRP, on tomorrows calendar

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Dear Secretary, Mr Winslow,

We received notice from this project's architect this afternoon of their intention to seek a continuation of this DR hearing to a later date. Being mindful of all the time and effort that neighbors, staff and commission members have put into preparing for this hearing, and noting that, to date, Mr Pashelinsky and the project sponsor have not seen fit to make any alterations to their proposed project to meet the requests of neighbors, the other DR requestor and I will ask for clarity on the reason of the postponement. We have asked the same of Mr Pashelinsky, but have not heard back.

If the project is going to come before the commission in a few more months without any material changes in the design, then the issues to be discussed at that time will be same as we can discuss tomorrow. So, why ask everyone to put repeated effort into this review, just have it now. If the commission were to concur with our arguments and ask the sponsor to make changes, then we may either be coming back in a few months with a whole different project, or maybe we could come to an agreement among all parties and save folks a repeat visit.

Anyway, let's see what happens tomorrow, but without any commitment to make changes to the plans I wanted to give you a heads up that we'll ask for the DR to be heard, as scheduled, tomorrow.

Thanks

Paul Sheard
DR requestor

On Wed, 12/5/18, Paul Sheard <paul_sheard@yahoo.com> wrote:

Subject: Re: 463 Ducnan Street
To: david.winslow@sfgov.org, "Thomas Schuttish" <schuttishtr@sbcglobal.net>, "Paul Sheard" <paul_sheard@yahoo.com>, "James O'Driscoll" <jim@jodelectric.com>, "Stephen Mcalroy" <sjelroy@gmail.com>, "William Pashelinsky" <billpash@gmail.com>
Cc: "Jim Lynch" <jasmlynch@aol.com>
Date: Wednesday, December 5, 2018, 2:12 PM

Hello,

Mr Pashelinsky, could you provide a little color behind the decision to ask for a continuance ? The designs for the project have changed only slightly to accommodate the comments of the planning staff, so have been stable for nearly a year now. Unless you are considering modifications which take our complaints into account the issues which could be dealt with tomorrow will be the same in a few months time. Therefore, if the issues aren't going to change, why not just make the best use of staff and commissions time and have the arguments voiced tomorrow ?

Are you planning on some additional changes which you think will ameliorate our objections ?
Please let us know.

Thanks

On Wed, 12/5/18, William Pashelinsky <billpash@gmail.com> wrote:

Subject: 463 Ducnan Street
To: david.winslow@sfgov.org, "Thomas Schuttish" <schuttishtr@sbcglobal.net>, "Paul Sheard" <paul_sheard@yahoo.com>, "James O'Driscoll" <jim@jodelectric.com>, "Stephen Mcalroy" <sjelroy@gmail.com>
Date: Wednesday, December 5, 2018, 12:57 PM

David

We are requesting a continuance to the next available hearing date. I will be leaving for the holidays on December 29th back the 2nd of January.

Thanks

--
William
Pashelinsky
1937 Hayes St
San Francisco, CA 94117
billpash@gmail.com
415.379.3676

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc:
Subject: FW: Sugar Sick/Rumble Boxing at 3060 Fillmore St
Date: Thursday, December 06, 2018 9:02:50 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Debbie Cucalon <debbiecucalon@me.com>
Sent: Wednesday, December 05, 2018 4:51 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Sugar Sick/Rumble Boxing at 3060 Fillmore St

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

Dear Commissions Dept:

I am also respectfully writing to oppose the Sugar Shack/Rumble Boxing space they are proposing to put in at 3060 Fillmore St. I have lived at 2124 Filbert for over 25 years & honestly must express the need in the neighborhood for some type of market. Since Real Food left, we have all been waiting anxiously, with hopes of having a full service grocery store.

Instead a boxing place & burger place w/only a 700 sf market? So I ask...is there any way it could be made larger? There are already so many existing burger places on Union St., and at the Balboa Cafe, but no markets. Also the odors, as well as the noise are of grave concerns to all us neighbors, who already have to put up with the constant exhausting bar noise from the Bermuda Triangle.

Could the proposed hours of 6a-2a be made more reasonable for us trying to sleep or work, like 10p on week nights and 11p on weekends?

Also how will the area/street be maintained if people come in from the bars, grab a burger and throw their waste and wrappers on our street as they walk to their cars?

I will continue to pray for a peaceful solution which will be a "win win" where the landlord, the future tenants and the neighbors can reach some type of favorable agreement.

Thank you so much for your attention regarding this matter.

Happy Holidays!

Debbie Cucalon

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: PROJECT: 3060 Fillmore Street / HEARING DATE: Thursday, 12-6-2018
Date: Thursday, December 06, 2018 9:02:31 AM

*Jonas P. Ionin,
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From: Randall, Marie <Marie.Randall@cbnorcal.com>
Sent: Wednesday, December 05, 2018 6:02 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: May, Christopher (CPC) <Christopher.May@sfgov.org>
Subject: PROJECT: 3060 Fillmore Street / HEARING DATE: Thursday, 12-6-2018

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To Whom it May Concern:

Please know as homeowners on Pixley Street, my husband, Richard Morey, and I are most concerned about the addition of one more burger restaurant and one more gym in the neighborhood. We realize there is a small gourmet specialty grocery space as well, but a true grocery is what we desperately need. We have witnessed the garbage, noise and congestion caused by "fast food" restaurants in the neighborhood that have not "made it" ...

Thank you for your time.

Best,
Richard J. Morey
&
Marie M. Randall

Marie M. Randall
Realtor
Coldwell Banker Residential Brokerage
direct: 415.447.8744
cell: 415.595.6848
CalRE# 01324395

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***Wire Fraud is Real*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.**

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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS AMERIKA SANCHEZ AND GINA FROMER TO SOUTHEAST COMMUNITY FACILITY COMMISSION
Date: Thursday, December 06, 2018 8:45:03 AM
Attachments: [12.05.18 Central SOMA Plan.pdf](#)

*Jonas P. Ionin,
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From: Press Office, Mayor (MYR)
Sent: Wednesday, December 05, 2018 5:20 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED APPOINTS AMERIKA SANCHEZ AND GINA FROMER TO SOUTHEAST COMMUNITY FACILITY COMMISSION

FOR IMMEDIATE RELEASE:

Wednesday, December 5, 2018

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

***** PRESS RELEASE *****

**MAYOR LONDON BREED APPOINTS AMERIKA SANCHEZ
AND GINA FROMER TO SOUTHEAST COMMUNITY
FACILITY COMMISSION**

*City facility is operated and maintained by the SFPUC for the benefit of San Francisco's
Southeast Communities*

San Francisco, CA—Mayor London N. Breed has appointed Amerika Sanchez and Gina Fromer to the Southeast Community Facility (SECF), a local leadership body that informs the San Francisco Public Utilities Commission (SFPUC) and the Board of Supervisors on capital improvements, programming and operations for the community facility and its greenhouses in the Bayview-Hunters Point community.

Sanchez is the Principal of Community Sites for Five Keys Charter School and Fromer is the CEO of the San Francisco Education Fund. Sanchez and Fromer both have longstanding ties to the Bayview-Hunters Point community.

“Gina Fromer and Amerika Sanchez are strong, passionate leaders who care deeply about the issues facing the Southeast community,” said Mayor Breed. “I know they will bring an

important neighborhood perspectives to the Commission and help both the SFPUC and the Board of Supervisors as they work to support the community.”

“Our SECF Commission plays a critical in helping the SFPUC address the needs the Southeast community,” said SFPUC General Manager Harlan L. Kelly, Jr. “As we collaborate with the Commission and residents to build a new community center and education facility at 1550 Evans, we are excited to welcome Amerika and Gina to the SECF Commission. Their presence, passion and expertise bring much value to this very important work.”

Established in 1987, the SECF Commission is a seven-member body comprised of Mayor-appointed representatives. The Commission advocates for special services and resources that improve the economic, health, safety and welfare of residents in San Francisco’s Southeast neighborhoods. The SECF and the Greenhouses are facilities owned by the city, and operated and maintained by the SFPUC to provide education and workforce development opportunities to Southeast residents.

The new SECF Commissioners have demonstrated their commitment to enhancing opportunities in the Southeast community.

Fromer was born and raised in the Bayview-Hunters Point neighborhood. As the CEO of San Francisco Education Fund, she manages a staff of 16 and oversees the organization’s partnership with the San Francisco Unified School District and the San Francisco Citizens Initiative for Technology and Innovation. Prior to joining the SF Education Fund, Fromer spent nearly three decades in various leadership roles serving youth and families, including stints at the Bayview YMCA and Young Community Developers.

Sanchez is a Bayview resident and homeowner. She has more than 12 years of experience as a teacher and administrator, and has worked for public, independent, and charter schools. In her role as the Principal of Community Sites for Five Keys Charter School, she oversees educational programming for a diverse range of adult learners including transitional aged youth (TAY) in several locations such as the SECF, Bayview YMCA, The Village and HopeSF sites.

“As dedicated community leaders and education advocates, Gina and Amerika will strengthen our Commission’s ability to provide strategic guidance to the SFPUC and ensure Southeast residents have access to the services, partnerships and opportunities that set them up for success,” said Steve Good, Chairperson, SECF Commission. “On behalf of the Commission, I’m thrilled to welcome them to our team.”

To learn more about the SECF Commission, visit the www.sfwater.org/secf.

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From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: SF Planning Commission 12.11.2018 Ten South Van Ness
Date: Wednesday, December 05, 2018 3:28:38 PM

*Jonas P. Ionin,
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From: Dennis Hong <dennisj.gov88@yahoo.com>
Sent: Wednesday, December 05, 2018 1:10 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Breed, London (MYR) <london.breed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Dennis Hong <dennisjames888@yahoo.com>; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Rose, Paul (MTA) <Paul.Rose@sfmta.com>
Subject: SF Planning Commission 12.11.2018 Ten South Van Ness

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

Good afternoon Honorable Members of the San Francisco Planning Commission. Thank you for the opportunity to submit my opinion and comments for the 10 South Van Ness Project; your agenda for item number 8 for 12/6/2018, case 2015-004568ENV.

I'm in full support of this Project, see my check list below.

I'm a long time resident and tax payer of this wonderful City; 70+ years currently living in District 7. Before that,

Forty + years out of District 3.

I have worked in this part of the Town for over twenty plus years; worked at One South Van Ness, 30 Van Ness, 1455 Market Street. A retired construction project manager. I have patronized most of these wonderful (small business' in this hub area) - mostly the restaurants. It is a safe area. These small business are thriving at their best. Anything we do could to help these small business during the course of this projects build out (construction) would be really appreciated. All across the city - construction projects like this really puts a toll on these small business and sadly some out of business too. At times the Best Practices do not work well. This can not happen!

In closing please include my email and check-list with this Projects - project files, as my support and this format. If anyone has any questions to my comments, please reach out to me.

Best, Dennis

ADDITIONAL COMMENTS:

10 South Van Ness Mixed-Use Project

CASE# 2015-004568ENV

DEIR Public Hearing 12/6/2018 my support for the project

Miss Rachel Schuett, EIR Coordinator

My initial comments to the DEIR-IS in full support was submitted on June 4, 2018 and May 2, 2018.

- My full support remains unchanged.
- The overall design of the project is unique and goes beyond the CEQA section of aesthetics in their proposal and not a large dark building. The details are architecturally pleasing to look at and will add value to this HUB Plan and the Central SOMA Plan. With the other proposed projects it makes a nice transition.
- I will be submitting my final comments to this DEIR on or before December 11, 2018.
- Appreciate how the Project relocated the Honda Dealership with little impact.
- Great job with the 984 units of housing, nice spread of units from studio to 3 bedroom units. Not supporting this project would mean a great loss of these 984 housing units. The State and San Francisco is lacking both funds and space to do this accomplish this.
- Just an off the wall opinion on the housing: While these new units will allow an existing home owner/s to purchase these units, it will release their current homes for others to purchase and or rent. May sound strange, but think about it, our housing issues are too complicated to address, just hope this made some sense.
- Would like to see the proposed MUNI elevator added as a (variant) Market, South Van Ness and Van Ness. Mainly because to navigate crossing of the cross walk-cross in this windy section can become very challenging.
- Given the limited site configuration, the Project Plan does a great job with the Open Space both at street level and at with the Roof Plan/s.
- Both the Developer/Sponsor and the Planning Department has done a great job with this DEIR-IS and the October 17, 2018 DEIR.
- I feel that this project along with a few others in this HUB area make a great transition and will encourage other developers to bring forth their projects as well. We need to encourage this, because we are loosing too many wonderful projects like this.
- Any additional added conditions, etc. added in support from the Planning Commission would be appreciated, i.e., expediting the planning, permit and etc. process would be appreciated.

Hopefully the One Oak will see daylight.

OKAY Enough said, I will continue with my December 11, 2018 Comments as requested.

In closing, I hope that everyone will share my belief that this Project will benefit the community and the City with additional revenue, housing and business along this corridor and give it your support too. If anyone has any comments pleas reach out with your concerns.

Best, Dennis

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: *** PRESS RELEASE *** MAYOR LONDON N. BREED, DEPARTMENT OF CHILD SUPPORT SERVICES, SAN FRANCISCO FIREFIGHTERS LOCAL 798 & THE PUBLIC LIBRARY HOST ANNUAL CHILDREN'S TOY & BOOK FESTIVAL AT CITY HALL
Date: Wednesday, December 05, 2018 3:27:22 PM
Attachments: [12.5.18 Toy & Book Festival.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Wednesday, December 05, 2018 1:40 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON N. BREED, DEPARTMENT OF CHILD SUPPORT SERVICES, SAN FRANCISCO FIREFIGHTERS LOCAL 798 & THE PUBLIC LIBRARY HOST ANNUAL CHILDREN'S TOY & BOOK FESTIVAL AT CITY HALL

FOR IMMEDIATE RELEASE:
Wednesday, December 5, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****
**MAYOR LONDON N. BREED, DEPARTMENT OF CHILD
SUPPORT SERVICES, SAN FRANCISCO FIREFIGHTERS
LOCAL 798 & THE PUBLIC LIBRARY HOST ANNUAL
CHILDREN'S TOY & BOOK FESTIVAL AT CITY HALL**

San Francisco, CA— Mayor London N. Breed, San Francisco Firefighters Local 798, the Department of Child Support Services (SFDCSS), and the San Francisco Public Library today hosted the annual Children's Toy & Book Festival at City Hall. What began as a gesture of holiday cheer for SFDCSS program customers 15 years ago has now grown to support more than 1,200 children during the holiday season.

The Festival provided gifts, books, and interactive activities for children 12 and under, as well the opportunity to meet Santa Claus and Clifford the Big Red Dog. Children are invited through San Francisco's public schools, community-based organizations, and SFDCSS

offices. Participating schools this year included Gordon Lau Elementary, Wu Yee Children's Services, RISE Institute, Jean Parker Elementary, Dr. George Washington Carver Elementary, Bessie Carmichael Elementary, and Dr. Charles Drew Elementary. Important information regarding City services and community resources was also available for parents, guardians, and teachers.

“The holiday season is about giving back to less fortunate, and as someone who grew up in poverty I understand how important this program is to kids in San Francisco,” said Mayor Breed. “I want to thank the Firefighters, the Department of Child Support Services and the Public Library for their continuing commitment to give back to the community.”

The San Francisco Firefighters Toy Program, run by the San Francisco Firefighters Local 798, is the City's largest and the nation's oldest program of its kind. Since 1949, it has evolved from a few firefighters repairing broken toys and bikes for 15 families to over 300 firefighters and friends volunteering their time to distribute toys throughout the year.

“Since 1949, the San Francisco Firefighters Toy Program has grown into the largest program of its type in the country,” said Tom O'Connor, President of San Francisco Firefighters Local 798. “This year, we are proud to partner with Mayor Breed, the Department of Child Support Services, and the San Francisco Public Library at the Children's Toy & Book Festival to help bring joy and support to local children in need.”

“We look forward to this event all year,” said Karen M. Roye, Director of the Department of Child Support Services. “Nothing compares to bringing joy to children during the holiday season.”

“This annual event spreads the joy of reading and helps families build their own home libraries,” said Acting City Librarian Michael Lambert. “We love to see the faces of the children as they pick out their very own books to keep.”

Residents interested in helping children through the program can make a donation to the Firefighters Toy Program by calling 415-777-0440 or by visiting www.sffirefighterstoys.org.

###

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: *** PRESS RELEASE *** BOARD OF SUPERVISORS PASSES CENTRAL SOMA PLAN
Date: Wednesday, December 05, 2018 3:26:33 PM
Attachments: [12.05.18 Central SOMA Plan.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Press Office, Mayor (MYR)
Sent: Wednesday, December 05, 2018 2:29 PM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** BOARD OF SUPERVISORS PASSES CENTRAL SOMA PLAN

FOR IMMEDIATE RELEASE:
Wednesday, December 5, 2018
Contact: Mayor's Office of Communications, 415-554-6131

***** PRESS RELEASE *****

BOARD OF SUPERVISORS PASSES CENTRAL SOMA PLAN

Legislation will create housing, spur job growth, and add transit to the South of Market

San Francisco, CA — On Tuesday, the San Francisco Board of Supervisors approved zoning and height limit changes to support thousands of new homes, jobs, and public open space in the South of Market neighborhood. The Central SOMA Plan will enable 8,800 housing units (over 33% of which will be affordable), facilitate new jobs that pay a living wage and are union-supported, and fund over \$2 billion dollars of public benefits for the growing neighborhood.

“I am pleased that the Board has moved forward with a new vision for the Central SOMA neighborhood,” said Mayor Breed. “There remains work to be done, especially to ensure that we create more housing both in Central SOMA and throughout the City to keep pace with job and population growth. I also look forward to continuing to work with the Board to address some unresolved issues in the plan. But overall I am confident this plan will benefit this transit-rich area, provide billions of dollars in public benefits, and create an even more vibrant neighborhood.”

The Central SOMA Plan covers 230 acres between Second and Sixth Streets in the South of Market. It will deliver as many as 8,800 residences, with over 33% of those residences

provided at permanently below-market rates to low, moderate and middle-income households. Most of these affordable housing units will be eligible for the City's 40% local preference program, which will help ensure the current residents of SOMA participate in the positive growth and change brought by the Plan. The Plan's funding mechanisms will support significant local and regional transit improvements, 4 acres of new open space, critical community amenities such as grocery stores, small businesses and maker spaces, the renovation and expansion of the Gene Friend Rec Center, a public swimming pool, and a reconstructed Flower Mart with permanently affordable rents.

The legislation was sponsored by Supervisor Jane Kim and Mayor Breed. A lengthy community process led by the San Francisco Planning Department solicited community viewpoints through a number of different forums, ranging from walking tours to community surveys to a weeklong storefront charrette. City staff met with over 35 community groups over the course of the plan's development, and held multiple public hearings concluding in Tuesday's hearing at the Board of Supervisors.

"The Central SOMA Plan is the result of more than seven years of intensive and collaborative public engagement," said John Rahaim, Director of the San Francisco Planning Department. "We committed to realizing a neighborhood for everyone, and the community is reflected in every aspect of this Plan. In keeping its diverse range of services and preserving PDR space, increasing transit, pedestrian, and bike safety, new dynamic open space, and promoting amenity-rich neighborhood retail, together we were able to craft a plan that maintains the eclectic character of Central SOMA while bringing an enormous amount of public benefits to the neighborhood in addition to jobs and housing units the area greatly needs."

The Central SOMA Plan envisions the creation of a complete, sustainable neighborhood that:

- Accommodates development capacity for up to 8,800 housing units and 32,000 jobs;
- Maintains the diversity of residents by requiring that over 33% of new housing units are affordable;
- Facilitates an economically diversified jobs center by requiring large sites to be jobs-oriented, by requiring PDR in many projects, and by incentivizing vibrant retail, hotels, and entertainment uses;
- Provides over \$600 million towards safe and convenient transportation, improving conditions for people walking, bicycling, and taking transit;
- Funds \$185 million towards construction and improvement of parks and recreation centers in the area, plus privately created publicly-accessible open space;
- Provides up to \$64 million to invest in school facilities to support the expanding population;
- Creates an environmentally sustainable neighborhood by requiring green roofs, walls and non-greenhouse gas energy sources, while funding projects to improve air quality and help manage stormwater;
- Preserves and celebrates the neighborhood's cultural heritage with over \$100 million dedicated to social programs and the rehabilitation and maintenance of historic buildings; and
- Includes design controls that reflect the neighborhood's mid-rise character, while facilitating innovative architecture.

Over the Plan's development, which began in 2011, the City's housing needs have come into sharper focus. Changes to the Plan over the last year have maximized the number of units allowable under the current EIR, to allow 1,200 more units of housing, including more than

400 units of permanently affordable housing, than were originally envisioned. Additionally, Mayor Breed has directed the Planning Department to identify and evaluate other locations where more housing capacity can be added in and around Central SOMA, as well as throughout the City; and that work is already underway.

The Board's approval of the Central SOMA Plan also includes the adoption of the first-ever "Housing Sustainability District," utilizing a state law sponsored by Assemblymember David Chiu last year to incentivize high affordability and labor standards, which will ensure housing gets approved quickly, and that needed units are created as soon as possible.

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Wednesday, December 05, 2018 9:22:57 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: Pamela Rege <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 5:08 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Pamela Rege and I live at 19200 Seventh St. E., Sonoma, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Pamela Rege
pamrege@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Wednesday, December 05, 2018 9:22:50 AM

Jonas P. Ionin,
Director of Commission Affairs

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

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

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

From: Russell Rege <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 5:15 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Russell Rege and I live at 19200 Seventh St. E. Sonoma, CA 95476. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Russell Rege
pamrege@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Wednesday, December 05, 2018 9:22:41 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: Kasey Compton <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 5:24 PM
To: richhillssf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Kasey Compton and I live at 2950 Laguna St.. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Kasey Compton
kaseycompton28@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Wednesday, December 05, 2018 9:22:09 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: Jessica Thomason <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 10:24 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Jessica Thomason and I live at 1613 Ora Drive. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jessica Thomason
Jecaob3@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2018-006127CUA - 201 19th Ave.
Date: Wednesday, December 05, 2018 9:14:40 AM
Importance: High

*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: Steve MacMillan <stevemac@slm-aia.com>
Sent: Tuesday, December 04, 2018 4:08 PM
To: RICH HILLIS (richhillissf@gmail.com) <richhillissf@gmail.com>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; RODNEY FONG (planning@rodneymfong.com) <planning@rodneymfong.com>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Cc: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Weissglass, David (CPC) <David.Weissglass@sfgov.org>
Subject: 2018-006127CUA - 201 19th Ave.
Importance: High

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

Dear Members of the San Francisco Planning Commission,

This e-mail is to request that the Agenda Item related 2018-006127CUA - 201 19th Ave. that is currently scheduled for the consent calendar on December 13th be removed from the Consent Calendar and/or be continued to be heard on another date, after the Holidays, in order to give us the opportunity to respond appropriately to the neighbors' concerns. We appreciated your thoughtful consideration of the opposition positions on this project, but feel that the proponents were not given adequate time to respond to their arguments.

We understand that the case is scheduled to be disapproved without deliberation on the Consent Calendar.

With this e-mail, we request that the case be pulled off the consent calendar for re-deliberation.

The reasons for this request include but are not limited to the following:

1. The letters of opposition were not received or seen by the team until the day of the hearing.
 - a. The Project Team did not have adequate time to respond to the neighbors who did object.
2. The Project Team scheduled a neighborhood meeting as required, the meeting was set, and no neighbors attended.
 - a. The one neighbor that did object in writing was responded to in a timely manner.
 - i. Several calls were made to speak with that individual by the project Owner that were unreturned.
3. The finding of Planning Staff was that the project should be approved.
 - a. The Project was scheduled for approval on the consent calendar until 1 week before the hearing.

However, in the interim we will prepare to appear at the hearing on December 13th and present our case.

We look forward to seeing you all next week.

Thank you for your continued, thoughtful consideration.

-sm

SLM Architecture & Design
Stephen L. MacMillan, Architect
207 Seventh Ave., Ste #4
San Mateo, CA 94401
<http://www.slm-aia.com>
415-846-7943

This message w/attachments is intended solely for the use of the intended recipient(s) and contains information that is privileged, confidential and proprietary. Please be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

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: *** PRESS RELEASE *** MAYOR LONDON BREED INTRODUCES LEGISLATION TO APPROPRIATE \$181 MILLION TO HOMELESSNESS AND AFFORDABLE HOUSING PROGRAMS
Date: Wednesday, December 05, 2018 9:13:19 AM
Attachments: [12.4.18 Windfall Ordinance.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: Press Office, Mayor (MYR)
Sent: Tuesday, December 04, 2018 5:26 PM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED INTRODUCES LEGISLATION TO APPROPRIATE \$181 MILLION TO HOMELESSNESS AND AFFORDABLE HOUSING PROGRAMS

FOR IMMEDIATE RELEASE:

Tuesday, December 4, 2018

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

***** PRESS RELEASE *****

**MAYOR LONDON BREED INTRODUCES LEGISLATION TO
APPROPRIATE \$181 MILLION TO HOMELESSNESS AND
AFFORDABLE HOUSING PROGRAMS**

Mayor Breed seeks to prioritize recently announced one-time windfall funding to help people off of the streets and into housing

San Francisco, CA – Today, Mayor London N. Breed introduced legislation to appropriate \$181 million to homelessness and affordable housing programs in San Francisco. This funding is the discretionary portion of a recently announced windfall of approximately \$415 million that the City is recognizing from newly available property tax revenue. The remainder of the funding will go to budget reserves and dedicated baseline uses including transportation, public schools, libraries, early care and education, children and family programming, and tree maintenance.

Mayor Breed's legislation, which is co-sponsored by Board of Supervisors President Malia Cohen, would direct \$90.5 million for affordable housing programs to the Mayor's Office of

Housing and Community Development and \$90.5 million for homelessness programs to the Department of Homelessness & Supportive Housing and the Department of Public Health in Fiscal Year 2018-2019. Since this is one-time funding, the spending is intended to focus on one-time investments or as a bridge to more sustainable funding sources.

“The voters have been clear that homelessness and affordable housing are a top priority, and I am committed to investing in proven programs that help people off of the streets and into housing,” said Mayor Breed. “As we wait for additional homelessness funding to become available, we can move now to create new affordable housing, continue expanding our shelter capacity under my plan to open 1,000 new shelter beds, and increase our mental health and substance use treatment beds and programs. I look forward to working with the Board of Supervisors in the coming weeks to determine how to best fund these programs.”

“Committing this funding to our most urgent needs—housing, site acquisition, homeless services, and rehabilitating our public housing—is essential for protecting our most vulnerable San Franciscans, and is fully aligned with the City’s well-established budget priorities,” said Board President Cohen. “As Chair of the Budget Committee, I hope that the discussion at the Board will be in this spirit of collaboration and shared priorities.”

Controller Ben Rosenfield announced last week that San Francisco will recognize a windfall of approximately \$415 million from property taxes. Under state law, property taxes are distributed by the Controller to the City, school district, and other taxing entities within its borders, with a unique formula for each county. In 1992 and 1993, as a means of balancing the State budget, the State directed all counties to create an Educational Revenue Augmentation Fund (ERAF) and shift local property tax revenue to the fund. In San Francisco, 25% of collections from base property tax rate is allocated to ERAF.

As the property tax roll has grown by 20% in the last two years, the revenue has increased funding for ERAF to a level that exceeds the City’s funding obligation, and as a result the excess property tax contributions will be returned to the City. The funding total is approximately \$415 million for Fiscal Years 2017-18 and 2018-2019. Approximately \$78 million of this funding must be allocated to various baselines and approximately \$156 million must go to Rainy Day Reserves, leaving approximately \$181 million available for other purposes.

The supplemental ordinance must sit for 30 days after introduction, which means the Board of Supervisors can begin holding hearings in January.

###

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](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Update for 344 14th Street/stevenson
Date: Tuesday, December 04, 2018 3:44:00 PM
Importance: High

Commissioners,

Please be advised that the 14th Street item will need to be continued to January 10th, 2019.

*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: Jardines, Esmeralda (CPC)
Sent: Tuesday, December 04, 2018 3:34 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Horner, Justin (CPC) <Justin.Horner@sfgov.org>
Subject: FW: Update for 344 14th Street/stevenson

Hello Jonas,

The CPC's calendar permitting, can we please continue 344 14th Street/1463 Stevenson Street from this Thursday, December 6, 2018 to **January 10, 2019?**

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
[San Francisco Property Information Map](#)

Please note that I will be out of the office from December 27, 2018 through February 1, 2019.

From: Sucre, Richard (CPC)
Sent: Tuesday, December 04, 2018 3:11 PM
To: Dwyer, Debra (CPC) <debra.dwyer@sfgov.org>; Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>; Horner, Justin (CPC) <Justin.Horner@sfgov.org>
Subject: RE: Update for 344 14th Street/stevenson

Hi All,

I've asked Es to continue this item to January 10th (the same date as Manouch's other project at 3140-3150 16th St). If we need to continue it out further from this point, then we can do so...

Rich

Richard Sucre, Principal Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9108 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Dwyer, Debra (CPC)
Sent: Tuesday, December 04, 2018 11:00 AM
To: Jardines, Esmeralda (CPC) <Esmeralda.Jardines@sfgov.org>; Horner, Justin (CPC) <Justin.Horner@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>
Subject: RE: Update for 344 14th Street/stevenson

Hi Esmeralda,

We cannot have the CPE done for this Thursday. I left you a message yesterday as well as spoke with Rich and talked to John Kevlin. I am happy to discuss it with you further. The changes in the basement also require an update to the geotechnical study. Chelsea is reviewing the study and we can provide you with an anticipated timeline, but it is not for this week.

Debra Dwyer, Principal Planner
Environmental Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9031 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Tuesday, December 04, 2018 1:30:36 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

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

From: Weston Fillman <wordpress@3060fillmore.com>
Sent: Tuesday, December 04, 2018 12:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Weston Fillman and I live at 2345 Filbert Street (at Steiner). I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Weston Fillman
weston.fillman@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Zushi, Kei \(CPC\)](#)
Subject: FW: DEIR, Case No. 2015-014028ENV Project Title: 3333 California Street Mixed-Use Project Zoning: Residential, Mixed, Low Density [RM-1] Zoning District 40-X Height and Bulk District Block/Lot: Block 1032/Lot 003 Applicant/Agent: Laurel Heights Pa...
Date: Tuesday, December 04, 2018 1:30:23 PM
Attachments: [3333CALSF Draft EIR 12-2-2018 Response.docx](#)

*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: victoria underwood <victoria.underwood@att.net>
Sent: Tuesday, December 04, 2018 10:09 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: LaurelHeights2016@gmail.com
Subject: Re: DEIR, Case No. 2015-014028ENV Project Title: 3333 California Street Mixed-Use Project Zoning: Residential, Mixed, Low Density [RM-1] Zoning District 40-X Height and Bulk District Block/Lot: Block 1032/Lot 003 Applicant/Agent: Laurel Heights Pa...

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Please see my letter attached for your review and consideration regarding the above.

Thank you,

Victoria Underwood

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: The only emails from me are from this email address.
Date: Tuesday, December 04, 2018 8:58:03 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: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Monday, December 03, 2018 4:19 PM
To: richhillissf@yahoo.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; planning@rodneymfong.com
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FYI: The only emails from me are from this email address.

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

Dear Commissioners,
Sorry to bother you, but please do not open any emails from “georgiaschuttish@gmail.com”
I do not have a gmail account, only the one here.
Apparently someone has been sending emails to DBI and Planning using a phony email address pretending to be me.
Thank you.
Sincerely,
Georgia

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Preservation of Fillmore West - 10 South Van Ness Avenue
Date: Tuesday, December 04, 2018 8:57:45 AM
Attachments: [2016_09_27_10_Van_Ness_HRE_Final_SWCA.SF.pdf](#)
[Partial List of African American Musical Performers at Fillmore West.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Larry Mansbach <mansbach@mindspring.com>
Sent: Monday, December 03, 2018 10:14 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>;
planning@rodneymfong.com; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel
(CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis
(CPC) <dennis.richards@sfgov.org>
Cc: Schuett, Rachel (CPC) <rachel.schuett@sfgov.org>; CPC-Commissions Secretary
<commissions.secretary@sfgov.org>
Subject: Preservation of Fillmore West - 10 South Van Ness Avenue

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

President Hillis and Commissioners,

My name is Larry Mansbach. I will be speaking at the Thursday, December 6 Planning Commission hearing regarding the proposed project for 10 South Van Ness Avenue.

I will be speaking in favor of the Preservation of the Fillmore West ballroom within the new development.

With the permission of Commission Secretary Ionin, I have attached the CEQA required Historical Resources Evaluation for 10 South Van Ness Avenue. The draft EIR contains a limited, unsatisfactory version of this report and fails to provide the reader with the thorough history of the property.

Fillmore West it has the reputation as a counter culture music venue. This reputation ignores the African American and Latin American musicians who played there. I have attached a list of the former.

I must add that I attended shows at Fillmore West as a teenager.

Also, I am a former staff planner at the SF Planning Department.

Thank you for your consideration,

Larry Mansbach

From: [CPC-Commissions Secretary](#)
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 \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Moore, Julie \(CPC\)](#)
Subject: FW: IMPORTANCE OF PRESERVING THE HISTORIC PROPERTY AT 3333 CALIFORNIA Street, San Francisco, CA
Date: Tuesday, December 04, 2018 8:57:00 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

From: Zarin Randeria <thezarin@yahoo.com>
Sent: Monday, December 03, 2018 11:57 PM
Subject: IMPORTANCE OF PRESERVING THE HISTORIC PROPERTY AT 3333 CALIFORNIA Street, San Francisco, CA

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

San Francisco Planning Commissioners:

As a concerned citizen of San Francisco and a resident of Laurel Heights we are very concerned about the developers totally ignoring the concerns of people who live in the neighborhood and their NON-RECOGNITION OF THE HISTORIC SIGNIFICANCE OF THIS PROPERTY.

- 1. In an earlier public meeting the developers **did not even mention that 3333 California Street, San Francisco, CA, is of Historic Significance.****
- 2. You should support the Neighborhood Full Preservation Alternative because:**
 - A. It has the same number of residential units as the project (558 with a 744 variant).
 - B. It would retain the character-defining features of the historically significant landscaping including the beautiful Terrace designed by Eckbo, Royston & Williams and the majority of the 185 mature trees that would continue to absorb greenhouse

gases.

It is important for you to know that people from our neighborhood and other neighborhoods regularly use the green space on this site for recreation playing with their dogs, having impromptu picnics and simply visit with one another. This **SPACE IS VERY IMPORTANT TO OUR COMMUNITY.**

C. We support using all the space for housing which is affordable and can accommodate the diverse population of our City. By using all the space for housing, some units would be large enough for middle-income families. We do **not need retail** space as that would compete with the merchants at Laurel Village Shopping Center.

D. Any construction to re-formulate this space needs to be built in approximately 3 years rather than the 7-15 years the project applicant wants.

3. We recommend that some of the 44,306 square feet of retail in this Alternative be used for 24 residential units so the Alternative has the same number of residential units as the proposed project. This Alternative would have retail along California Street but not also at Euclid, which the proposed project would have. Additionally, the applicant should explain the exact type of replacement windows proposed and why the proposed "new rooftop addition" that would distinguish it from the original building yet be compatible with Midcentury Modern design principles.

4. The proposed project as designed by the developers is an unattractive mass of nondescript buildings crammed onto the site with concrete pathways and **ALMOST NO GREEN SPACE** which is vital for our City as more and more of it seems to be cement and concrete.

5. There is **no need to destroy this historically significant site** because alternatives are available which will achieve housing production by building on the parking lots.

Thank You!

Zarin E. Randeria
38 Lupine Avenue
San Francisco, CA 94118

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Monday, December 03, 2018 3:36:51 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

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

From: Trever Eymard <wordpress@3060fillmore.com>
Sent: Monday, December 03, 2018 3:19 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Trever Eymard and I live at 2825 van ness ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Trever Eymard
tjeynard@gmail.com

From: [CPC-Commissions Secretary](#)
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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity
Date: Monday, December 03, 2018 3:36:42 PM
Attachments: [RHCA - AIASF 950 Residence 12-3-18.pdf](#)
Importance: High

*Jonas P. Ionin,
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103
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From: Kathleen Courtney <kcourtney@rhcasf.com>
Sent: Monday, December 03, 2018 3:13 PM
To: info@aiasf.org
Cc: Commission President Rich Hillis <richhillissf@yahoo.com>; Commission President Andrew Wolfram <andrew@tefarch.com>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; City Attorney Dennis Herrera <info@sfcityattorney.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mike Buhler <Mbuhler@sferitage.org>; Joe Butler <fjoseph1butler@gmail.com>; Jamie Cherry RHCA <jcherry@rhcasf.com>; Jeff Cheney RHCA <jcheney@rhcasf.com>; 'Robyn Tucker' <ventures@aol.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Willis Polk Demolition: 950 Residence Tour Compromises AIASF Integrity
Importance: High

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

AIASF Membership - Attached and pasted below is a letter to the Membership regarding your promotion of the tour of "950 Residence". We are requesting that you convene a "Case Study" session on this matter. We look forward to your response.

Russian Hill Community Association

1166 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

December 3, 2018

AIA San Francisco
130 Sutter Street, Suite 600
San Francisco, CA 94104

Re: "Residence 950" – Site of Historic Willis Polk Residence

Dear Members of AIA San Francisco:

The integrity and professionalism of the American Institute of Architects San Francisco Chapter is compromised by its promotion of a by-invitation-only tour and presentation of "Residence 950" on December 17, 2018.

We call to your attention that the Willis Polk Residence at 950 Lombard, a designated historic resource, was purchased by the developer September 12, 2012 for \$4,500,000. On June 8, 2017 the developer entered into an Agreement with the City of San Francisco which called for a Settlement of \$400,000, recognizing that the historic structure was deliberately demolished over a period of years by work done beyond the work permitted. On March 22, 2018, representatives of San Francisco Heritage toured the property and confirmed that little historic fabric remains of the cottage, also an original structure on the property. In October, 2018 the property, now called "Residence 950" went on the market for \$45,000,000.

And now the San Francisco Chapter of the American Institute of Architects is offering an invitation only, private tour and presentation for \$40 on December 19th.

The phrase "have you no shame" comes to mind. What is the message AIASF wants to impart to its members? What is the responsibility of the architect when confronted with a situation like this? Or with the proposed project at the site of the demolished Richard Neutra house at 49 Hopkins?

We urge the AIASF to implement a "Case Study" seminar for its members of the Willis Polk, Richard Neutra and other significant or not so significant properties where professional ethics are called into question in the service of a developer. We are certain that members of the preservation community and citizens interested in protecting San Francisco's unique resources would be more than willing to participate.

We welcome your response.

Sincerely,

Kathleen Courtney

Kathleen Courtney
Chair, Housing & Zoning Committee
kcourtney@rhcasf.com
510-928-8243

Cc: President Rich Hillis, Planning Commission; President Andrew Wolfram, Historic Preservation Commission; President Angus McCarthy, Building Inspection Commission; Planning Director John Rahaim; City Attorney Dennis J. Herrera; Supervisor Catherine Stefani; Supervisor Aaron Peskin; SF Heritage CEO Mike Buhler; F. Joseph Butler, AIA, Little House Committee; Jamie Cherry, Jeff Cheney, RHCA; Robyn Tucker, PANA

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Monday, December 03, 2018 1:24:31 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

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

From: Karen Harris <wordpress@3060fillmore.com>
Sent: Monday, December 03, 2018 12:25 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Karen Harris and I live at 1104 Shadyslope Drive, Santa Rosa, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Karen Harris
msharris@sbcglobal.net

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Monday, December 03, 2018 12:38:49 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

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

From: Leland Ortega <wordpress@3060fillmore.com>
Sent: Monday, December 03, 2018 12:19 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Leland Ortega and I live at 2144 Green St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Leland Ortega
lelandortega@sbcglobal.net

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Monday, December 03, 2018 11:35:14 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

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

From: Brittany Zajic <wordpress@3060fillmore.com>
Sent: Monday, December 03, 2018 11:33 AM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Brittany Zajic and I live at 171 Magnolia Street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Brittany Zajic
brittanyzajic@gmail.com

From: [CPC-Commissions Secretary](#)
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: Don't ban 5-bedroom homes
Date: Monday, December 03, 2018 9:27:19 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

From: Yonathan <yonathan@gmail.com>
Sent: Wednesday, November 28, 2018 11:45 PM
To: Sanchez, Diego (CPC) <diego.sanchez@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Don't ban 5-bedroom homes

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

To the Planning Commission and Board of Supervisors:

This is in regards to [Leg Ver1](#) (from [File 180939](#)) of the proposed ordinance creating a "D11 Large Residence Special Use District," Within this district, on any RH-1, RH-2, or RH-3 parcel, any proposed creation or expansion of a house resulting in at least 5 bedrooms or 2,500 gross square feet of floor area would require a Conditional Use hearing from the Planning Commission to determine whether the project is "necessary or desirable" ([PC §102](#)) prior to approval. The legislation is scheduled to appear before the Planning Commission on 12/6/2018 and the BoS Land Use Committee 12/10/2018.

This legislation is a reaction to a Discretionary Review that the Planning Commission heard on 6/28/2018 ([2014-001994DRP](#), [Laura Waxman, SF Examiner: "Planning Commission, supervisors condemn landlord for unpermitted student housing"](#)) for 278 Monticello St, a 2792 sq. ft. house with 13 bedrooms (only 6 permitted bedrooms) that were used for student housing. The lot is zoned RH-1 and there is no Residential Permit Parking zone in the vicinity. At the hearing, neighbors complained of loss of street parking, loud parties, drunkenness, litter, and the disturbance of the "neighborhood character." The Planning Commission decided to scale the project down to 4 bedrooms and 3 bathrooms to punish the owner for the unpermitted construction.

Respectfully, I disagree with the approach of this ordinance.

For one thing, the boundaries of the proposed district appear to trace the *old* District 11 boundaries from the [2002 redistricting](#) (which includes several more blocks in the Ingleside) rather than the new boundaries from the [2012 redistricting \(SF Charter Appendix E\)](#). It's unclear why the 2002 District 11 boundaries should be used, or indeed why District 11 should be singled out at all.

For another thing, I am not convinced that it will be particularly effective at the intended effect of reducing the number of people living in each house. The ordinance does not define "bedroom," and it is likely that owners will simply create living rooms and other odd spaces to rent out when a real bedroom would be more healthy for the occupants.

But more importantly, we as a city need to stop reaching for the same old hammer of limiting residential density as the solution to our City's individual problems. San Francisco's neighborhoods have a wide range of densities, so it is ironic that we acquiesce to fears of density and change, when only a few miles away other neighborhoods have gone through similar transitions. By all means, address the specific problems such as unpermitted construction enforcement, noise, and managing the on-street parking. But preventing living space should be the last tool we use, not the first, and only after careful consideration of how our city needs to grow in the coming decades.

Yonathan Randolph

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Paired housing and Office space
Date: Monday, December 03, 2018 9:26:56 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
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From: pwebber928@aol.com <pwebber928@aol.com>
Sent: Monday, December 03, 2018 9:26 AM
To: Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; lee.a.hepner@gmail.com; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; gswooding@gmail.com; gumb5@att.net; frfbeagle@gmail.com; maurice1950@comcast.net; ozzierohm@sbcglobal.net
Subject: Paired housing and Office space

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

Ladies and Gentlemen,

You are soon to be hit with a tsunami of state bills relating to housing, most of which will have a common theme, and that will be to wrench local control of land use issues away from you and vest it in the state. The reason for this is the belief, correct or not, that you and other local agencies are not doing the job of providing affordable housing.

So rather than just objecting but offering no alternatives, the only way that may present a path forward is to (a) suggest the **INCLUSION OF LOCAL ALTERNATIVES** in key state bills such as the new SB 827, if they achieve the same end and (b) **PROVIDE SUCH AN ALTERNATIVE IN LOCAL LEGISLATION.**

More and more commentary has been published recently about the importance of building a balance of housing and office space within the same area so as to reduce distances traveled to work and reduce correlative housing costs. I have been working an idea to pair up housing and office space as a way to control the consequences of major office projects with inadequate local housing and the general recalcitrance of cities to build any paired new projects. If recent Bay Area development history is any example, it won't work unless San Francisco locally mandates it. You may not like its complexity or its implications, but you will have very little say in the matter if you just do nothing. Is that what you want? As a voter and a "get out the voter", it's not what I nor what many other San Franciscans want. So here is one possibility. I offer it for your consideration and urgent development if we are to survive the coming state housing bill tsunami. Remember, the needed action is two fold; (a) get key state bills to include a provision for a local option; and (b) create the local option. So here is one option; you may think of others but have you so far?

1. In order to obtain authority to build more than some minimum number of residential units, perhaps 25, say, the developer would also have to pair it with office space in some ratio reflecting best practices. The residential space would have to have, say, 30 percent affordable (or more as augmented by density bonus laws), which couldn't be "feed out." The residential and office space could be located across local boundaries from each other so long as the distance between them was not greater than, say, 15 minutes by public transportation. The "secondary" office space could be existing space which, like in "cap and trade", could be purchased and would have to be up to some minimum standard, such as "first class office space". Similarly, the projects could be each be created by separate developers but must move forward to as a pair, and occupancy by one can't be lead/trail by XX % unless for the trailing project there are good funds are deposited in a escrow together a construction/rehab contract covering the balance of the trailing project with completion bonds. Finally, there should be included a "use it or lose it" provision of, say, three years.

2. The pairing requirement would not apply if the residential space were 100% "affordable/senior" housing. "Affordable" for all purposes would be intended to cover a range from "middle income" and below, measured in some fashion in the community in which the housing is to be located. (I know that isn't how it's done now but the current tests cover such broad and diverse geographic and income spreads that many people in a target community are frozen out. Also, existing housing should be preserved OR tenants protected in a more comprehensive manner than was provided in this year's SB 827.

3. The local zoning laws would have to give way to some extent to accommodate the "secondary" projects if they otherwise could not meet the maximum public transportation distance. Also, seeking applicable local zoning rules (including spot zoning) for housing construction could trigger the pairing requirement

The flip side of this would also apply where the primary project were new office space of some minimum amount and the housing could be purchased (or newly built) but otherwise need to meet the requirements of this proposal.

In all cases existing housing would be preserved OR replaced and tenants protected, but in a much more comprehensive manner than was done in SB 827

4. This would somehow have to be integrated with or "trump" some of density bonus laws. They could be applied to the proposed housing, whether for primary or secondary and there is at least one such law applicable to office space paired with housing. It would also have to be somehow compatible with whatever the "Son of the SB 827" bill might look like. (I can't say that I would support it as I haven't seen it. ; I opposed SB 827 for a variety of reasons, including that the affordable housing could be "feed out", the very limited protection of existing occupants and the triggering frequency of the public transportation to qualify for transit-centric housing was so low that only a bridle path in Golden Gate Park at night wouldn't have qualified.) The goal would be of course to amend that bill to include a local option and thus accommodate a qualifying local ordinance.

There are my thoughts. We certainly hope that you collectively consider doing something to retain local control of land use matters. If you don't like this idea then come up with your own but for goodness sakes do it quickly. Please remember two actions are required; get relevant state bills amended to include a

local qualifying option AND create the local option.
Thank you.

Paul Webber
A North Beach Resident.

CC: Coalition For an Francisco Neighbohods

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.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 LONDON BREED ON THE TENTATIVE AGREEMENT TO END HOTEL WORKERS STRIKE
Date: Monday, December 03, 2018 9:18:30 AM
Attachments: [12.3.18 Hotel Workers Strike Agreement.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: Press Office, Mayor (MYR)
Sent: Monday, December 03, 2018 8:27 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** STATEMENT *** MAYOR LONDON BREED ON THE TENTATIVE AGREEMENT TO END HOTEL WORKERS STRIKE

FOR IMMEDIATE RELEASE:

Monday, December 3, 2018

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

***** STATEMENT *****
MAYOR LONDON BREED ON THE TENTATIVE
AGREEMENT TO END HOTEL WORKERS STRIKE

“I’m happy that Local 2 and Marriott have reached a tentative agreement to end the hotel workers strike here in San Francisco. In this time of rising inequality, it is crucial that our workers are able to earn a fair wage that allows them to live and support their families in the increasingly expensive Bay Area. I am proud to have supported the workers as they fought for better wages, healthcare, and job security. I want to thank both sides of the negotiations for coming together to reach an agreement.”

###

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:58:06 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

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

From: Emily Leppke <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:54 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Emily Leppke and I live at 2601 Greenwich St Apt 6. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Emily Leppke
evleppke@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:58:00 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

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

From: Hillary Pederson <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:55 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Hillary Pederson and I live at 1875 Pacific Ave, APT 303. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Hillary Pederson
hillarypederson@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:52:17 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

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

From: Natalie Dow <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:44 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Natalie Dow and I live at 980 Oak St, 2. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Natalie Dow
nataliekdow@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:52:12 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

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

From: Tori Perrella <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:48 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Tori Perrella and I live at 1999 Green St, San Francisco. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Tori Perrella
tori.perrella@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:37:11 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

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

From: Maura McInerney-Rowley <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 3:27 PM
To: richhillssf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Maura McInerney-Rowley and I live at 3038 fillmore street. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Maura McInerney-Rowley
maura.mcinerneyrowley@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 3:23:30 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

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

From: Jalayne Arias <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:56 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Jalayne Arias and I live at 59 Lupine Ave. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jalayne Arias
jjnarias@gmail.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: 3060 Fillmore
Date: Friday, November 30, 2018 2:46:42 PM
Attachments: [I Support 3060 Fillmore Street.msg](#)
[I Support 3060 Fillmore Street.msg](#)
[I Support 3060 Fillmore Street.msg](#)
[I Support 3060 Fillmore Street.msg](#)
[I Support 3060 Fillmore Street.msg](#)

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 2:21:55 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

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

From: Jenna Bigham <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 2:13 PM
To: richhillissf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Jenna Bigham and I live at 1758 Larkin St. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Jenna Bigham
jennabigham@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 1:39:00 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

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

From: Ashlie Tubb <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 1:37 PM
To: richhillssf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore,
Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-
Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC)
<Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Ashlie Tubb and I live at 1995 Chestnut Street, San Francisco, CA 94123. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Ashlie Tubb
atubb04@gmail.com

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: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for December 6, 2018
Date: Friday, November 30, 2018 1:34:04 PM
Attachments: [20181206_cal.docx](#)
[20181206_cal.pdf](#)
[CPC Hearing Results 2018.docx](#)
[Advance Calendar - 20181206.xlsx](#)

Commissioners,
Attached are your Calendars for December 6, 2018.

Cheers,

*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: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: I Support 3060 Fillmore Street
Date: Friday, November 30, 2018 12:53:03 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

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

From: Lauren Meade <wordpress@3060fillmore.com>
Sent: Friday, November 30, 2018 12:32 PM
To: richhillssf@gmail.com; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymfong.com;
Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; May, Christopher (CPC) <Christopher.May@sfgov.org>; kim@kmarq.com; LCuadra@bergdavis.com
Subject: I Support 3060 Fillmore Street

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

Dear President Hillis and Planning Commissioners,

My name is Lauren Meade and I live at 1648 Filbert Street, San Francisco, CA. I am contacting you to express my support for the proposed Shake Shack and Rumble Fitness at 3060 Fillmore. San Francisco's first Shake Shack and second Rumble will revitalize a long-vacant building and spark new energy in the Union Street corridor.

The neighborhood is known for its walkability, but the pedestrian experience, street cleanliness, and overall neighborhood vitality have suffered as vacancies have increased. I hope this project helps us get back to a livelier corridor with even more new businesses.

I strongly encourage you to approve this proposal.

Sincerely,

Lauren Meade
meade.lauren@gmail.com

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Concerns Regarding Shake Shack on Filbert St--OPPOSED
Date: Friday, November 30, 2018 11:44:51 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: Betsy Jasny <bjasny@comcast.net>
Sent: Friday, November 30, 2018 7:27 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Concerns Regarding Shake Shack on Filbert St--OPPOSED

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

Good Morning,

I live at 2156 Filbert St.

I do not want a Shake Shack and Rumble Boxing in the former Real Foods location.

Like the rest of my neighbors, we would like to see a full service grocery store.

My concerns:

Safety:

1. there are 2 Day Care Centers and parents are dropping off and picking up their young children. The traffic congestion caused by Uber Eats, Caviar, etc would threaten the children's safety and pedestrian safety

Environment:

1. We all have home offices. Fryers and grills going all day will pollute the air with smell and particulate matter.

Traffic Congestion:

1. It will be impossible to manage traffic and double parking at the intersection of Filbert and Fillmore and will create a nightmare for residents and an unsafe area for pedestrians

Needs of the Community:

1. The Community needs a full service grocery store with healthy food. Not french fries and hamburgers.
2. Rumble Boxing will likely have a short life and then we will have another empty storefront and blight

Betsy Jasny
bjasny@comcast.net
415.722.5895

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneymfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Design Review for 2417 Green Street
Date: Friday, November 30, 2018 10:58:01 AM
Attachments: [Doc2.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

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

From: WAYNE GARCIA <waynegarcia@me.com>
Sent: Thursday, November 29, 2018 2:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; richhillissf@gmail.com
Subject: Design Review for 2417 Green Street

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

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [May, Christopher \(CPC\)](#)
Subject: FW: Planning Commission hearing on 11/29-2417 Green St.
Date: Friday, November 30, 2018 10:57:46 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: Christine Pelosi <sfpelosi@gmail.com>
Sent: Thursday, November 29, 2018 2:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: richhillissf@gmail.com
Subject: Planning Commission hearing on 11/29-2417 Green St.

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

November 26, 2018

President Rich Hillis and Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Design Review for 2417 Green Street
Permit 2017.04.28.5244
Hearing December 13

Dear President Hillis and Honorable Commissioners,

Because events call me to Washington, DC this week I am unable to speak before you today and have asked that this letter be read aloud. My parents Paul and Nancy Pelosi live in the neighborhood three blocks from my father in law Philip Kaufman's home at 2421 Green Street.

Even before I met my husband Peter, my parents and I knew his parents Philip and Rose Kaufman as fixtures in the community; creative geniuses who made their world famous movies in San Francisco. Their historic home at 2421 Green Street in Cow Hollow has long been a salon for artists and actors as well as a magical refuge for my daughter Bella and stepson Octavio Kaufman. Just as carefully as the the iconic architect Ernest Coxhead built the house for himself and his family to live in, the Kaufmans have tended to its architecture and garden as loving caregivers for three decades.

Over a year ago, Mr. Durkin bought the house next door and downslope of 2421 Green and revealed his plans that would endanger this historic home. Letters poured in from neighbors to Planning voicing their strong opposition to the project that will destabilize the entire hill and clearly block the light, air and views of 24 windows at 2421 Green that are prominent in Coxhead's design. Mr. Durkin's proposed massive excavation threatens to destabilize the Coxhead's historic tall brick foundation. In addition, there are underground streams on the hill. The site is on the Maher Map for contaminated soil - a fact noted with concern at BOTH the San Francisco Board of Supervisors hearings regarding this matter.

On February 6, 2018, the Board of Supervisors held unanimously that due to the unusual historic status of the Kaufmans' Coxhead house and the hazardous materials Durkin plans to excavate next door, the project was not Categorically Exempt from CEQA.

Despite this ruling, Planning staff issued a second Categorical Exemption even though the project sponsor added more square footage in the form of an additional dwelling unit — and despite Planning having issued 4 violations against this project that were not addressed.

Simply put: my father-in-law's home is in jeopardy. A national treasure risks serious and irreversible damage. The controls required under CEQA and ordered by the San Francisco Board of Supervisors have been ignored, making today's Design Review request premature and inadequate.

I therefore urge you to echo the Board of Supervisors order: please follow the CEQA protocol of the required analysis and public disclosure of the environmental impacts on Green Street all feasible measures to mitigate those impacts on the light, air, privacy, and stability of the historic home and neighborhood.

Thank you for your consideration.

Sincerely,
Christine Pelosi

Christine Pelosi
sfpelosi@gmail.com

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: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CIVIC CENTER HOLIDAY SCHEDULE OF EVENTS
Date: Friday, November 30, 2018 10:34:57 AM
Attachments: [11.30.18 Winter Season Events.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: Press Office, Mayor (MYR)
Sent: Friday, November 30, 2018 9:38 AM
To: Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES CIVIC CENTER HOLIDAY SCHEDULE OF EVENTS

FOR IMMEDIATE RELEASE:

Friday, November 30, 2018

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

***** PRESS RELEASE *****

**MAYOR LONDON BREED ANNOUNCES CIVIC CENTER
HOLIDAY SCHEDULE OF EVENTS**

Attractions include the Winter Park Ice Rink and holiday events at City Hall, including the Mayor's Holiday Fair

San Francisco, CA— Mayor London N. Breed today announced the schedule of upcoming events at Civic Center celebrating the many holidays of the season. The events will be headlined by the Mayor's Holiday Fair at City Hall on December 9th, which will include Santa Claus in the Rotunda, Hanukkah and Kwanzaa stations, and other family-friendly activities for people of all ages.

The events and attractions are part of Mayor Breed's continued efforts to increase the vibrancy of the Civic Center area. Additional attractions during the holiday season will include the Winter Park at Civic Center with an ice rink and lighted tree forest, and Family Weekends in Civic Center with free kids activities. Families are also invited to play at the recently renovated Helen Diller Civic Center Playgrounds, visit the Main Library's holiday train model, and enjoy warm drinks at the new Bi-Rite Café in Civic Center Plaza.

“I want Civic Center to be a place where families and kids can celebrate the holidays,” said Mayor Breed. “Since taking office, one of my priorities has been working with our City departments to make Civic Center a more welcoming place for all our residents. We have made consistent progress over the past few months, and I am excited for people to be able to come together and celebrate with those they love this holiday season.”

Holiday Events Scheduled in City Hall and Civic Center:

The Winter Park at Civic Center Ice Rink Opening Event

Friday, November 30, 11am - 12pm (rink open from 12pm - 10pm daily through January 6)
Ribbon-cutting featuring Brian Boitano, SF Ice Theater, and Yerba Buena Little Skaters.

Family Weekends in Civic Center

December 1-2, 8-9, 15-16, 22; 10am - 4pm

Free kids games and activities including face-painting and photos with Santa Claus.

City Hall Pop Up Holiday Shop in Northern Light Court

Tuesday, December 4, 11am - 6pm

Over 50 local makers and manufacturers will have stands where the public can purchase their goods; live music, raffle, sweets.

Annual Civic Center Plaza Tree Lighting

Wednesday, December 5, 5pm - 7pm

Hosted by San Francisco Recreation and Park Department and Civic Center Commons. Another Planet Entertainment and SFPD will sponsor a Toy Giveaway for 400 kids; performances by Tap Dancing Trees, San Francisco Girls Chorus, and Boxcar Theatre holiday characters; snow, music, drinks, and sweets.

Mayor’s Holiday Fair

Sunday, December 9, 10am - 4pm

Attractions in the outdoor plaza will be complemented with activities inside City Hall, including photos with Santa Claus, Hanukkah and Kwanzaa festivities, and a view of the City Hall Tree inside the Rotunda.

More information on these events can be found at www.civiccentercommons.org/2018-holiday-season-in-civic-center-commons/. For general information about the area and the overall efforts of the City and its many partners to improve the City’s central civic spaces, please visit www.civiccentercommons.org.

###

From: [Starr, Aaron \(CPC\)](#)
To: Planning@RodneyFong.com; richhillissf@gmail.com; mooreurban@aol.com; [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Weekly Board Report
Date: Thursday, November 29, 2018 12:23:32 PM
Attachments: [2018_11_29.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Please see attached.

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



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 Feliciano, Josephine \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Corbett Heights Neighbors" Non-Opposition: Mt. Olympus
Date: Thursday, November 29, 2018 11:37:31 AM
Attachments: [Corbett Heights Neighbors" Non-Opposition Mt. Olympus.msg](#)

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: Gary Weiss <gary@corbettheights.org>
Sent: Thursday, November 29, 2018 11:32 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tim Clinton <tim@dawson-clinton.com>; Paul Dawson <paul@dawson-clinton.com>; Townes, Chris (CPC) <chris.townes@sfgov.org>
Cc: brad lyman <bradlyman@yahoo.com>
Subject: Corbett Heights Neighbors' Non-Opposition: Mt. Olympus

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

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: *** PRESS RELEASE *** MAYOR LONDON BREED JOINS SALESFORCE CHAIRMAN AND CO-CEO MARC BENIOFF AND TENDERLOIN HOUSING CLINIC TO ANNOUNCE NEW HOUSING FOR FORMERLY HOMELESS INDIVIDUALS
Date: Thursday, November 29, 2018 10:42:43 AM
Attachments: [11.29.18 Bristol Announcement.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: Press Office, Mayor (MYR)
Sent: Thursday, November 29, 2018 10:39 AM
To: Press Office, Mayor (MYR) <mayorspressooffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED JOINS SALESFORCE CHAIRMAN AND CO-CEO MARC BENIOFF AND TENDERLOIN HOUSING CLINIC TO ANNOUNCE NEW HOUSING FOR FORMERLY HOMELESS INDIVIDUALS

FOR IMMEDIATE RELEASE:

Thursday, November 29, 2018

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

***** PRESS RELEASE *****

**MAYOR LONDON BREED JOINS SALESFORCE CHAIRMAN
AND CO-CEO MARC BENIOFF AND TENDERLOIN HOUSING
CLINIC TO ANNOUNCE NEW HOUSING FOR FORMERLY
HOMELESS INDIVIDUALS**

San Francisco, CA – Mayor London N. Breed today joined Salesforce Chariman and co-CEO Marc Benioff to announce 58 units of housing for formerly homeless individuals. The Bristol Hotel, located at 56 Mason Street, will be preserved as housing for formerly homeless people instead of being converted into market-rate units. The Tenderloin Housing Clinic will be the recipient of the funds, the lease-holder, and operator of the building.

At the request of Mayor Breed, Marc and Lynne Benioff have agreed to donate \$6.1 million to fund the first 5 years of a 20 year lease of the Bristol Hotel, a completely renovated vacant 58-unit SRO hotel (including on-site resident manager's unit) in the Tenderloin. Mayor Breed is

committed to working with partners to identify ongoing funding for the remainder of the lease.

“I am committed to helping our homeless residents off the streets and into housing, and in order to do so it is critical we provide people with the housing they need to transition to a new phase in their lives,” said Mayor Breed. “As we wait for new funding to become available, I am working with business and civic leaders like Marc and Lynne Benioff to identify other funding sources and fund important programs like this one to make an immediate difference in our City.”

“Lynne and I are thrilled to join Mayor Breed and the city to make the Bristol Hotel a place where San Franciscans can work their way out of homelessness and toward independence,” said Marc Benioff, Chairman and co-CEO, Salesforce. “It's part of our larger vision for San Francisco where every person and family has a home of their own.”

The Tenderloin Housing Clinic plans to rent the building as “step up housing,” which provides exits for residents of permanent supportive housing who no longer need services and can live independently. The units they vacate will then be available to persons leaving street homelessness. Tenderloin Housing Clinic will rent small units for \$500 a month, medium sized rooms for \$575 a month, and large rooms for \$650 a month.

“I want to thank both Mayor Breed and Marc Benioff for taking this historic step toward providing high-quality, affordable housing to those who will truly appreciate it,” said Randy Shaw, Executive Director of the Tenderloin Housing Clinic. “With their partnership, we have preserved the Bristol Hotel as a valuable community asset that will help to transform people's lives and open up more opportunities for people trying to exit homelessness.”

This project is part of Mayor Breed's larger plan to address homelessness in San Francisco. She has announced that San Francisco will open 1,000 new shelter beds by 2020, the largest expansion of shelter in San Francisco in 30 years. The City has recently opened the Division Circle Navigation Center and the Bayshore Navigation Center, a total of 254 beds, with an additional Navigation Center scheduled to open by the end of the year.

###



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richard@lozeaudrury.com

RECEIVED

NOV 29 2018

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

BY EMAIL AND OVERNIGHT MAIL

November 28, 2018

President Rich Hillis and Honorable Commissioners
San Francisco Planning Commission
c/o Jonas P. Ionin, Commission Secretary
David Winslow, Principal Architect, Design Review
1660 Mission Street
San Francisco, CA 94103

Commissions.Secretary@sfgov.org; richhillissf@gmail.com; myrna.melgar@sfgov.org;
planning@rodneymfong.com; milicent.johnson@sfgov.org; joel.koppel@sfgov.org;
kathrin.moore@sfgov.org; dennis.richards@sfgov.org; david.winslow@sfgov.org

**RE: Application for Discretionary Review for Permit Application No.
2017.04.28.5244 and 2017.10.02.0114 - 2417 Green Street**

Dear President Rich Hillis and Honorable Commissioners:

On behalf of Mr. Philip Kaufman, we submit this letter concerning the proposed project at 2417 Green Street ("Project"), proposed by Mr. Christopher Durkin. Mr. Kaufman lives in the historic Coxhead House, located at 2421 Green Street, immediately uphill and adjacent to the proposed Project. The Coxhead House was built by famed architect Ernest Coxhead as his own home in 1893, and has been memorialized in countless books on American Architecture. The California Office of Historic Preservation deemed the Coxhead House "clearly eligible" for the National Park Service's Register of Historic Places. Architect and structural engineer, Dr. Lawrence Karp, Ph.D., has concluded that the proposed Project "will cause serious irreparable damage to the historical integrity of" the Coxhead House.

We write specifically to clarify several false statements and oversights made in the Staff Report ("Staff Report") prepared for the Planning Commission's hearing, and in the letter submitted by the law firm of Reuben Junius & Rose LLP, dated November 19, 2018.

A. Board of Supervisors Already Voted Unanimously that the Project is Not Exempt from CEQA.

Most significantly, the Staff Report fails entirely to mention the Board of Supervisor's unanimous 11-0 resolution of February 6, 2018, which stated:

the proposed project "presents unusual circumstances relating to historic resources and hazardous materials and it appears as a result of those circumstances the project may have a significant effect on the environment therefore the project is not categorically exempt from CEQA."¹

It is crucial for the Staff Report to inform the Planning Commission that the Board of Supervisors has already determined unanimously that this very Project may not be exempted from CEQA review. Neither the developer nor the City filed an action in Superior Court to challenge the Board of Supervisor's ruling. That ruling is therefore *res judicata* ("things decided") and may not be reversed by staff.²

The Staff Report briefly mentions the Board of Supervisors resolution of January 9, 2018, but fails to mention the final resolution adopted on February 6, 2018. The January 9 resolution was made by then-Supervisor Farrell and seconded by Supervisor Peskin, and was passed unanimously. The February 6 resolution was made by Supervisor Stefani and seconded by Supervisor Peskin, and also passed unanimously. Then-Supervisor London Breed, spoke strongly in support of the resolution, emphasizing her concerns about potentially contaminated soil. CEQA section 21084.1 prohibits the use of a CEQA exemption for projects that may cause a substantial adverse change in the significance of a historical resource. The Staff Report and CEQA Exemption fail even to mention section 21084.1.

The Board had ample evidence to support its resolutions. The Board considered reports from several eminently qualified experts. Dr. Lawrence Karp, Ph.D., testified that the proposed Project would adversely affect light and air to the Coxhead House and would undermine the foundation of the Coxhead House. He concluded that the Project "will cause serious irreparable damage to the historical integrity of 2421 Green

¹ Motion M18-012, pp. 3-4 (amended February 6, 2018). (Exhibit A).

² "Res judicata precludes relitigation of issues in a case when the same issue has already been litigated and finally decided in a prior case involving the same parties.... It is now generally recognized that res judicata applies in administrative proceedings to decisions of an administrative agency made pursuant to its judicial function." *Pac. Coast Med. Enterprises v. Dep't of Benefit Payments* (1983) 140 Cal.App.3d 197, 213-14. Thomas Tunny falsely states in his November 19, 2018 letter that Judge Cynthia Lee of the San Francisco Superior Court rejected this argument. This is false. Judge Lee denied an ex parte application, stating that the argument should be raised first to the Planning Commission and Board of Supervisors, which is precisely what Mr. Kaufman is doing.

[Coxhead House].” Architectural historian Carol Karp, AIA, provided a written report concluding that the Project “would profoundly affect the historic nature of the [Coxhead House].” Certified Hydrogeologist, Matthew Hagemann, C.Hg., concluded that the parcel is on the City’s Maher Map of potentially contaminated sites, and that a remediation plan is required to ensure safe testing and removal of any contaminated soil. Since substantial evidence supports a fair argument that the Project may have significant adverse impacts on the environment and on an historic resource, an environmental impact report (“EIR”) should be required.³

Staff has brazenly ignored the Board of Supervisors unanimous resolution, and in June 2018, simply issued yet another CEQA exemption for the same Project. Stated simply, neither City staff, nor the Planning Commission have jurisdiction to defy the final unanimous decision of the Board of Supervisors. The Planning Commission should decline to consider the Project until a CEQA document is prepared in compliance with the unanimous decision of the Board of Supervisors.

B. Cow Hollow Association and Pacific Height Residents Association Support this Appeal and Oppose the Project.

The Staff Report states falsely that no comments have been submitted on the Project by neighborhood groups, “No other neighborhood comments have been received regarding this project.” (Staff Report, p.2). This statement is patently false. The Cow Hollow Association submitted a letter in January 2018 supporting Mr. Kaufman’s request for Discretionary Review, and stating of the proposed Project:

This kind of remodel is not sanctioned under Cow Hollow Neighborhood Design Guidelines and is not appropriate in San Francisco today. Building over-sized homes creates out-of-reach pricing in a market already greatly inflated. It aids in driving young families from our city. (Exhibit B).

The Cow Hollow Association has recently submitted another letter opposing the Project. Paul Wermer of the Pacific Heights Residents Association spoke at the January 9, 2018 hearing in opposition to the proposed Project. It is unfathomable that staff forgot about these comments. The Staff Report also states falsely that 6 letters have been filed in opposition to the Project. In fact, 17 neighbors have filed letters opposing the Project. These letters were all submitted to Staff, but somehow omitted from the packet and report. Notably, there is no dispute that no neighborhood letters have been submitted in support of the Project.

³ *Communities for a Better Environment v. South Coast Air Quality Management Dist. (ConocoPhillips)* (2010) 48 Cal. 4th 310, 319-320.

C. Mr. Durkin Has Incurred Four NOVs and an Order of Abatement.

Mr. Durkin's lawyer, Thomas Tunny of Ruben, Junius, and Rose LLP, submitted a letter on November 19, 2018 falsely stating that Mr. Kaufman has made "fabricated building permit complaints, all of which have been investigated and closed with no violations found." This statement is demonstrably false and borders on defamation.

In fact, the City has issued four formal Notices of Violation ("NOVs") against Mr. Durkin as well as an Order of Abatement for creating a PUBLIC NUISANCE. On December 10, 2017, the developer removed a highly visible exterior chimney from the existing home at 2417 Green. On December 12, 2017, the Department of Building Inspection (DBI) issued a formal NOV, citing the developer for engaging in "WORK WITHOUT PERMIT" and "WORK BEYOND SCOPE OF PERMIT." Undeterred, the very next day, on December 13, 2017, the developer unlawfully removed a second exterior chimney at the rear of the house – leaving two gaping holes in the roof of the property. Then, on Saturday, December 16, 2017, the developer conducted demolition activities in the foundation of the property. DBI sent an emergency inspector to stop work that day, then DBI issued a formal NOV ordering the developer to "STOP ALL WORK". On January 8, 2018, the City issued a Notice of Violation directing the developer to repair illegal holes made in the roof of the property. On January 9, 2018, the City issued a Notice of Violation Final Warning due to the developer's failure to repair the unlawful damage to the home. Finally, on April 13, 2018, the City Department of Building Inspection, Code Enforcement Division issued a notice of Order of Abatement that the building is UNSAFE and/or a PUBLIC NUISANCE" due to failure to remedy violations. On August 3, 2018, the Planning Department issued a Notice of Complaint regarding "unpermitted construction, alteration, and/or addition work at the subject property." Copies of the NOVs are attached hereto as Exhibit C.

It should be no surprise that Mr. Durkin would resort to such last minute false statements. Only two weeks ago on November 15, 2018, the Planning Commission considered a discretionary review application filed by Mr. Durkin concerning a project at 1026 Clayton Street. In denying Mr. Durkin's application, the Commission had unusually harsh words. Commissioner Richards stated:

"So, I sat through the (1026 Clayton St.) DR. I very much remember Mr. Durkin saying he was going to get back at the next door neighbor for this illegal deck... I honestly feel that these kinds of things are a waste of time and, I'm sorry to say, give Zacks, Freedman a very bad name. We sat through 799 Castro that had been going on for 8 years. It seems like retaliatory litigation and I'd be embarrassed if I were the owner or attorney doing this..."

The Planning Commission proceeded to vote unanimously against Mr. Durkin. Ironically, in that case Mr. Durkin argued that CEQA review was required for his

neighbor's deck project because it would affect an allegedly historic resource. (Exhibit D). But, unlike in the instant case, which involves documented impacts to the historic Coxhead House, Mr. Durkin's neighbor's home at 1026 Clayton was not a verified historic resource. Certainly if Mr. Durkin has the audacity to argue for CEQA review for a project that does not affect a historic resource, then he should be required to follow his own precedent and conduct CEQA review for the 2417 Green Street Project which has clear adverse impacts on the truly historic Coxhead House. At the very least, Mr. Durkin must play by the rules he seeks to impose on others.

D. The HAA Does Not Require Project Approval.

Most of the November 19, 2018 Reuben Junius letter is devoted to a spurious argument that the City is somehow compelled to approve the proposed Project under the Housing Accountability Act ("HAA"). Gov. Code §65589.5. The HAA says nothing of the kind. The HAA provides that if a proposed residential project meets applicable general plan and zoning standards, the City may not require it to be "developed at a lower density." Nobody is asking for the Project to be developed at a "lower density." Mr. Kaufman and the other DR applicants are merely asking for the Project to be built in a manner that complies with the Cow Hollow Design Guidelines, and complies with CEQA. This may require a slightly smaller home, but with no fewer residential units and therefore no less "density".

Furthermore, the HAA specifically allows the City to reject a Project that may have an "adverse impact upon the public health or safety." Here, the Board of Supervisors has determined that the Project site may be contaminated with toxic chemicals, which clearly falls within the exception set forth in the HAA.

Finally, nothing in the HAA allows a proposed Project to avoid compliance with CEQA. The Board of Supervisors has voted unanimously to require CEQA review. After CEQA review is conducted, and the Project's environmental impacts are fully mitigated, and all feasible alternatives are implemented to reduce the Project's impacts, then the Project may be considered – at its proposed "density". Nothing in this appeal implicates the HAA at all.

E. Staff Report Ignores Substantial Evidence and Misstates "New" Evidence.

The Staff Report falsely states that the new CEQA exemption is based on a revised geotechnical report submitted on February 7, 2018 – one day after the Board of Supervisors unanimous vote to require CEQA review. (Staff Rpt. p. 3). However, review of the new CEQA exemption reveals that the new exemption continues to rely on the same geotechnical report prepared by Divis Consulting on April 6, 2017 (CEQA Exemption, p. 8, fn. 9). This report was already considered and rejected by the Board of

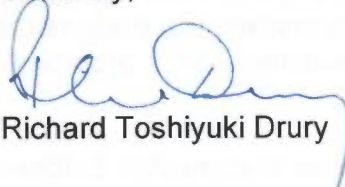
Supervisors. The Divis report was severely criticized by famed architect and structural engineer, Dr. Lawrence Karp. Dr. Karp submitted extensive written comments to the Board of Supervisors on January 9, 2018. Dr. Karp criticized serious deficiencies in the Divis report, and concluded that the proposed Project “will cause serious irreparable damage to the historical integrity of 2421 Green,” including that it “will undermine the historical brick wythe foundation of 2421 Green.” (Exhibit E). Amazingly, neither the Staff Report, nor the new CEQA exemption mention Dr. Karp’s report at all.

The new CEQA Exemption states that the developer took soil samples from “two sample locations within the existing garage.”⁴ However, hydrogeologist, Matthew Hagemann, C.Hg., points out that the two soil samples were taken from essentially the same location, and do not establish whether contamination exists elsewhere on the site. Mr. Hagemann points out that the entire site is identified as potentially contaminated in the City’s own Maher Map of contaminated sites. (Exhibit F). The samples were taken from “within the existing garage.” The garage was replaced by the past owner, so this is the one area where the soil would be expected to be “clean.”

CONCLUSION

For the above reasons and the reasons set forth in our prior submissions, Mr. Kaufman requests that the Planning Commission decline to consider the Project at 2417 Green Street until a CEQA document is prepared in compliance with the February 6, 2018 resolution of the Board of Supervisors. The Planning Commission should only consider this matter with the benefit of a full CEQA analysis in an environmental impact report (“EIR”) to analyze and mitigate the Project’s impacts. If the Planning Commission decides to consider this matter, Mr. Kaufman requests that the Commission grant the request for Discretionary Review since the Project presents exceptional and extraordinary circumstances.

Sincerely,



Richard Toshiyuki Drury

⁴ Second Categorical Exemption, p. 10.

EXHIBIT A

1 [Adopting Findings Reversing the Categorical Exemption Determination - 2417 Green Street]

2
3 **Motion adopting findings reversing the determination by the Planning Department that**
4 **the proposed project at 2417 Green Street is categorically exempt from further**
5 **environmental review.**

6
7 WHEREAS, On May 16, 2017, the Planning Department determined that the proposed
8 project at 2417 Green Street ("Project") is exempt from environmental review under the
9 California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco
10 Administrative Code, Chapter 31; and

11 WHEREAS, The proposed Project involves alterations to an existing four-story-over-
12 basement single-family residence with one vehicle parking space, which alterations would
13 include excavation to add two vehicle parking spaces; a three-story rear addition; facade
14 alterations and foundation replacement; and lowering the existing building; and

15 WHEREAS, On May 16, 2017, pursuant to Title 14 of the CEQA Guidelines (California
16 Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387), the Planning
17 Department determined that the Project is exempt from environmental review under Class 1 of
18 the CEQA Guidelines (14 Cal. Code Reg. Section 15301), which provides an exemption for
19 minor alterations to existing facilities including demolition of up to three single-family
20 residences in urban areas; and

21 WHEREAS, On November 22, 2017, an appeal of the categorical exemption was filed
22 by Richard Drury and Rebecca Davis of Lozeau Drury LLP on behalf of Philip Kaufman
23 ("Appellant"); and

1 WHEREAS, By memorandum to the Clerk of the Board dated November 30, 2017, the
2 Planning Department's Environmental Review Officer determined that the appeal was timely
3 filed; and

4 WHEREAS, On January 9, 2018, this Board held a duly noticed public hearing to
5 consider the appeal of the exemption determination filed by Appellant and, following the public
6 hearing, reversed the exemption determination; and

7 WHEREAS, In reviewing the appeal of the exemption determination, this Board
8 reviewed and considered the exemption determination, the appeal letter, the responses to the
9 appeal documents that the Planning Department prepared, the other written records before
10 the Board of Supervisors and all of the public testimony made in support of and opposed to
11 the exemption determination appeal; and

12 WHEREAS, At the January 9, 2018, appeal hearing before this Board, Appellant
13 submitted additional information in support of the appeal, including an engineering report by
14 Lawrence B. Karp ("Karp Report"); and

15 WHEREAS, The Karp Report and other information submitted at and prior to the
16 January 9, 2018, appeal hearing constituted substantial evidence that the Project, if approved,
17 may result in one or more substantial adverse changes in the significance of the neighboring
18 historic resource located at 2421 Green Street that have not been sufficiently addressed in the
19 Categorical Exemption for the Project; and

20 WHEREAS, At and prior to the January 9, 2018, appeal hearing, Appellant and other
21 members of the public submitted substantial evidence, including a report by certified
22 hydrogeologist Matthew Hagemann, C. Hg., that the Project may disturb potentially
23 contaminated soils at the Project site; and

24 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
25 conditionally reversed the exemption determination for the Project subject to the adoption of

1 these written findings of the Board in support of such determination based on the written
2 record before the Board of Supervisors as well as all of the testimony at the public hearing in
3 support of and opposed to the appeal; and

4 WHEREAS, The Board finds that the Karp Report and other information submitted at
5 and prior to the January 9, 2018, appeal hearing constituted substantial evidence not
6 previously identified that affect the CEQA evaluation set forth in the Categorical Exemption
7 regarding how the Project may impair the significance of an historic resource by causing
8 impacts to its immediate surroundings; and

9 WHEREAS, The Board further finds that the public comment provided at and prior to
10 the January 9, 2018, hearing, including a report by certified hydrogeologist Matthew
11 Hagemann, C. Hg., constituted substantial evidence that the Project will disturb potentially
12 contaminated soils; and

13 WHEREAS, The written record and oral testimony in support of and opposed to the
14 appeal and deliberation of the oral and written testimony at the public hearing before the
15 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
16 the exemption determination is in the Clerk of the Board of Supervisors File No. 171267, and
17 is incorporated in this motion as though set forth in its entirety; and

18 WHEREAS, This Board considered these issues, heard testimony, and shared
19 concerns that further information and analysis was required regarding the proposed Project at
20 2417 Green Street; now, therefore be it

21 MOVED, That In light of this information, the Board finds that there is substantial
22 evidence in the record before the Board that the Project proposed at 2417 Green Street
23 presents unusual circumstances relating to historic resources and hazardous materials and it
24 appears as a result of those circumstances the project may have a significant effect on the
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environment and, based on the facts presented to the Board of Supervisors on the hearing on January 9, 2018, the Project is therefore not Categorically Exempt from CEQA review.

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City and County of San Francisco
Tails
Motion: M18-012

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 180123

Date Passed: February 06, 2018

Motion adopting findings reversing the determination by the Planning Department that the proposed project at 2417 Green Street is categorically exempt from further environmental review.

February 06, 2018 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

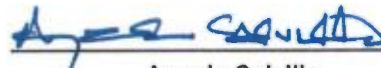
Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

February 06, 2018 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Stefani, Tang and Yee

File No. 180123

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 2/6/2018 by the Board of Supervisors of the City and County of San Francisco.



Angela Calvillo
Clerk of the Board

EXHIBIT B

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, #400
San Francisco, CA 94103

Re: 2417 Green Street - Discretionary Review

Dear President Hillis and Commissioners:

Cow Hollow Association is dedicated to the preservation of the residential character of our neighborhood. The CHA Zoning Committee supports the request for Discretionary Review.

The architect has made an effort to accommodate neighborhood character in his treatment of both the front and rear facades of 2417 Green Street. However, the expansion of the present building area of 4,100 SF by almost 50% is an obvious attempt by the developer owner to maximize the square footage for resale value only. In doing so, the project takes away rear yard open space of all neighbors and blocks light, air and privacy of the adjacent neighbors, particularly to the east. This kind of remodel is not sanctioned under Cow Hollow Neighborhood Design Guidelines and is not appropriate in San Francisco today. Building over-sized homes creates out-of-reach pricing in a market already greatly inflated. It aids in driving young families from our city.

Recently proposed Planning Department FAR restrictions address this very issue. In the meantime it is important that this Commission recognize that this project proposal is over-built and needs to be reduced to better relate to more modest housing found in this neighborhood.

Two important reductions could be made to the rear expansion at the 1st floor which would greatly reduce the adverse impact of the proposed project on neighbors. As shown on the submitted plans, the new 17X17 foot exercise room could be eliminated or pulled back at least 8 or 9 feet and still provide adequate space by eliminating the Mud Room (is there a lot of mud on Green Street?) and adjusting the 20X12 foot bedroom suite and stair spaces on this floor. This pull-back and redesign should be matched on the floors above at the rear, providing more open rear yard views; still delivering very comfortable space for a family.

The other important reduction at the rear would be to match the 3 to 4 foot setback on the east side at the first and second floor level that is provided for the western neighbor.

Neither of these adjustments would impact the project significantly and would provide a real benefit to all neighbors.

Best Regards,

Geoff Wood
Cow Hollow Association
Zoning Committee
Cc: christopher.may@sfgov.org
Cc: deborah@holleyconsulting.com

EXHIBIT C



NOTICE OF VIOLATION
of the San Francisco Municipal Codes Regarding Unsafe,
Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION

- FIRST NOTICE
 SECOND NOTICE
 OTHER:

COMPLAINT NUMBER

City and County of San Francisco
1660 Mission St. • San Francisco, CA 94103 - 2414

ADDRESS 2417 GREEN

DATE 1/8/18

OCCUPANCY / USE R-3

BLOCK _____ LOT _____

CONST. TYPE 5

STORIES 3 BASEMENT

If checked, this information is based upon site observation only. Further research may indicate that legal use is different. If an revised Notice of Violation will be issued

OWNER / AGENT _____

PHONE # _____

MAILING ADDRESS _____

CITY _____

ZIP _____

PERSON CONTACTED @ SITE _____

PHONE # _____

VIOLATION DESCRIPTION:

- WORK WITHOUT PERMIT (SFBC 103A); ADDITIONAL WORK-PERMIT REQUIRED (SFBC 106A.4.7);
 EXPIRED PERMIT (SFBC 106A.4.4); CANCELLED PERMIT (SFBC 106A.3.7) PA# _____;
 UNSAFE BUILDING (SFBC 102A); SEE ATTACHMENTS

CODE / SECTION #

PENETRATIONS IN ROOF MADE WHEN CHIMNEYS WERE REMOVED. HAVE NOT BEEN SEALED. RAIN WATER ENTERING BUILDING. ALSO PENETRATIONS IN WALLS AT REAR

A MONTHLY MONITORING FEE WILL BE ASSESSED ON NOV'S

BC - Building Code HC - Housing Code PC - Plumbing Code EC - Electrical Code MC - Mechanical Code

CORRECTIVE ACTION:

- STOP ALL WORK SFBC 104A.2.4
 FILE BUILDING PERMIT APPLICATION WITHIN _____ DAYS (WITH PLANS) A Copy of This Notice Must Accompany the Permit Application
 OBTAIN PERMIT WITHIN _____ DAYS AND COMPLETE ALL WORK WITHIN _____ DAYS, INCLUDING FINAL INSPECTION AND SIGNOFF.
 CORRECT VIOLATIONS WITHIN _____ DAYS NO PERMIT REQUIRED.
 YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED _____ THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.
 FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE REVERSE SIDE FOR ADDITIONAL WARNINGS.

WATER PROOF PENETRATIONS IN ROOF AND WALLS WITHIN 24HRS

INVESTIGATION FEE OR OTHER FEE WILL APPLY See reverse side for further explanation

- 9x Permit Fee (Work w/o Permit after 9/1/60) 2x Permit Fee (Work Exceeding Scope of Permit)
 Other _____ Reinspection Fee \$ _____ No penalty (Work w/o permit prior to 9/1/60)

APPROX. DATE OF WORK W/O PERMIT _____

VALUE OF WORK PERFORMED WITHOUT PERMITS _____

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR ROBERT PUNZ

OFFICE HOURS 7:30 TO 5:30 AM AND 5 TO 4 PM

PHONE # (415) 558-6008

By: (Inspector's Signature) Robert J Punz DISTRICT # 4

CC: DCP EID PID BID HIS CED PRS DAD SFFD DPH PS

- Building Inspection Division
3rd Floor, 1660 Mission St. 558-6096
 Housing Inspection Services
6th Floor, 1660 Mission St. 558-6220
 Electrical Inspection Division
3rd Floor, 1660 Mission St. 558-6030
 Plumbing Inspection Division
3rd Floor, 1660 Mission St. 558-6054
 Code Enforcement Division
3rd Floor, 1660 Mission St. 558-6454



DEPARTMENT OF BUILDING INSPECTION

Inspection Services

City and County of San Francisco

1660 Mission Street, San Francisco, California 94103-2414

(415) 558-6570 Website: www.sfdbi.org

DATE: 01/09/2018

PROPERTY ADDRESS:

2417 GREEN ST

BLOCK: 0560 LOT: 028

Building Complaint #: 201727021

2417 GREEN STREET LLC
2417 GREEN STREET LLC
474 EUCLID AVE
SAN FRANCISCO CA 94118

NOTICE OF VIOLATION FINAL WARNING

Dear Property Owner(s):

NOTICE OF VIOLATION OUTSTANDING:

On 12/16/2017 your property was inspected and/or a Notice of Violation was issued informing you of required code abatement, and warnings for failure to comply. The time period to correct all cited code violations indicated in this Notice has passed, and the Department records indicate that the required code abatement work remains outstanding. Your case has been referred to the Code Enforcement Division for enforcement.

ASSESSMENT OF COSTS NOW IMPOSED:

Therefore, pursuant to Section 102A.3 of the San Francisco Building Code you will be assessed costs arising from department time accrued pertaining but not limited to: (1) site inspections and re-inspections, (2) case management, update, and data entry, (3) case inquiries (meetings, office visits, phone calls, emails, response to correspondence etc), (4) permit history research, (5) notice/hearing preparation, (6) staff appearances/reports at hearings, (7) case referrals, and (8) monthly violation monitoring.

AVOID FURTHER ASSESSMENT:

To keep the assessment of costs at a minimum, and avoid the accrual of further time spent on the actions above such as administrative hearing preparation, and monthly violation monitoring, etc., please complete all work within thirty (30) days. Contact the Code Enforcement Division at (415) 558-6454 if you have questions concerning the referenced Notice of Violation.

IF PERMITS ARE REQUIRED:

Please note that you must also obtain all necessary building, plumbing, and/or electrical permits. Obtain final sign-off from the Building Inspector on the building job card and sign-offs from the Plumbing or Electrical Inspectors for the plumbing permit or for the electrical permit. Otherwise, the work will be deemed incomplete.

CASE WILL BE CLOSED WHEN ALL WORK & ASSESSMENT OF COSTS PAID:

This case will not be closed and assessment of costs will continue to accrue until (1) all required work is completed as verified by site inspections, (2) final sign-offs are obtained for all required permits, and (3) all assessment of costs are paid.

YOUR PROMPT ACTION IS REQUESTED & APPRECIATED!

COMPLAINT DATA SHEET

Complaint Number: 201724852
Owner/Agent: OWNER DATA SUPPRESSED
Owner's Phone: --
Contact Name: --
Contact Phone: --
Complainant: COMPLAINANT DATA SUPPRESSED
Date Filed: --
Location: 2417 GREEN ST
Block: 0560
Lot: 028
Site: --
Rating: --
Occupancy Code: --
Received By: GSAMARAS
Division: BID
Complainant's Phone: --
Complaint Source: WEB FORM
Assigned to Division: BID

Description: date last observed: 11-DEC-17; identity of person performing the work: Cannot confirm identity, was n; floor: roof; unit: N/A; exact location: Main Bldg; building type: Residence/Dwelling
 WORK W/O PERMIT; WORK BEYOND SCOPE OF PERMIT; ; additional information: Chimney has been removed from the building without a permit;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	POWER	6270	4	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
12/12/17	CASE OPENED	BID	Power	CASE RECEIVED	
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	CASE UPDATE	Mailed 1st NOV; s.thai.
12/12/17	OTHER BLDG/HOUSING VIOLATION	INS	Power	FIRST NOV SENT	issued 1st NOV.
12/13/17	OTHER BLDG/HOUSING VIOLATION	BID	Power	FIRST NOV SENT	posted nov

COMPLAINT ACTION BY DIVISION

NOV (HIS): **NOV (BID):** 12/12/17

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.



NOTICE OF VIOLATION

of the San Francisco Municipal Codes Regarding Unsafe, Substandard or Noncomplying Structure or Land or Occupancy

DEPARTMENT OF BUILDING INSPECTION
City and County of San Francisco
1660 Mission St. San Francisco, CA 94103

NOTICE: 1

NUMBER: 201727021

DATE: 16-DEC-17

ADDRESS: 2417 GREEN ST

OCCUPANCY/USE: R-3 (RESIDENTIAL- 1 & 2 UNIT DWELLINGS, TOWNHOUSES) BLOCK: 0560 LOT: 028

If checked, this information is based upon site-observation only. Further research may indicate that legal use is different. If so, a revised Notice of Violation will be issued.

OWNER/AGENT: 2417 GREEN STREET LLC
MAILING: 2417 GREEN STREET LLC
ADDRESS: 474 EUCLID AVE
SAN FRANCISCO CA

PHONE #: --

94118

PERSON CONTACTED @ SITE:

PHONE #: --

VIOLATION DESCRIPTION:

	CODE/SECTION#
<input type="checkbox"/> WORK WITHOUT PERMIT	106.1.1
<input type="checkbox"/> ADDITIONAL WORK-PERMIT REQUIRED	106.4.7
<input type="checkbox"/> EXPIRED OR <input type="checkbox"/> CANCELLED PERMIT PA#:	106.4.4
<input checked="" type="checkbox"/> UNSAFE BUILDING <input type="checkbox"/> SEE ATTACHMENTS	102.1

The remaining front face of the front chimney is unsafe. Workers were using a jackhammer on the inside of the building which was making an unsafe condition worse. Both the front and middle chimneys have been removed.
Code Section: SFBC 102A

CORRECTIVE ACTION:

STOP ALL WORK SFBC 104.2.4

415-575-6921

- FILE BUILDING PERMIT WITHIN DAYS (WITH PLANS) A copy of This Notice Must Accompany the Permit Application
- OBTAIN PERMIT WITHIN DAYS AND COMPLETE ALL WORK WITHIN DAYS, INCLUDING FINAL INSPECTION A SIGNOFF.
- CORRECT VIOLATIONS WITHIN 2 DAYS. NO PERMIT REQUIRED
- YOU FAILED TO COMPLY WITH THE NOTICE(S) DATED , THEREFORE THIS DEPT. HAS INITIATED ABATEMENT PROCEEDINGS.

● FAILURE TO COMPLY WITH THIS NOTICE WILL CAUSE ABATEMENT PROCEEDINGS TO BEGIN. SEE ATTACHMENT FOR ADDITIONAL WARNINGS.

On Monday December 18th consult with building official on how best to shore up the remaining center brick façade. Stop all work until shoring has been completed and inspected by the district inspector.

INVESTIGATION FEE OR OTHER FEE WILL APPLY

- 9x FEE (WORK W/O PERMIT AFTER 9/1/60) 2x FEE (WORK EXCEEDING SCOPE OF PERMIT)
- OTHER: REINSPECTION FEE \$ NO PENALTY (WORK W/O PERMIT PRIOR TO 9/1)

APPROX. DATE OF WORK W/O PERMIT

VALUE OF WORK PERFORMED W/O PERMITS \$

BY ORDER OF THE DIRECTOR, DEPARTMENT OF BUILDING INSPECTION

CONTACT INSPECTOR: Brent C Howard

PHONE # 415-575-6921

By: (Inspector's Signature)

DIVISION: BID

DISTRICT: 2



Address 2417 GREEN ST

IMPORTANT NOTICE

The attached Notice of Director's Hearing, pertaining to the property noted above, requests the presence of the property owner, their representatives or interested parties at a hearing to determine why the violations cited against the property have not been corrected and to assess penalties for lack of compliance.

If the violations have been corrected, first contact the district building, electrical or plumbing inspector to verify that they agree that the violations have been corrected. Correction of the violations may involve sign-off of permits and additional inspections. If the inspectors agree that the violations have been corrected, request that they contact the Code Enforcement Section and advise us that the complaint has been abated. If the related permit has been given final sign-off please provide the Code Enforcement Section with a copy of the Inspection Record/Job Card.

If the violations have not been corrected or will not be fully corrected prior to the hearing date, penalties will be assessed that include but are not limited to:

An ORDER OF ABATEMENT will be recorded as a lien against the deed of the property giving notice that the building is UNSAFE, and/or a PUBLIC NUISANCE and ordering that the violations be corrected within a definite time line in order to avoid additional penalties.

The PROPERTY OWNER WILL BE BILLED for the entire cost incurred by the Department of Building Inspection for code enforcement process, from the posting of the first "WARNING of VIOLATION" until the conclusion of the abatement process.

A one-time hearing continuance of thirty (30) days may be granted, for good cause only, if requested in writing prior to the hearing. Submit this request to the Code Enforcement Section on the 6th floor, at 1660 Mission St.

If you have further questions regarding the code enforcement process concerning this Property or if you wish to update the status of this complaint, contact:

Inspector Chris Schroeder

Division CES

Telephone # (415) 558-6103

Date 4/13/18

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

IMPORTANT NOTICE

The attached Notice of Director's Hearing, pertaining to the property noted above, requests the presence of the property owner, their representatives or interested parties at a hearing to determine why the violations cited against the property have not been corrected and to assess penalties for lack of compliance.

If the violations have been corrected, first contact the district building, electrical or plumbing inspector to verify that they agree that the violations have been corrected. Correction of the violations may involve sign-off of permits and additional inspections. If the inspectors agree that the violations have been corrected, request that they contact the Code Enforcement Section and advise us that the complaint has been abated. If the related permit has been given final sign-off please provide the Code Enforcement Section with a copy of the Inspection Record/Job Card.

If the violations have not been corrected or will not be fully corrected prior to the hearing date, penalties will be assessed that include but are not limited to:

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If you have further questions regarding the code enforcement process concerning this Property or if you wish to update the status of this complaint, contact:

Inspector Chris Schroeder

Division CES

Telephone # (415) 558-6103

Date 4/13/18

Code Enforcement Section
1660 Mission Street - San Francisco CA 94103
Office (415) 558-6454 - FAX (415) 558-6226 - www.sfdbi.org

EXHIBIT D

ZACKS & FREEDMAN

A PROFESSIONAL CORPORATION

235 Montgomery Street, Suite 400
San Francisco, California 94104
Telephone (415) 956-8100
Facsimile (415) 288-9755
www.zulpc.com

October 30, 2015

~~Handwritten signature~~
Ryan P. G. zulpc.com

VIA HAND DELIVERY

President London Breed
c/o Angela Calvillo, Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
OCT 30 PM 3:40
AK

Re: Appeal of CEQA Categorical Exemption Determination
Planning Case No. 2006.0508V
Building Permit Application No. 2015.07.16.1729
1026 Clayton Street

Dear President Breed and Honorable Members of the Board of Supervisors:

This office represents appellant Chris Durkin, the adjacent neighbor to the north of the proposed project at 1026 Clayton Street (PBA No. 2015.07.16.1729, the "Project"). The Project is an attempt to surreptitiously legitimize an illegal, unpermitted roof-deck and stairs located in the mandatory rear-yard setback area.

The Appellant opposes the above-captioned Project, *inter alia*, on the grounds that the Project's categorical exemption determination ("CatEx") violates the California Environmental Quality Act ("CEQA"). Pursuant to San Francisco Administrative Code Section 31.16, Appellant hereby appeals the October 2, 2015 CatEx. A true and correct copy of the CatEx is attached hereto as **Exhibit A**. A true and correct copy of the proposed Project permit is attached hereto as **Exhibit B**. A copy of this letter of appeal will be concurrently submitted to the Environmental Review Officer.

The Project site is a Potential Historical Resource, built ca. 1910. The Project received a CatEx (under an unspecified Guidelines section) for a "Deck . . . **not visible from any immediately adjacent public right-of-way.**" (CatEx, Step 4, Question 5: Proposed Work Checklist, emphasis added.) However, the proposed structure **is highly visible** from the adjacent right of way. (See **Exhibit C**.)

Additionally, the Project violates Planning Code Section 134 and cannot be approved. Because the deck and stairs were illegally constructed in the mandatory rear-yard open space, they cannot be approved without a zoning variance. A variance was issued nine years ago for this purpose, but it became "deemed void and cancelled" because "a Building Permit [had] not been issued within

President London Breed
October 30, 2015
Page 2

three years from the effective date of [the variance] decision.” (Variance Decision, Case No. 2006.0508V, attached as **Exhibit D.**)

The CatEx describes the Project as follows: “To clarify DBI records for work related to garage roof deck and stairs completed under permit number 2007.06.26.51111, and signed off by DBI inspector on 8/1/2007.” However, permit number 2007.06.26.51111 did not authorize a “roof deck and stairs.” (See **Exhibit E.**) Rather, it was a permit for re-roofing. It did not reference a deck or a variance, and it was never reviewed by the Planning Department. A related permit, number 2007.05.04.0498, likewise was for re-roofing only, did not reference a deck or a variance, and was never reviewed by the Planning Department. (See **Exhibit F.**) In fact, neither permit application checked Box 19, “DOES THIS ALTERATION CREATE DECK . . . ?”

The construction of a roof-deck and related stairs has never been authorized or completed under a prior permit. Therefore, the CatEx’s description of the Project is fatally erroneous.

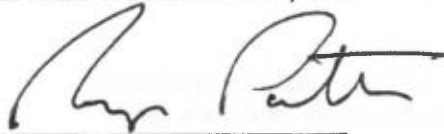
Moreover, the Project will have likely significant adverse environmental impacts, including enlarging a nonconforming structure – intensifying massing in an area which is statutorily required to remain open space – casting shadow on adjacent properties, and altering the visible portion of a Potential Historical Resource. (See Declaration of Patrick Buscovich, S.E.)

Appellant reserves the right to submit additional written and oral comments, bases, and evidence in support of this appeal to the City up to and including the final hearing on this appeal and any and all subsequent permitting proceedings or approvals for the Project. Appellant requests that this letter and exhibits be placed in and incorporated into the administrative record for Case No. 2006.0508V.

Appellant respectfully requests that the Board of Supervisors revoke the CatEx determination and require further environmental review pursuant to CEQA. If the CatEx determination is upheld, Appellant is prepared to file suit to enforce Appellant’s and the public’s rights.

Very truly yours,

ZACKS & FREEDMAN, P.C.



Ryan J. Patterson
Attorney for Chris Durkin

President London Breed
October 30, 2015
Page 3

cc: Sarah Jones, Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Sarah.B.Jones@sfgov.org

Encl.

EXHIBIT E

LAWRENCE B. KARP CONSULTING ENGINEER

**APPEAL OF IMPROPER CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
IMMINENT FOUNDATION & SIDEWALL DAMAGES
TO THE UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED**

LAWRENCE B. KARP CONSULTING ENGINEER

**APPEAL OF IMPROPER CEQA CATEGORICAL EXEMPTION
2417 GREEN STREET PROJECT, SAN FRANCISCO
IMMINENT FOUNDATION & SIDEWALL DAMAGES
TO THE UNIQUE
HISTORICAL RESOURCE AT 2421 GREEN STREET
ENVIRONMENTAL IMPACT REPORT REQUIRED**

LAWRENCE B. KARP CONSULTING ENGINEER

LAWRENCE B. KARP
CONSULTING GEOTECHNICAL ENGINEER

FOUNDATIONS, WALLS, PILES
UNDERPINNING, TIEBACKS
DEEP RETAINED EXCAVATIONS
SHORING & BULKHEADS
EARTHWORK & SLOPES
CAISSONS, COFFERDAMS
COASTAL & MARINE STRUCTURES
SOIL MECHANICS, GEOLOGY
GROUNDWATER HYDROLOGY
CONCRETE TECHNOLOGY

January 9, 2018

C&CSF Board of Supervisors
London Breed, President
Legislative Chamber, City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of Improper CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]
Imminent Foundation & Sidewall Damages
To the Unique Historical Coxhead House at 2421 Green
Environmental Impact Report Required

Dear President Breed and Members of the Board:

This report presents facts and professional evaluation of the subject project with respect to CEQA and City design and construction requirements and the consistent failure of the developers to comply with them. Included are results of field observations and attachments of documents and photographs related to the developer's failure to comply with C&CSF's geotechnical engineering standards, and review of plans both approved, suspended, and reinstated that have been submitted to C&CSF's Planning ("Planning") and Building ("DBI") Departments.

I. Introduction

The subject Project is planned to interfere with the well being of the historical Ernest Coxhead residence, designed and built to be the master architect's own home in 1892-1893 at 2421 Green Street. The historical provenance of the Coxhead House has been memorialized in every major book on American Architecture.

The Coxhead House has been declared by the State Historian to be "clearly eligible" for placement in the National Park Service's Register of Historic Places with the nomination accepted for final editing to avoid copyright infringement. San Francisco Administrative Code §31.08(e)3 covers eligibility as an alternative to the District being specified as historic. The nomination does not have to be completed with placement in the Register to achieve historic status. The entire nomination and declaration of eligibility has been provided to Planning and additional information is being presented to the Board of Supervisors for the appeal of Planning's improper grant of a Categorical Exemption under CEQA.

The subject's interference with the historical Coxhead House takes the form of two major environmental impacts: (1) the Project's new massive envelope will obliterate of views to and from the Coxhead House, and (2) the new excavation to enlarge a 1954 underground garage to house four cars will undermine the historical brick wythe foundation of 2421 Green which have not been accounted for in the permit documents required by C&CSF geotechnical regulations. Both impacts will cause serious irreparable damage to the historical integrity of 2421 Green.

II. No Categorical Exemption is Available for Activity

CEQA does not allow the 5/16/17 Categorical Exemption Determination (Attachment A) for the project. The Coxhead House, with zero setback to the project, is the environment to the west of the project. CEQA, for the following activity and historical resources, provides the following:

14 Cal Code Regs §15300.2[c]: "Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances."

14 Cal Code Regs §15300.2[f]: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

Further, the project's alterations to 2417 Green will also cause a substantial adverse change to the historical significance of 2421 Green by physical alteration to the project's envelope by design, and damages to its immediate surroundings due to poor engineering, with construction now underway.

14 Cal Code Regs §15064.5[b][1]: "Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." (Attachment B)

III. Project's Architect Depicts Changes Affecting Coxhead House's East Elevation

According to official City records, 2417 Green was constructed in 1908, about 15 years following the building of the Coxhead House. In 1956 a garage was added to the eastern portion of 2417 that had no effect on 2421 Green. Although 2417 Green is not a significant historical resource, it did not conflict with the significance of the Coxhead House for more than 100 years.

The architectural drawings for the project, prepared by Dumican Mosey (Notification Set, 4/18/17), show new plans that are drastically modified from the existing plans, that enlarge the west elevation of 2417 Green to block views to and from the east side of the Coxhead house which will, if constructed, materially impair the significance of the historic resource. The 2417 Green project results in a floor area increase of about 1,000 square feet; the architect deliberately chose not to use grid lines on the plans to obscure the increases, so they are not readily apparent.

The enlargement of the 2417 Green project's four story envelope on the building's south side may be seen in plan view by comparing the "Existing" floor plans with "Proposed" floor plans. For clarity in illustrating the planned increases in extent from the "Existing" floor plans, the "Proposed" floor plans are annotated with red lines where the southern edges of the "Existing" floor plans would be if they were superimposed on the "Proposed" (Attachment C).

The 2417 Green architectural sidewall elevations that are said to show a comparison between "Existing" and "Proposed" floor plans again suffer from lack of grid lines plus superposition of demolition areas (instead of creating separate drawings from the CAD files). Areas of 2417 Green enlargement that affect the historic Coxhead House are highlighted in yellow (Attachment D).

LAWRENCE B. KARP CONSULTING ENGINEER

The architects (and Planning) failed to recognize the historical significance of the Coxhead house and the project's material impairment upon the significance of the historic resource.

IV. CatEx Determination Failed to Identify Historic Resource and its Location

The 5/10/17 CatEx Determination by the Planning Department, prepared without any solicitation from the owner of the Coxhead House, failed to recognize the immediately adjacent historic resource (unchecked box in Step 3 that required Step 5 "Advanced Historical Review" which was ignored by leaving it blank) and its location in a City mapped landslide zone (unchecked box in Step 2) per DBI map (see Attachment I). Among other defects, the Determination states: "Project will follow recommendations of the 1/12/17 Divis Consulting preliminary geotechnical report" when that document contained no relevant geotechnical data and no recommendations pertinent to the brick foundations of the immediately adjacent historic resource required by the 2016 SFBC. However, there is something informative in the Determination, that the 1/12/17 Divis boilerplate document has one piece of area specific information, which is showing the project site on a portion of the DBI landslide map. And, the developer represented to DBI that Divis published a geotechnical investigation report on 4/8/17 (date before the Determination) for both P/A 2017.0511.6316 (suspended and reinstated under P/A 2017.1004.0114) when according to C&CSF no such report exists (see Attachment F).

The CatEx Determination (Attachment A), prepared by Planning's Shelley Caltagirone and Jean Poling, also includes a completed Preservation Team Review form which relies on a report by Tim Kelley. None of these people are licensed architects and they are obviously unfamiliar with CEQA's historic resource provisions so it is understandable that they do not know what they are talking about when they refer to the project as not being designed by a "master architect" or not designed in the "First Bay Tradition" when the forefather of the Bay Tradition was Ernest Coxhead who designed and built his own home contiguous with the project. There is no architect trained in the Bay Area who does not know of the significance of the Coxhead House at 2421 Green. The preservation mess, soils report mix-up, and the failure to check the box in Step 2 demonstrates a lack of knowledge by Planning of architectural and geotechnical issues, particularly those related to undermining of the Coxhead House foundations, that resulted in their improper CatEx Determination.

V. No Topographic and Boundary Survey Has Been Performed

An instrumented land survey by licensed professionals is absolutely essential for projects built on hillsides that are immediately adjacent to existing structures owned by others. When a project is proposed to be built on a hillside common property line, spot elevations of the foundations of adjacent structures are surveyed and shown on a map prepared by a licensed land surveyor or a civil engineer (as required by the 2016 SFBC) that was licensed before 1/1/1982 and before number 33,965 (B&P Code §6731[g]); such professionals also have the right-of-entry; Civil Code §846.5.

Nevertheless, the project's engineer (Christopher Durkin, licensed on 1/26/2007 number 71,064), prepared drawings for construction showing excavations on the 2417 Green property up to the zero setback property line with the Coxhead House foundation without any land survey information whatsoever and without a geotechnical investigation submitted to the City by the owner/contractor Patrick Durkin. Furthermore, without land survey data being known, it would be impossible for the owner to provide the protection required by 2016 SFBC §3307 and written notice of excavation to the adjacent landowner required by Civil Code §832 as contained in 2016 SFBC §3307 as well as basic compliance with 2016 SFBC §1803.5.7 "Excavation near foundations" (Attachment E).

VI. There is No Geotechnical Data to Justify a Foundation Permit

Planning, in their 5/16/17 CatEx Determination (Attachment A) refers to recommendations contained in a "preliminary geotechnical report" by Christian Divis on 1/12/17, which is the first of two documents Divis prepared for the project. There is no report of geotechnical investigation as required by regulations although the developer (based on the engineers) represented to DBI that there was such a report having a date of 4/6/17. The 1/12/17 document is a compilation of word processing boilerplates and Internet print-outs, it has no information derived from a true investigation of the site which is required by C&CSF regulations. The "recommendation" for using soldier piles to underpin foundations that Planning believes should be followed is totally absurd for use with two brick foundation buildings touching on a common property line; it is a boilerplate for design of drilled shoring along an intended open excavation. The second document prepared by Divis is a letter dated 5/10/17 where Divis reassures DBI (even though there is no report of geotechnical investigation) that he has reviewed the drawings and they relevant to the project, where (although he does not seem to know) excavating in dune sand under brick building foundations constructed on a steep slope 125 years ago is, to say the least, problematical.

Personal experience (Karp 2009a) with the Casebolt House (San Francisco Landmark 51) at 2727 Pierce, property also contiguous with both 2417 and 2421 Green, is that grouting is not feasible due to the large percentage of soil material finer than 200 sieve. The option for the intended 2417 Green project is to work on the adjacent property (reinforcing bars are shown drilled into 2421 Green, see Attachments G & J), which requires written permission and a permit obtained by the neighboring owner that is very unlikely to ever happen. P/A 2017.0511.6316 included the improper 5/10/17 review letter but a permit was issued for foundation replacement on the property line even though no report of geotechnical investigation was ever turned into C&CSF as required by regulations (see Attachments E, F & J). The 5/10/17 letter by Divis is a breach of the standard-of-care for geotechnical engineers in California, it is negligent and misleading because the drawings are incompetent and if he actually looked at them he should be aware of their deficiencies (see Attachment I) and if Divis cannot see that, he should not be licensed. After suspension due to a NOV, P/A 2017.1002.0114 was filed for reinstatement using the same 5/10/17 letter from Divis referring to a non-existent report in title only, there are no shoring and underpinning specifications, no drawings, and no details (for particulars, see Attachment I). The Divis signed documents are grouped together so the gap that should be filled by the regulation geotechnical investigation report can be seen to be missing between the boilerplates and the approval letter, with the last document being the relevant page from DBI's Soil Report Index showing nothing for Block 560 - Lot 28 (or Lot 27) (Attachment F).

VII. Project's Civil Engineer Failed to Properly Represent Neighboring Foundations

Following the issuance of the 4/18/17 Dumican Mosey drawings showing the blocking of a portion of the historic Coxhead House, without shoring/underpinning/foundation specifications or details, on 5/11/17 the owner/contractor of 2417 Green, Patrick Durkin, filed Permit Application 2017.0511.6316 with the project description being "replace deteriorated basement wall", construction valuation \$100,000. The construction work shown on the drawings was piecemealed from the entire project as shown on the architectural drawings showing the entire project

Review of Christopher Durkin's drawings, dated 4/15 and 5/5/17, reveals that it is CAD adapted from the Dumican Mosey architectural drawings with specifications taken from a "Mercury Engineering" drawing (for an unrelated project). Neither the architect's drawings nor the Engineer's drawings have any survey data showing the actual depth and structural composition of the Coxhead House foundations and alarmingly no foundation details have been developed and provided, obviously because the demolition and construction is planned to be on a trial and error basis, to the extreme detriment of the contiguous historic resource.

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Having been involved with shoring and underpinning design and construction in San Francisco since the 1950s, it is obvious to me that the 5/5/17 drawings (i.e. Sheet S4.1) were faked to show the foundations for the contiguous 2421 Green extending much deeper into the ground than the garage expansion at 2417 Green.

Considering that the new garage expansion is at the same level as the existing garage at 2417 Green, and the 2417 garage level's elevation is easterly and steeply downhill from 2421 Green, it is not possible that the existing foundations of 2421 extend as deep as shown. Inspections and photographs by the under- signed (Civil Code §846.5) along the property line (**Attachment G**) reveal that the brick foundations of the Coxhead are tall and not anywhere as deep as shown on the 5/5/17 drawings.

In 1893 the height and depth faked on the drawings would never have been accomplished for tall brick foundations. Three Permit Applications (**Attachment H**) are involved with a back and forth process between suspension for NOV's and reinstatement which occurred basically due to the improper CatEx Determination which give the developer permission to do anything he wanted. Without the data from an instrumented ground and foundation survey (and the "exploration" results from P/A 2017.0428.3654 if there are any), the drawings submitted with P/A 2017.0511.6316 and P/A 2017.1002.0114 could only have been faked just as they appear because there is no land survey or geotechnical investigation (see annotated excerpts from the permit drawings, Attachment I).

The notes and specifications drawing (S1.0) was apparently part of drawings prepared by Mercury Engineering whose name was not fully removed indicating their improper use and poor project coordination. There is on file, as part of the drawing submittal, a "plan review" letter dated 5/10/17 prepared by engineer Christian Divis, which states compliance with a report he prepared on 4/6/17. The City does not have any investigation report because none was filed and there is no chance that it would contain anything useful because the date noted by Divis was 5 days before the exploration permit (2017.0411.3654) was issued. Sheet S1.0, which has a note referring to a mythical 4/6/17 report, does not have any specifications for underpinning and shoring or any other protection for the adjoining properties as required by law (see Attachments E & J).

P/A 2017.0511.6316 was for the purpose of forging ahead with the horizontal expansion shown on the architectural plans without proper CEQA review, piecemealing the foundation away from the intended 2417 Green envelope expansion using "repair of a deteriorated foundation" as an excuse. SFDBI Permit Tracking (see Attachment H) shows the documents submitted with P/A 2017.0511.6316 did not officially pass through Planning and engineering; foundation detailing was deferred to the future by the use of a note on Sheet S4.1 and rubber stamp affixed by the DBI (see notes below for Sheet S2.1).

VIII. The Engineering Drawings are Totally Deficient in Data and Design

The following (**Attachment I**) are summaries specific to the 4/10 and 5/5/17 Durkin drawings submitted to DBI with P/A 2017.0511.6316 (and 2017.1002.0114, see Attachment H) that are missing data and engineering necessary by convention, and compliance with regulations adopted to protect neighboring properties from catastrophic collapse or damages from loss of lateral and subjacent support due to undermining of supporting foundations while excavating.

Sheet S1.0: Cover sheet, notes, standard details. Notes 22, 23 and 24 discuss excavations and protection of property and attribute responsibility to contractor. Sheet by Mercury Engineering was/is for another project, Sheet has no foundation underpinning and shoring specifications.

Sheet S1.1: Miscellaneous details and Special Inspection sheet filled out by contractor. Provides for "geo-engineering".

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Sheet S2.0: Schematic site plan. No topographical lines of equal contour, no spot elevations, no reference to a topographical survey ever having been performed.

Sheet S2.1: Apparently recognizing the potential for undermining neighboring foundations and the required protection under 2016 SFBC §3307, DBI has affixed a rubber stamp on Sheet S2.1 which reads as follows:

“Where underpinning of adjacent property is necessary, complete details must be approved by the department of building inspection before excavation begins. Notify adjoining property owner in writing of proposed excavation as required by law - Sec. 832 Civil code, State of California. All underpinning to be supervised by Registered civil engineer including temporary shoring and sequence of operation.”

Sheet S2.2: Shows (in plan) most of building area being excavated for new garage (enlargement of about three times of what now exists), and called “Basement”. See comments below for Sheet S4.0.

Sheet S4.0: Shows longitudinal sections, not oriented on drawing looking north or south or by conventional grid lines but from Sheet S2.2 sections appear to be looking south. Shows most of the ground below the 2417 building excavated below the existing garage. Evaluation: This drawing essentially depicts, if the viewer recognizes the depth of the adjacent buildings are faked, that the project will relieve lateral and subjacent support for 2421 Green unless the existing foundations for 2421 are drastically changed.

Tall brick foundations on property lines across steep slopes are unstable and very difficult to underpin which means extensive shoring, removing the brick, and replacing the brick with reinforced concrete. This could trigger code requirements for complete seismic and energy retrofit of the building. This would destroy the valuable original construction of historical 2421 Green even before blocking the east wall of 2421 Green. The alternative is to conceal the damages from the owner of the Coxhead House.

Sheet S4.1: Shows three transverse sections through 2417 and partially through the neighboring buildings that are not oriented (“looking north” or “looking south”) but their orientation can be determined from the plans and the elevation (north) that shows the slope of Green Street and the location of the existing garage. Totally lacking in detailing of underpinning and shoring of the foundations of the Coxhead House required by 2016 SFBC §3307, 1803.5.7. The following discusses the three specific sections shown on Sheet S4.1:

(Existing) Transverse Section, 1/S4.1:

Shows narrow existing garage foundation for 2421 on the opposite side (west) extending downward to the bottom of the garage without any elevations or details (working depth not identified. Shows a brick foundation on 2417 (at the property line) extending down to about midpoint of the garage height. The brick foundation shown on the property line has no basis for being there. There are no references to underpinning details.

(New) Transverse Section, 2/S4.1:

Shows new garage, widened from existing, no new or old width dimension, height 7'-5" (lower than existing). [garage wall that is being removed is not deteriorated, it is relatively new (personal observation) and permit record indicates it was built in 1954. P/A refers to deteriorated basement wall but that wall whatever its condition is much higher than its replacement. Evaluation: The section also shows a new retaining wall and footing along property line with 2421 that will, without underpinning and shoring, impair lateral and subjacent support to 2421 if it exists and is removed. Furthermore, this drawing shows reinforcing bars from the new wall cross the property line and go into the 2421 Green building.

(New) Landscaping Site Wall [section], 3/S4.1:

Shows extensive excavation and new construction along property line of 2421. Although not oriented by reference on the Sheet, the section is cut on S2.1 as looking north (switch from other transverse sections on Sheet S4.1 which are looking south).

Untitled Sheet: A "plan review letter" dated 5/10/17, having false information that appears to have influenced the plan checker for P/A 2017.0511.6316 having a date for a report that does not exist (see Attachment F). It is a departure from the engineering standard-of-care for any engineer to bless drawings and falsify information that will affect adjacent property owners without site specific geotechnical data, a land survey map, and foundation details.

Annotated portions of the drawings (Attachment J) depicting the conditions noted above were part of the submittal that was permitted under P/A 2017.0511.6316 that followed CatEx, which was suspended but reinstated with P/A 2017.1002.0114 after removal of a small portion of new wall at the southwest corner of 2417 Green (deceptively, not the part that actually extended 2417 Green which would undermine 2421 Green as that foundation is misrepresented). Obviously the wall can be extended upward later. It is very important to note that to solve a Notice of Violation (NOV) for the concrete wall that is shown on the architectural drawings to be outside (North-South) the original footprint of 2417 Green was supposed to be removed from the project; but what engineer Durkin did to resolve the NOV was to modify a portion of the drawing, Section 3 on Sheet S4.1, with P/A 2017.1002.0114 (Attachments E & I), and cross out only the concrete wall easterly and away from the property line and leave its and the other foundation to be constructed against the brick foundation of 2421, without any evidence that the foundation is lower (that is actually as shown in external photos and Sheet S4.1 to be higher (see Attachment G). This is a deception sold to DBI as the wall remaining against 2421 can be used directly to horizontally and vertically enlarge the envelope of 2417 Green or the deleted wall can be extended upward after the brick is undermined. Although demolition and excavation have commenced, none of the detailing required by the rubber stamp on Sheet S2.1 (and required by 2016 SFBC §103.5.7) has been filed with DBI and it is important to note that with P/A 2017.1002.0114 there were still no foundation information and details included. On-site subsurface and surface drainage is always noted as being "by others".

IX. Coxhead Foundation will Lose Lateral & Subjacent Support by the Project

Proceeding without existing foundation information and details for new construction using a trial and error procedure will result in undermining of the brick foundations of 2421 Green because it can be seen in the field that the new foundations for 2417 will be below the bottom of the existing foundation of the Coxhead House (photos, Attachment G).

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The soils of Block 560 are generally dirty dune sand of varying depths (Karp 2009, Herzog 1997, Trans Pacific 1987). Dune sand relieved of confinement runs suddenly and can cause structural collapse rapidly if not carefully shored. Chemical grouting is now prohibited in California and cement intrusion grouting will not work due to the high percentage of fines in the sand. There are no elevations, details, or procedures on the Durkin drawings to prevent ground failure, contrary to law (Attachment I).

X. The City has Standards for Geotechnical Investigations required by Regulations.

Coupled with the failure of Planning to recognize the historic resource and to secure a proper investigation of the architectural and engineering aspects of the 2417 Green project site, instead of causing the developer to address well known site specific data and maps produced by agencies of the City & County of San Francisco (Attachment J), Planning enabled the developer with a faulty CatEx Determination and then approving drawings allowing damages to an historic resource. Note documentation, such as 2016 SFBC §3307 "Protection of Adjoining Property" incorporating Civil Code §832 (duty to maintain lateral and subjacent support) and §1803.5.7 "Excavation near foundations." Besides those regulations (Attachment E), DBI's "Geotechnical Report Requirements" (for permits), and the Ordinance, San Francisco's 2008 Slope Protection Act which includes maps such as URS/Blume's map "Landslide Locations-San Francisco Seismic Safety Investigation-Geologic Evaluation"; "Figure 4", which although old, has been modernized for clarity into a wall poster at the second floor of SFDBI (as noted in DBI's "Geotechnical Report Requirements") showing the project site is within zones marked "Areas of Potential Landslide Hazard" (City mapped zones of instabilities).

It is irrelevant what is supposed to be or what will be in a future slope protection map that may or may not be required to be followed. First, to a practicing geotechnical engineer all information must be considered so all landslide maps are valuable as they will lead to further investigation and second, the Slope Protection Act is a C&CSF ordinance that cannot be changed without action by the Board of Supervisors. For those who argue for self serving purposes that there is no official SPA in effect at this instant so no consideration of slope protection is necessary, SFDBI engineers and design professionals who work in San Francisco are well aware that posted on the wall on the 2nd floor of 1660 Mission Street, the Plan Review Station of SFDBI, as information available for everyone, are color enlargements of both the 1974 URS/Blume map and its 1987 successor which shows every block and lot in the City (part of Attachment I) as well as the 2008 Seismic Hazard map (which covers landsliding and liquefaction potentials due to earthquakes) and they are all noted in the C&CSF "Geotechnical Report Requirements (later part of Attachment J). Planning should have recognized that the 1/12/17 "preliminary" report they refer to in their 5/16/17 CatEx Determination was just word processing boilerplates with the singular exception (which should have triggered a warning to the engineer about a lack of shoring and underpinning on the drawings) that a portion of the 1987 DBI map showing the site was in a mapped landslide area was included (Attachments E & J).

XI. The Project's Engineers have Breached their Duty to the Public

Drawings Divis supposedly reviewed have no specifications/for shoring and underpinning. By law, bedrock support has to be determined by exploration. It has been 7½ months since the permit was issued and the owner/developer and his engineers have not complied with the laws concerning a demolition permit and protection of adjoining property. They have provided incompetent drawings

and have proceeded in a manner where several Notice of Violations have been issued. An EIR must be ordered which will force the owner/developer to comply with CEQA to preserve the historic resource without damages. For the EIR, the owner/developer will have to commission a boundary and topographical land survey and a proper geotechnical investigation to determine ground characteristics, the positions of the neighboring foundations, depth to bedrock, and other data required by San Francisco regulations.

XII. The Project's Developer has Circumvented City Regulations

The City adheres to constantly revised but strict geotechnical report requirements (Attachment J) which were ignored by the developer and his engineers and served to enable Planning to ignore the statutory regulations and skip over what is supposed to be performance for the public good. First, at the prodding of the developer, Planning issued a faulty CatEx Determination and second, Planning approved every single drawing that was put before the department no matter how damaging to the uphill neighbor was shown.

After neglecting to research the historic surroundings to the 2417 Green project, Planning failed miserably, apparently because of misrepresentation provided or undue influence, to request and secure the most fundamental technical information necessary to properly assess the geotechnical engineering aspects of the project. A proper report of geotechnical engineering investigation would absolutely be required for any excavation and grading project where there will be excavations into a very steep slope under a 125 year old building with brick foundations within a mapped landslide area. The 1/12/17 compilation of boilerplates and Internet print-outs (with only a specious "plan review letter" after that with nothing in between), the compilation did not include even a schematic site plan showing the proximity of the buildings, even without topography and let alone anywhere close to compliance with regulations (Attachment J). Planning, even without recognizing the historic resource in the immediate surroundings of 2417 Green, shirked their duty by not insisting on a geotechnical investigation report that minimally followed the regulations (Attachments E & J) before issuing their CatEx Determination.

XIII. The Architectural and Engineering Drawings are Deficient in Data and Design

The defect summaries (Attachment I) specific to the 4/10 and 5/5/17 Durkin drawings purportedly showing engineering for the site and building substructure submitted to the City with P/A 2017.0511.6316 (and then 2017.1002.0114 reinstating 6316) could be enlarged to fill a book of how to deceptively, and improperly, design the critical portion of a project, where the buildings have zero setback from a common property line, without even considering the uphill building is an historic resource (essentially the job of Planning before the project gets to the building department). Most cities have trained architects and planners on staff that would instantly recognize the historic importance of the Coxhead House. The fact that the architectural drawings were intentionally deceptive (no grid lines, no orientation of compass direction on elevations and sections, incomplete superposition of an illustration of the new building envelope upon the neighbor's building, ignoring the importance of the Coxhead House, failure to insist on a land survey and proper geotechnical investigation, depicting deep foundations for 2421 Green without any evidence, omitting a site plan showing spot elevations and other topography and drainage) is no excuse for the Durkins submitting universally deceptive and faulty civil engineering documents for building permits. Fundamentally, all that is needed to know is that the drawings (e.g Detail 3, Sheet S4.1) show a critical new foundation on 2417 Green that crosses the property line to be anchored in the 125 year old brick foundation of the Coxhead House (Attachments G & I). For construction, the architectural drawings were superceded by

the engineering drawings which are incompetent for evaluating potential damage to others. The intent of the Slope Protection Act (Attachment J) and data exists for the public at DBI (e.g last page of Attachment F) and all of it is important to consider by all geotechnical engineers; it is grossly incompetent to issue a plan review letter (5/10/17) enabling the building department to gloss over City regulations. In Planning's CatEx Determination, the 1/12/17 Divis compilation was referenced on 5/16/17 without regard to the fact that nothing serious about the project was in the compilation but should have been because the City's report requirements stress site specific slope and grading information as does the Slope Protection Act. Planning intimated in their CatEx Determination that the project site was investigated when it was not. Planning ignored their own map, which is posted in Planning's lobby, showing slopes more than 20%.

It is incomprehensible why Planning regarded the boilerplates and Internet print-outs as being the geotechnical investigation report required for mapped potential landslide area (which map was in the 1/12/17 document) and issued the CatEx Determination without question. For the purpose of CEQA and DBI, the 1/12/17 report is grossly superficial and defective and that should have been noticed by Planning, but they enabled DBI so the regulations fell by the wayside. It is also incomprehensible why Planning (Christopher May) approved the first set of drawings (P/A 2017.0511.6316) and then approved the second set of drawings (P/A 2017.1002.0114) to reinstate the previous P/A when the changes made to the drawings had nothing significant to do with curtailing the horizontal extension of the building and increasing the envelope to block air and light from 2421 Green (Attachments G & J).

In Planning's CatEx Determination, nobody licensed as a design professional gave references for the Determination (that there was "no possibility" of environmental impact) that was granted after a superficial inquiry by staff. Planning should have known the compilation report did not approach minimum ASCE Standards for site investigations (ASCE 1976) and of course DBI's report requirements (Attachment J) which are primarily directed to excavations and grading of slopes and foundations in slopes, and they do not meet standards set forth in the California Building Code as adopted to be the San Francisco Building Code tri-annually by C&CSF. Notably, the 2016 CBC/SFBC introduces (the bar in the margin indicates the regulation was adopted since 2013) a new separate section, §1803.5.7 entitled "Excavation near foundations." (Part of Attachment E) which is so important to this matter that it must be quoted.

§1803.5.7. "Excavation near foundations. Where excavation will reduce support from any foundation, a registered design professional shall prepare an assessment of the structure as determined from examination of the structure, the review of available design documents and, if necessary, excavation of test pits. The registered design professional shall determine the requirements for underpinning and protection and prepare site-specific plans, details and sequence of work for submission. Such support shall be provided by underpinning, sheeting and bracing, or by other means acceptable to the building official."

There is no site plan in the 1/12/17 compilation adopted by Planning. There was no geotechnical investigation. There are no diagrams and observation/test results of rock and soil in the permit documents. Steepness of the site is not addressed and there is nothing about existing foundation depths on the common property line and ground characteristics such as density and grain size and groundwater. The drawings have ridiculous notes on them e.g. "drainage by others"; like who other than the construction permit holder, Planning? There are no recommendations for design and construction of foundation protection for the historic resource relevant to the brick foundations and in-situ dune sand. Why would Planning approve the drawings, and do that multiple times?

LAWRENCE B. KARP CONSULTING ENGINEER

The exemption for an activity specifically does not apply if the activity may have an impact on an environmental resource of "hazardous or critical concern where designated by, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." 14 Cal Code Regs §15300.2(a) (Attachment B). The regulations prohibit approval without compliance with them (Attachment J).

Locations in potential landslide areas (as the site is situated) are usually especially meaningful for geotechnical engineers where landsliding is likely to occur in steep slopes that are proposed for excavation and grading. Competent engineers recognize the very real potential loss of lateral and subjacent support on hillsides for land above, and, as change in groundwater regime accompanies excavation, as being critical. Geotechnical maps are as precise as can exist under standards for such engineering, and as the area marked for potential landslides has been on the maps for more than 40 years makes the point of CEQA being particularly applicable for the subject project.

XIV. CEQA Prohibits "Piecemeal" Projects Resulting in Cumulative Effects

Planning's CatEx Determination circumvents cumulative and compound evidence of requirements for an environmental review for this project, and presentation of the project (and handling by SFPD) which is obviously a CEQA prohibited "piecemeal" approach, 14 Cal Code Regs §15303(a), to a project that is intended to follow the architectural drawings that show, even though they are deceptive to the casual viewer, extension of the envelope of 2417 Green to block air and light and view to and from the Coxhead House. Planning has no qualified staff to opine on the integration of architectural and engineering aspects of the project (there are no licensed architects or engineers or other licensed design professionals such as land surveyors on staff). Licensure, not fancy in-house titles to give importance and supplement wages, is evidence of qualification under California's Business & Professions Code.

XV. The City Must Order an EIR

This report is based on evidence contained in the records of San Francisco's City Planning Department that has been either ignored, misinterpreted, or misunderstood. The record, considered in its entirety, contains substantial evidence to support a fair argument that the project may have a significant effect on the environment that can only be avoided by scaling back the 2417 project to eliminate any encroachment into the air space along the east elevation of the Coxhead House.

The initial permit for construction, issued 2 days after Planning's Categorical Exemption Determination", was based on drawings that did not contain designs based on the regulations codified and required by the City & County of San Francisco. One of the reasons the drawings were approved for construction is that Planning pre-approved the architectural design and then approved the engineering drawings for 2417 Green, by signing rubber stamp imprints on the drawings, that authority based on a faulty Categorical Exemption Determination which effectively removed any environmental review of the surroundings, particularly the Coxhead House which Planning gave no recognition, which happened to be a contiguous and uphill historical resource. Those regulations are for the purpose of protecting neighboring properties; they were garnered from a history of more than 100 years of problematical property line construction projects.

This project requires an environmental review of the 2417 Green project. An EIR will report on the planned architectural interference with the appearance and function of the historic resource, and the EIR will report on the engineering defects in preserving and protecting the the historic resource.

LAWRENCE B. KARP CONSULTING ENGINEER

XVI. Summary & Conclusion

In my professional opinion, gathered by over 50 years involvement in geotechnical (soil and foundation) engineering in San Francisco, if the subject project is implemented without a proper and complete environmental review, which only an independent EIR under CEQA can provide, there is a severe potential for significant environmental impact to result from the project which will be cumulative.

The potential exists during construction of foundations for the underground garage and basement for 2417 Green and the cumulative impacts of altering and enlarging the building envelope of 2417 Green to obstruct views to and from the contiguous resource, the Coxhead House at 2417 Green and to irreparably undermine and damage the foundations of this historic resource.

If development of 2417 Green were to proceed, it must be scaled back and adjusted to be compliant with the neighborhood consistent with recognition by the City of the historical value of the Coxhead House. A full, competent engineering design, based on the C&CSF regulations, must be completed to be reviewed by experts within an Environmental Impact Report ordered by the Board of Supervisors.

Yours truly,



Lawrence B. Karp

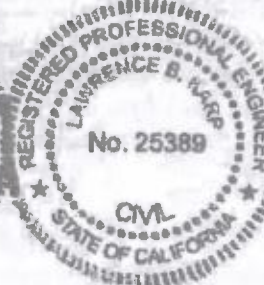
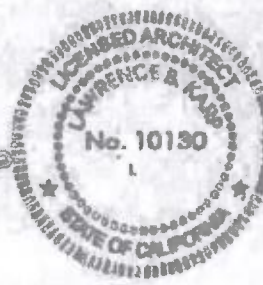


EXHIBIT F



Technical Consultation, Data Analysis and
Litigation Support for the Environment

2656 29th Street, Suite 201
Santa Monica, CA 90405

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(949) 887-9013
mhagemann@swape.com

November 27, 2018

Richard Drury
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Subject: 2417 Green Street Project

Dear Mr. Drury:

I have reviewed the February 27, 2018 report¹ that documents soil sampling results obtained from the 2417 Green Street property in San Francisco. The two samples, collected from a single surficial depth interval two locations, were analyzed for parameters that are required under San Francisco Health Code article 22A (Maher Ordinance). The report summarized the results and concluded that hazardous materials were not present at the 2417 Green St. property. The San Francisco Department of Public Health (DPH) determined in a June 22, 2018 letter²:

Based on review of the documents, DPH found the project in compliance with San Francisco Health Code article 22A, and requires no further investigation. Thus, there is no possibility of a significant effect on the environment related to exposure to hazardous materials. (p. 11.)

I have reviewed the soil sampling requirements of Health Code article 22A and have concluded that the sampling was not adequate to provide the basis for DPH to conclude that “there is no possibility of a significant effect on the environment related to exposure to hazardous materials.” The soil sampling that was conducted was limited to two co-located samples. Instead, a program of sampling should have been undertaken across the property consisting of at least eight locations and at two depth intervals (0-0.5 ft. and 3.0-3.5 ft). This is especially important because a source of potential contamination that led


¹ Site Characterization, 2417 Green St., San Francisco, California, Innovative and Creative Environmental Solutions, February 27, 2018

² Certificate of Determination Exemption from Environmental Review, San Francisco Planning Department, June 22, 2018

to the Maher listing is not known. Only a property-wide investigation would allow for the conclusion that there was no possibility of contamination, as made by DPH.

An amended workplan should be submitted by the applicant to DPH that would set forth a comprehensive soil and groundwater (if present) sampling program to determine if the property has been impacted by contamination. A thorough evaluation, made available to the public for review in report format, is necessary to allow for disclosure of any contamination that may be present, and to identify any mitigation that would be necessary for the protection of the public, including construction workers and adjacent residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Hagemann", with a long horizontal flourish extending to the right.

Matt Hagemann, P.G., C.Hg.



Technical Consultation, Data Analysis and
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December 26, 2017

Richard Drury
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607

Subject: Comments on the 2417 Green Street Project

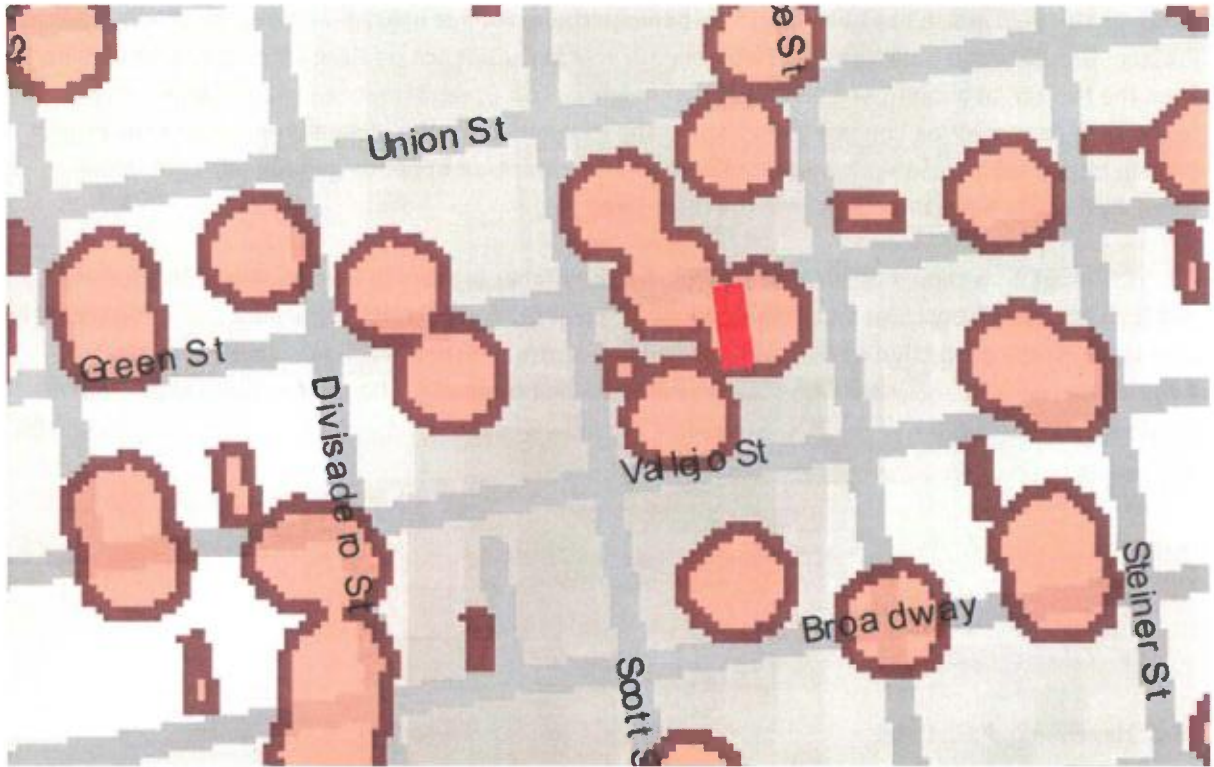
Dear Mr. Drury:

I have reviewed the City of San Francisco's documentation for the May 16, 2017 Categorical Exemption for proposed excavation and construction work at a residence at 2417 Green Street in San Francisco. Because of placement on the Maher List and because of potential impacts from shallow groundwater, a Categorical Exemption for the project is erroneous. Instead, a full CEQA review, to include mitigation of potential impacts from hazards associated from the Maher listing and hydrological impacts from shallow groundwater, is necessary.

Properties with potential subsurface chemical contamination that require grading of 50 cubic yards of material are regulated under the San Francisco Maher Ordinance (Article 22A of the San Francisco Health Code and Article 106A.3.4.2 of the San Francisco Building Code)¹. The City's determination that the project is exempt from CEQA review is in error because the subject property at 2417 Green Street occurs on the 2015 Maher Map,² which identifies areas within 100 feet of current or historical underground storage tanks. As shown in the map below, excerpted from Maher Map, the project is atop a mapped site.

¹[http://library.amlegal.com/nxt/gateway.dll/California/health/article22aanalyzingsoilsforhazardouswast?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca](http://library.amlegal.com/nxt/gateway.dll/California/health/article22aanalyzingsoilsforhazardouswast?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca)

² http://www.sf-planning.org/ftp/files/publications_reports/library_of_cartography/Maher%20Map.pdf



Conditions and stipulations for the Maher Ordinance under the October 2, 2017 Application for a Building Permit are as follow:



APPROVED:

Accepted by the San Francisco Department of Public Health Maher Program with the following conditions: Obtain copies and follow the requirements of the Site Mitigation Plan, Environmental Health and Safety Plan, Dust Control Plan and other documents and requirements to ensure compliance with the S.F. Maher Ordinance.

DEPARTMENT OF PUBLIC HEALTH

M. Zalay
10/31/2017

None of the required elements under this approval have been produced. A full CEQA review is required to include a Site Mitigation Plan, an Environmental Health and Safety Plan, a Dust Control Plan, and other documents, as required under the Maher Program.

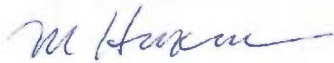
The application materials indicate that the proposed project on the subject property would require 408 cubic yard of soil excavation and removal (Environmental Evaluation, p. 7). Given the listing of the property on the Maher Map, this excavation may disturb potentially contaminated soil, which may expose nearby residents and/or construction workers to hazardous chemicals. Given this, there is a fair argument that the proposed project at 2417 Green Street may have adverse environmental impacts that must be analyzed under the Maher Ordinance and CEQA.

Additionally, Project documents show that excavation to a depth of approximately 15 feet will be required for the construction of a garage. An excavation to this depth will likely affect shallow

groundwater flow which has been observed beneath the residence upgradient (directly uphill) from the Project. Groundwater has been reported beneath another residence on Green Street, two houses uphill from the Project, at a depth of 2 feet. Another neighbors on Green Street reported groundwater to rise to the surface as a spring beneath their home. The foundation for the garage proposed for the Project may, in effect, "dam up" the flow of groundwater and may result in flooding in the adjacent uphill property if water were to back up into the residence.

A full CEQA analysis should be invoked to allow for the Maher process to be completed, to allow for public disclosure of any contamination that may be present, and to identify any mitigation that would be necessary for the protection of the public, including construction workers and adjacent residents. Additionally, a CEQA analysis is necessary to evaluate the potential for flooding in the adjacent uphill residence by interruption of the flow of shallow groundwater though construction of the foundation for the garage.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Hagemann", with a long horizontal flourish extending to the right.

Matt Hagemann, P.G., C.Hg.

EXHIBIT G

Carol L. Karp
Architect A.I.A.

December 30, 2017

C&CSF Board of Supervisors
London Breed, President
City Hall, Room 250
San Francisco, CA 94102

Subject: Appeal of CEQA Categorical Exemption
2417 Green Street Project [Block 560 - Lot 028]

RE: Coxhead House
2421 Green Street
Threatened Historic Resource

Subject: Contiguous Proposed Construction
2417 Green Street, San Francisco

Dear President Breed & Supervisors:

This correspondence concerns the negative impact that the subject project will have on the building at 2421 Green Street, which is immediately adjacent to the project site. This information is additional to the National Park Service's nomination for placement in the national register of historic places. Ernest Albert Coxhead's own residence, designed and built 1892-1893, has been declared eligible for listing with copies of the final draft nomination papers being part of the appeal lodged with the San Francisco Planning Department 11/17/17 which includes a letter of support from House Minority Leader Nancy Pelosi.

The Coxhead house is renowned as the forefather of the "First Bay Tradition" of architecture which began in San Francisco at the end of the 19th century. Coxhead, as most of his following architects (e.g. Bernard Maybeck, Julia Morgan) who emigrated to California, utilized their training to adopt and integrate their designs with the use of native and locally made materials such as redwood, red cedar shingles, and brick. Coxhead's house manifests unique roof profiles and sidewall fenestration predicated on emphasizing views from the house and views of the house that have been punctuated with Cotswald detailing. Subsequent Second Bay and Third Bay Traditions were derivatives that followed.

As covered in our nomination papers, the Shingle Style exterior of the house is an exemplary expression of adaption of Coxhead's classical training with local features and materials into a new California architectural style. Coxhead recognized there would be enough open space on the east and west elevations to glaze much of these elevations. He then carefully positioned bands of windows to capture San Francisco Bay views and sunlight from the East and West. Promoters of the project at 2417 Green, which is intended to enlarge the adjacent house, believe the views are not important. Views from the Coxhead house, which the fenestration was carefully designed around, are reciprocated by views from the house; everything viewed has viewers that can see the Coxhead House.

The building is a unique solution for a house on a typical narrow lot in San Francisco's Pacific Heights and Cow Hollow. It is urban in character in the front and a relaxed freestanding house in the country at the rear. The entry portico and staircase that join the building with the street leads one to a classical style front door that provides an articulated entry into the residence. Architectural historians have written about this specific design feature and how it brought European design to the San Francisco Bay Area. The building is so significant to American architecture that the seminal book on this subject lists two houses by architects (Frank Lloyd Wright and Ernest Albert Coxhead) that were designed and built for themselves.

The nomination papers have extensive photographic coverage of the exterior of the house including drone imagery of the environment surrounding the 2417 project. The Coxhead house is threatened by the contiguous development and the developers have questioned the historic value of the Coxhead House even though it is officially historic. As the nomination papers do not have copies of the unusual published coverage of the house due to copyright, I am attaching copies of the chapters from the major books that prominently cover the Coxhead House, as well as the letter of support by San Francisco's congresswoman and my letter with résumé to the owner, who has allowed the nomination, as follows:

1. "Shingle Style - Innovation and Tradition in American Architecture 1874 to 1982", author Leland Roth, photographer Bret Morgan, Norfleet Abrams 1999.
2. "Bay Area Style - Houses of the San Francisco Bay Region, author David Weingarten, photographer Alan Weintraub, Rizzoli 2004.
3. "On the Edge of the World - Four Architects in San Francisco at the Turn of the Century", author Richard Longstreth, MIT Press 1983.
4. Letter from Rep. Nancy Pelosi to California Office of Historic Preservation, 2017.
5. Letter with résumé from Carol Karp AIA to owner of the Coxhead House, 2017.

According to the architectural drawings submitted to the City by the developer of 2417 Green, the project increases the existing envelope of the building which will obliterate views to and from 2421 Green which will profoundly affect the historic nature of the building. According to the engineering drawings submitted to the City by the developer of 2417 Green Street, the project has no provisions for protecting the 125 year old historic brick foundations, that survived the 1906 Earthquake intact, from damage from loss of lateral and subjacent support due to the planned excavations. There is no survey or geotechnical investigation or any provisions to protect the historic resource. The project is certainly not entitled to a CEQA Categorical Exemption and an Environmental Impact Report should be prepared under CEQA regulations.

Yours truly,



Carol L. Karp





Laurel Heights Improvement Association of San Francisco, Inc.

By Hand Delivery

December 5, 2018

By E-Mail to: Commissions.secretary@sfgov.org and julie.moore@sfgov.org and nicholas.foster@sfgov.org

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94102-4689

Dear President Hillis and Commissioners:

Re: 3333 California Street, Draft Environmental Impact Report
SF Planning Department Case No: 2015-014028ENV
Hearing Date: December 13, 2018

December 13, 2018
Planning Commission

RECEIVED

DEC 05 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

INTRODUCTION AND REQUEST FOR EXTENSION OF COMMENT PERIOD

The Draft EIR states that the proposed project would have ***SIGNIFICANT AND UNAVOIDABLE IMPACTS ON HISTORICAL RESOURCES AND NOISE FROM CONSTRUCTION.***

RECEPTION DESK

The Draft EIR states that the “proposed project or project variant would cause substantial additional Vehicles Miles Traveled and/or substantially induce automobile travel” but claims that reducing the retail parking would mitigate the impact to less than significant. DEIR pp. 4.C.68 and 80. We will submit comments on these and other matters. 74

We request a 15-day extension of the 45-day comment period on the Draft EIR from December 24, 2018 to January 8, 2018 since the project construction would last for 7-15 years and there is substantial community opposition to the developer’s concept. We presented to the Supervisor of District 2 approximately 800 signatures of residents opposing the developer’s concept and requested rezonings.

There are two new Full Preservation Alternatives which are feasible.

This Commission should support the Community Full Preservation Alternative because such an alternative is feasible and would avoid substantial adverse changes in character-defining

features of the historically significant resource. This Alternative would include the same number of housing units as the proposed project (558 units) and the project variant (744 units). This Commission should request that the Draft EIR (DEIR) be revised to substitute the Community Full Preservation Alternative for DEIR Alternative C, because Alternative C would have 24 less housing units than the proposed project and substantial new retail uses, which are not permitted under the current site zoning. Retail was banned when the site was rezoned from First Residential to limited commercial in order to prevent adverse effects on the Laurel Village Shopping Center and Sacramento Street merchants.

Public Resources Code section 21002 confirms that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects. The DEIR admits that the developer's proposed concept "would cause a substantial adverse change in the significance of a historical resource." DEIR p. B.41.

1. COMMUNITY FULL PRESERVATION ALTERNATIVE

The Community Full Preservation Alternative would have the same number of housing units as the project (558 units) or project variant (744 units) and would build new residential buildings where the parking lots are located along California Street. Also, a residential Mayfair building would be built on a small portion of the landscaping. Other than that, the historically significant landscaping including the beautiful Terrace designed by the renowned landscape architects Eckbo, Royston & Williams and the majority of the 185 mature trees would be retained and would continue to absorb greenhouse gases. Under this Alternative, the existing 1,183 asf café and 11,500 gsf childcare center would remain in the main building. Approximately 10,000 gsf of office uses in the existing main building could be retained, at the developer's option.

The site would not be rezoned for approximately 54,117 gsf of retail uses or a 49,999 gsf new office building. By using all the newly constructed buildings for housing, some units large enough to be attractive to middle-income families would be provided along with other affordable

housing. Retail uses were banned as a commercial use on the site by Planning Commission Resolution 4109, which still applies, when the site zoning was changed from First Residential to commercial with limitations, in order to prevent adverse effects on the adjacent retail uses in Laurel Village Shopping Center and along the Sacramento Street neighborhood commercial area. See Attachment G, Resolution 4109. This resolution was recorded in the chain of title as a Stipulation as to Character of Improvements and can only be changed by the Board of Supervisors.

The Community Alternative would retain all of the existing office building's character-defining features and the bulk of the character-defining features of the site and landscape. Also, this Alternative would be built in approximately 3 years, as opposed to the 15 years which the developer is requesting in the development agreement so that if "conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability." Attachment A, October 12, 2017 email from Dan Safier. An architect is drawing up a graphic of the Community Alternative, which we will submit as comment on the Draft EIR.

2. ALTERNATIVE C: FULL PRESERVATION RESIDENTIAL ALTERNATIVE

There is also a new alternative in the Draft EIR (DEIR) which was not presented to the Architectural Review Committee of the San Francisco Historic Preservation Commission on March 21, 2018.

DEIR Alternative C: Full Preservation Residential Alternative would have 534 residential units plus 44,306 gsf of retail uses. DEIR p. 6.13. Please note that some of the proposed retail uses under this Alternative can be converted to residential uses to add 24 more residential units in order to match the 558 residential units in the proposed project. The DEIR unreasonably configured this alternative to have 24 less residential units than the project, in order to provide a false pretext for its rejection.

Alternative C would not divide the existing office building with a 40-foot-wide pathway, demolish the south wing of the building or destroy the Eckbo Terrace and majority of the

historically-significant landscaping. (See Attachment B hereto - Alternative C Site Plan from DEIR p. 6.67) This alternative would also have 14,650 gsf of daycare uses. *Ibid.*

According to the DEIR, Alternative C would retain most of the existing office building's character-defining features and many of the character-defining features of the site and landscape. DEIR p. 6.78. It is unclear what the DEIR means by stating that "the glass curtain wall system would be replaced with a system compatible with the historic resource," as the DEIR only states that the replacement would be "a residential system that would be compatible with the historic character of the resource; e.g. operable windows with small panes divided by a mullion and muntins." DEIR pp. 6.77-6.78. Illustrations do not appear to have been provided. It is also unclear what the DEIR means by stating that the proposed one-story vertical addition (12-foot tall) "would appear visually subordinate to the historic portion of the building" and that "the new rooftop addition would distinguish it from the original building yet be compatible with Midcentury Modern design principles." DEIR pp. 6.77-6.79. Illustrations do not appear to have been provided. The Final EIR should explain exactly what is meant by these two items so that their impact on the character-defining features of the resource can be determined.

3. THERE IS AN EXISTING PATHWAY THROUGH THE BUILDING TO MASONIC.

Opening at the front of the main building, there is a pathway through the building that opens into the Eckbo Terrace and continues to Masonic. See Attachment C, photos of pathway.

4. PHOTOGRAPHS OF THE SITE ARE PROVIDED IN ATTACHMENT D.

Photographs of the property that were provided to the State Historic Resources Commission are attached hereto because the DEIR does not appear to contain photographs of the character-defining features, other than the aerial view on the cover. See Attachment D.

5. THE DEVELOPERS AND USCF CONCEALED THE HISTORIC SIGNIFICANCE OF THE PROPERTY.

During the meetings UCSF held with community members prior to granting the developer a 99-year lease for the property in 2015, UCSF concealed the historic significance of the property from the community members. The developers also concealed the historic significance of the site from community members during the time they met with community members to discuss their development concepts. The City of San Francisco disclosed the historic significance of the site in the Notice of Preparation of Environmental Impact Report and Notice of Public Scoping Meeting dated September 20, 2017. However, UCSF knew at least six years earlier that the site was a historically significant resource eligible for listing in the National Register and California Register, as shown in the *UCSF HISTORIC RESOURCES SURVEY* prepared on February 8, 2011 by Carey & Co, Inc. See Attachment E, excerpts from Carey & Co, Inc., *UCSF HISTORIC RESOURCES SURVEY*.

6. The Public Has Acquired Rights of Recreational Use on Open Space on the Property.

As explained in the letter from attorney Fitzgerald, the public has acquired recreational rights to the open space on the property as a result of the public's use of the used open space on the property as a park. See Attachment F.

CONCLUSION

The Commission should support the Community Full Preservation Alternative which would construct the new residential uses in approximately three years, rather than 7-15 years, under the developer's proposal. This Commission should also request that the Community Full Preservation Alternative be substituted for Alternative C in the DEIR. In the alternative, this Commission should propose that Alternative C be modified so that no portion of the exterior of the existing office building be removed or expanded and that 24 additional residential units be constructed in the space allocated for 44,306 gsf of retail uses in Alternative C so that the total number of residential uses in Alternative C would match the 558 units in the proposed project

San Francisco Planning Commission
December 5, 2018
Page 6

and 744 units in the project variant. Under this Alternative, as well as the Community Full Preservation Alternative, the existing passageway which extends from the north of the building, through the building, into the Eckbo Terrace, and onto an open-air pathway that directly connects to Masonic Avenue can be used as a pathway open to the public. No division of the main building would be needed to produce a pathway. There is also an existing open-air passageway from the north gate through the property that connects with Laurel Street.

The confirmation of listing on the California Register of Historical Resources is attached. See Attachment H.

Respectfully submitted,

Laurel Heights Improvement Association of SF, Inc.



By: Kathryn Devincenzi, President

Telephone: (415) 221-4700

E-mail: LaurelHeights2016@gmail.com

ATTACHMENTS A-H

EXHIBIT A

Dan Safier <dsafier@pradogroup.com>

Thu, Oct 12, 2017 at 3:45 PM

To: John Rothmann <johnrothmann2@yahoo.com>, Dan Kingsley <dkingsley@sksre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Catherine Carr <catherine.a.carr@gmail.com>, "M.J. Thomas" <mjinsf@comcast.net>, Richard Frisbie <frfbeagle@gmail.com>

Dear John, Kathy, Catherine, M.J., and Dick:

First of all John, thank you for the meeting last week at your home. As we agreed in the meeting, we are responding to your recent questions regarding the project. We have re-arranged your questions slightly to group them according to subject. If we haven't answered any of your questions, please let us know. We very much appreciate your willingness to promptly write back to us with your five outstanding issues on the project that are currently preventing us from obtaining LHIA support for the project. We appreciate your doing this so we can set a follow up meeting to find a mutually workable solution.

LHIA Questions:

Q: You also stated that Prado wants to have a development agreement to lock in entitlements for longer periods of time than would normally be allowed?

A: Yes, we are looking to enter into a development agreement (DA) with the City for a term of approximately 15 years. For large projects with multiple buildings like 3333 California Street, the City generally requires a DA. The DA vests the entitlements, protecting the entitlements from changes in the law in exchange for certain community benefits. This would include the community benefit of certainty of the entitlements during that period. If we did not build the project during the term of the DA, then the DA would expire and we would lose the protections of the DA.

Q: What portion of the project would be built first?

A: At this time, we have assumed that the Masonic and Euclid buildings would be built first. In general, we anticipate construction beginning with a staging and site preparation phase, which will include some demolition, then excavation for underground parking, followed by construction of the buildings. With the exception of work on the sidewalks, addition of landscaping, paving, and connecting to the City's various systems and utilities, our general contractor, Webcor Builders, is anticipating that construction will occur within the site. We will be preparing a detailed construction management plan, and the EIR will include mitigation measures around construction emissions, air quality, etc. with which we will have to comply.

Q: What would you expect to be built in each successive phase of the project?

A: At this time, we anticipate the following in each phase – Phase 1: Masonic and Euclid buildings; Phase 2: Center Buildings A and B; Phase 3: Plaza A, Plaza B and Walnut buildings; and Phase 4: Mayfair Building and Laurel Duplexes.

Q: What do you anticipate the total period of time will be during each phase of construction?

A: Our current planning assumes that each phase would overlap, e.g., Phase 2 begins approximately 20 months after Phase 1. Specifically, we think Phase 1 could take 30 months, Phase 2 could take 24 months, Phase 3 could take 36 months, and Phase 4 could take 20 months. Assuming an overlap of phases, from start to finish it could take approximately six to seven years to complete all phases of the construction. This construction phasing and related

durations are consistent with and defined in the phasing schedule under review in our environmental application. While the phasing could be accelerated, we have assumed a relatively conservative approach to the construction phasing.

Q: What is the period of time that you anticipate that construction will occur?

A: We anticipate that construction will occur in the spring of 2020.

Q: What is the reason for constructing the project in phases?

A: By allowing for potential phased construction, we would have the ability to complete and occupy portions of the project as each phase is completed. If conditions do not exist to build out the entire project, we can phase construction in order to align with market conditions and financing availability.

Q: How many extensions do you anticipate requesting for the entitlements?

A: None. Any extension of the DA's term would be a material amendment that would require Board of Supervisor's approval.

Q: During those extended periods, would it be possible for Prado to request changes in the project as related specifically to increased height, increased bulk, increased numbers of residential units, increased amounts of retail or office space? What about the possibility of design changes or other changes? Could Prado apply to change any part of the construction to provide the opportunity to have high rise construction?

A: Once the EIR is certified and the project is approved, any material changes to the project would be subject to new environmental review, would require Planning Commission and Board of Supervisor approvals and also an amendment to the DA. Any increase in height over what is entitled in our project would require a revision to the Planning Code and Zoning Maps that would entail Planning Commission and Board of Supervisors approval.

Q: There are genuine concerns about reducing open spaces and reduced on-site parking places.

A: Open space will be part of the entitlements and will likely be considered by the City as one of the public benefits supporting the DA -- for that reason alone, reducing the amount of it would be very difficult if not impossible. The open space requirements will be carefully described in the project's approvals and will also be recorded against the property. So, as with any material changes to the approved project, any material change to the open space would be very difficult and would involve a public process and City approval. As to parking spaces, as you know, the City would like to see the number of spaces reduced. We plan to continue advocating for the proposed number of project parking spaces in our application.

Q: During the phased construction could Prado transfer shares in the project to provide for new or additional investors?

A: We have no plan to transfer any shares in the project and construction lenders generally prohibit any changes of ownership by the project developer during construction and stabilization of a project. PSKS, along with our equity partners and lenders, intend to provide all of the capital necessary to construct, own and operate the project. We plan to

retain day-to-day control of the project during development, construction, stabilization and ongoing operations. We design and build our projects to hold for the long-term owner.

We look forward to reconnecting and thank you again for making the time to meet with us.

Sincerely, Dan



Dan Safier | President & CEO

Prado Group, Inc.

150 Post Street, Suite 320

San Francisco, CA 94108

dsafier@pradogroup.com

T: 415.395.0880 | D: 415.857.9306

From: John Rothmann [mailto:johnrothmann2@yahoo.com]

Sent: Monday, September 25, 2017 8:20 PM

To: Dan Safier <dsafier@pradogroup.com>; Dan Kingsley <dkingsley@sksre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>; Catherine Carr <catherine.a.carr@gmail.com>; M.J. Thomas <mjinsf@comcast.net>; Richard Frisbie <frfbearle@gmail.com>

Subject: Specific questions about the proposed project

Dear Dan and Dan,

[Quoted text hidden]

John Rothmann <johnrothmann2@yahoo.com>
To: Kathy Devincenzi <krdevincenzi@gmail.com>

Mon, Oct 30, 2017 at 7:21 PM

----- Forwarded Message -----

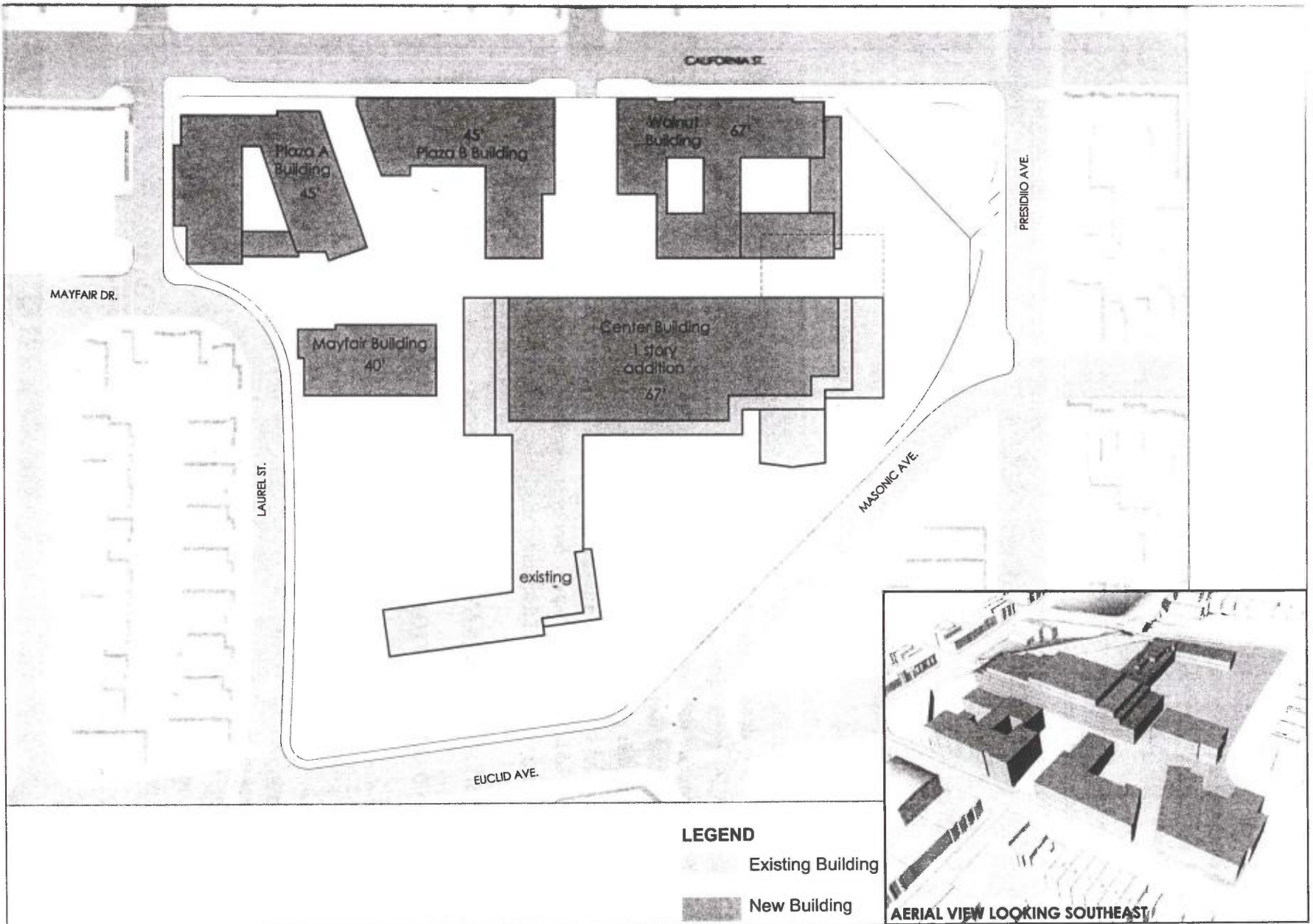
From: Dan Safier <dsafier@pradogroup.com>

To: John Rothmann <johnrothmann2@yahoo.com>; Dan Kingsley <dkingsley@sksre.com>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>; Catherine Carr <catherine.a.carr@gmail.com>; M.J. Thomas <mjinsf@comcast.net>; Richard Frisbie <frfbearle@gmail.com>

[Quoted text hidden]

EXHIBIT B



Source: Laurel Heights Partners, LLC (2018)

3333 CALIFORNIA STREET MIXED-USE PROJECT

2015-014028ENV

FIGURE 6.5: ALTERNATIVE C: FULL PRESERVATION - RESIDENTIAL ALTERNATIVE SITE PLAN

EXHIBIT C



Clearance 8'4"

SLOW
Cross
Traffic
Ahead

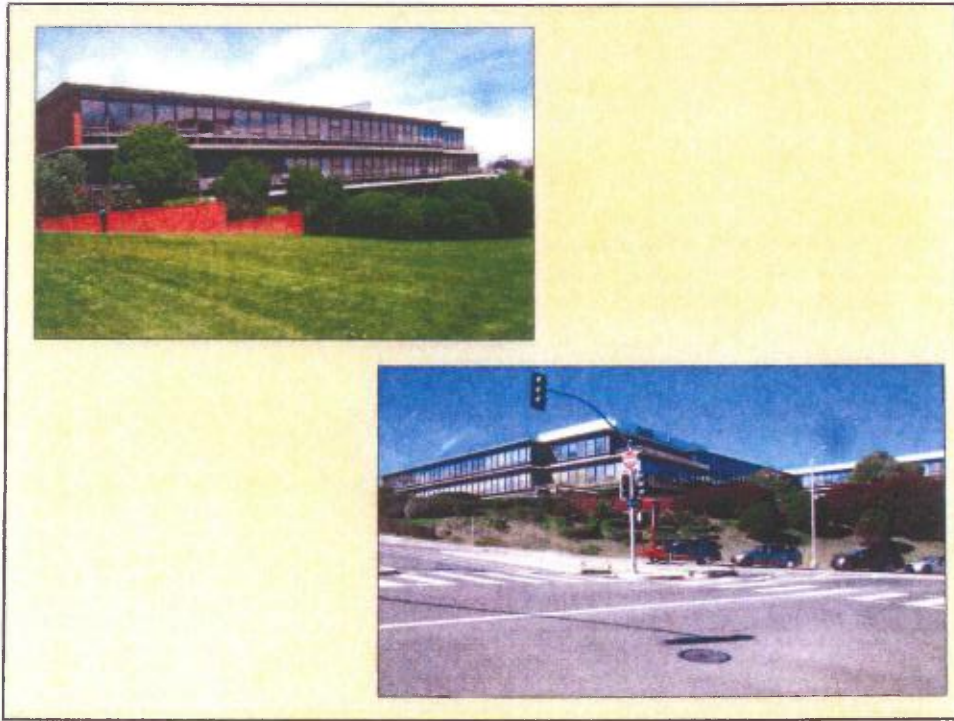
EXIT



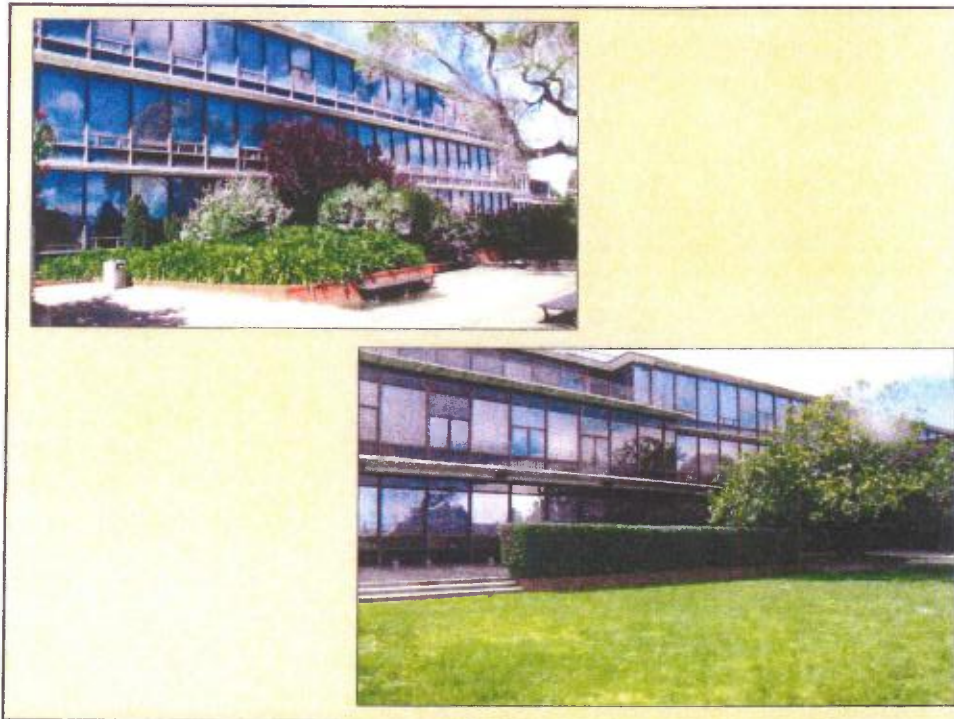




EXHIBIT D



The next slides show the horizontality of the composition as the building steps down the hillside. As the nomination explains, the horizontality of the architecture both in its long, low wings, and in the specific design features of the wings—the division of floors by continuous thin edges of concrete and the walls of the floors consisting of long repetitions of similar window units—helped to balance the massing of the Office Building with the surrounding landscape.



These photos of the windows show the modern aluminum materials and the long repetitions of similar window units and the modernist design of the vertical and horizontal dividers in the windows evoking modern art forms. Also, the exterior glass walls provided views into the landscape of the outdoor spaces and at certain times of day reflected landscape features (trees, lawn, walls, patterned pavement, etc.), adding yet another level of integration between interior and exterior spaces. P. 21. This reflection can be seen on these slides.

In 1984, the glass of the windows was tinted, the aluminum frames of the units of the windows were painted brown and the bottom panels of ceramic coated glass were changed from blue to brown. As the nomination explains, this change did not alter the essential features of the building or its “design as a glass box open to its immediate landscape and to distant views.”



Next, we see the exquisite outdoor Terrace— which was set on the east side of the building, framed by the Office and Cafeteria Wings, where it was “protected from the prevailing west wind” and on a portion of the site that had been graded to provide “a good view of a large part of San Francisco.” Here a biomorphic-shaped lawn was framed by a patio, whose exposed aggregate pavement was divided by rows of brick that aligned with the window frames of the building.



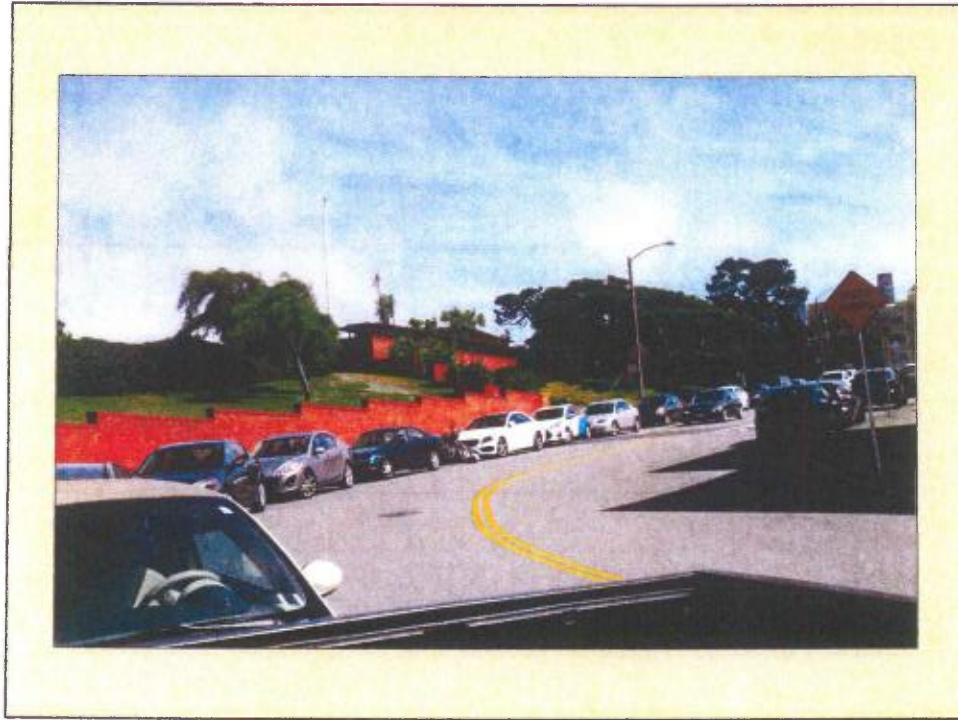
Benches attached to the niches of the zig-zag of the seat wall, which enclosed the eastern side of the Terrace, provided places for employees “to relax in the sun during lunch or coffee breaks.” P. 21



Here we see the views of the Transamerica Pyramid and other notable buildings from the Terrace.



In these photos we see the brick aligned with the window frames of the building.



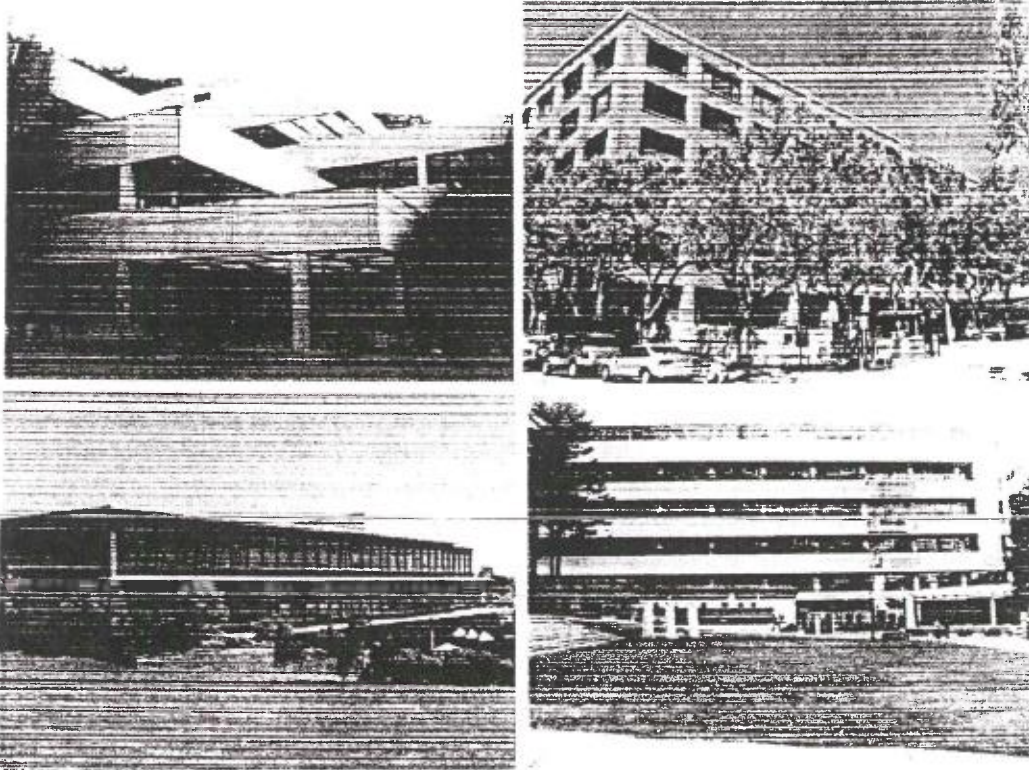
It created a boundary wall along some sides of the property and was transformed into low retaining walls that defined a series of planting beds along the some sides of the property.

EXHIBIT E

UCSF HISTORIC RESOURCES SURVEY

San Francisco, California

February 8, 2011



Prepared for

University of California, San Francisco

Prepared by



HAPEY & COMPANY
ARCHITECTS

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

745 Parnassus Avenue/Faculty Alumni House


Built in 1915, this two-story building occupies a heavily wooded lot at the southeast corner of 5th Avenue and Judah Street. The L-shaped building faces northwest and wraps around a small enclosed courtyard covered with brick pavers. Textured stucco clads the structure. The primary window type is wood sash, casement. The clay tile-clad, cross-gable roof features exposed rafter tails. The main entrance, which faces the courtyard at the northwest corner of the building, consists of a round projection with a conical roof clad with clay tiles; its door is framed by a deep shaped opening. Three wood, glazed double doors are located at the first story on other side of the main entrance. At the second story, each façade contains four sets of paired casement windows with shutters featuring prominent rivets. The second floor of the west-facing façade overhangs the first and is supported by machicolations. Each gable end features a paired double door at the second story that opens to a small balcony supported by decorative brackets.

The Faculty Alumni House is not known to be associated with persons of significance and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2. It does, however, appear to be eligible for the NRHP/CRHR under Criteria A/1 and C/3, for its association with significant developments in the history of UCSF and as an excellent example of Spanish Eclectic architecture with high artistic value. Built for dental students in 1915, the building marks the first attempt to address student needs outside of the classroom. Recreational facilities also coordinated by the dental students followed within a few years. Thus the building expresses early attempts to foster student life at UCSF, rendering it eligible under Criterion A/1. With its stucco cladding, clay tile roof, heavy brackets, rounded entrance and carved archway, the Faculty Alumni House also stands as a fine example of Spanish Eclectic architecture, which was entering its peak of popularity in 1915. The building has not been moved or undergone significant alterations and stands in a residential neighborhood that has changed little since 1915. It thus retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

3333 California Street/Laurel Heights Building

Built in 1957, this four-story building has an irregular plan and occupies the approximate center of an irregular-shaped city block. The intervening spaces are filled with extensive landscaping or parking lots. The concrete slab floors extend beyond the wall surface to form projecting cornices at each floor, and between these projections, an aluminum-sash window wall with dark, slightly mirrored glass forms the exterior walls. Brick veneer covers the walls in certain locations, and the roof is flat. The main entry opens on the north side of the building and features a covered entry with the roof supported on large square brick piers, a small ground-level fountain, and sliding aluminum doors.

The Laurel Heights building appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3. It stands as the most prominent postwar commercial development in the Laurel Heights neighborhood and dramatically transformed the former cemetery site, rendering it eligible for the NRHP/CRHR under Criterion A/1. No persons of significance are known to be associated with the building; thus it does not appear to be eligible under Criterion B/2. While Edward B. Page was not the most prominent architect in San Francisco during the postwar period, his resume does accord him master

architect status. More importantly, this main building at the Laurel Heights campus is an excellent example of mid-century Modernism and the International Style. Its horizontality makes it a particularly good regional example of the architectural style. For these reasons the building appears to be eligible for the NRHP/CRHR under Criterion C/3. 

The Firemen's Fund Insurance Company Building at Laurel Heights retains excellent integrity. It has not been moved and its surroundings have not undergone many alterations. Thus the building retains its integrity in all seven categories – location, setting, design, materials, workmanship, feeling, and association.

513 Parnassus Avenue/Medical Sciences Building

Built in 1954, this L-shaped building rises 17 stories on a steel structural frame and forms the east boundary and part of the north boundary of the Parnassus Heights campus' Saunders Courtyard. The north elevation faces Parnassus Avenue and features ten structural bays. Masonry panels clad the first and tenth bays. In the remaining bays, masonry spandrels with horizontal ribbing separate horizontal bands of aluminum windows. Four exhaust shafts enclosed in masonry panels project from the wall surface and rise from the second story to above the roof line. The ground floor features floor-to-ceiling aluminum windows separated by dark masonry panels at the structural columns. Monumental stairs rise approximately four feet above the sidewalk level to the main entry, where three columns support a flat entry roof. On the south and west elevations facing Saunders Courtyard, masonry panels cover the wall surfaces and separate horizontal bands of aluminum windows. Projecting metal brackets used to support exposed mechanical pipes and ducts attach to the wall surface in line with the structural columns.

The Medical Sciences Building was constructed at a time when UCSF was undergoing its most significant metamorphosis since the Affiliated Colleges were founded in the 1890s. Enrollment skyrocketed during the postwar years and the institution received unprecedented levels of government funding for research and curriculum development. New buildings were added rapidly to meet the demand and reflect the growing prestige. Within this context, MSB appears eligible for listing in the NRHP/CRHR under Criterion A/1, for its association with events or historic themes of significance in UCSF's history. It also stands as a good example of mid-century hospital architecture and the shift from Palladian Style campuses to International Style, highrise buildings. Blanchard and Maher, while not the most prominent architects in the San Francisco Bay Area, also rise to the level of master architects and this building stands as one of the firm's most prominent buildings in San Francisco. Thus, MSB appears to be eligible for the NRHP/CRHR under Criterion C/3. The building is not known to be associated with persons significant to history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

MSB has undergone some alterations but appears to retain a good degree of integrity to convey its historical significance. It has not been moved and continues to stand between Moffitt Hospital and the Clinical Sciences building, down the road from LPPI, and among hospital and medical school facilities. Thus it retains its integrity of location, setting, association, and feeling. The building has undergone some alterations, most notably a new exit to Saunders Court and a glass shaft containing a stairwell and vents on the west elevation. As these alterations occur on secondary elevations and are not notable on the primary, Parnassus Avenue façade, they do not significantly detract from the building's overall design, materials, and workmanship. Thus the building retains a good degree of integrity in these areas.

707 Parnassus Avenue/School of Dentistry

Built in 1979, this L-shaped building rises four stories and steps back to form terraces. The lot contains a parking lot to the south and a partially wooded green space at the north. This reinforced concrete

EXHIBIT F

Margaret Fitzgerald

30 Wood Street, San Francisco, CA 94118



Date: February 28, 2016

Ms. Mary Woods
Planner - North West Quadrant
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: 3333 California St. Development

Dear Ms. Woods:

I am writing regarding the development of the 3333 California Street development, currently the UCSF Laurel Heights Campus (the "Site"). It is my understanding that the San Francisco Planning Department is working with the developer of the Site regarding the initial project plans for the proposed development. The owner of the fee interest and the developer of the Site are limited in their joint ability to develop the Site because the owner of the Site does not have free and clear title; rather the general public holds a permanent recreational interest in all of the open space at the Site. Therefore, any development plans at the Site may not impinge upon this open space.

The general public holds a *permanent* right of recreational use on all of the open space at 3333 California and such rights were obtained by implied dedication. Dedication is a common law principle that enables a private landowner to donate his land for public use. Implied dedication is also a common law principle and is established when the public uses private land for a long period of time, which period of time is five (5) years in California. In 1972, the California legislature enacted Civil Code Section 1009 to modify the common law doctrine of implied dedication and to limit the ability of the public to secure *permanent* adverse rights in private property. Here, however, the existing open space at the Site was well established and well used as a park by the general public long before the completion of the construction of the full footprint of the improvements at the Site in 1966. Therefore, the general public has permanent recreational rights to the open space at the Site; the rights were obtained by implied dedication prior to the enactment of Cal. Civil Code Sec. 1009 in 1972.

Even if the general public had not secured permanent rights to recreational use through implied dedication prior to 1972, the public and countless individuals have acquired a prescriptive easement over the recreational open space. The recreational use has been continuous, uninterrupted for decades, open and notorious and hostile (in this context, hostile means without permission). Every day, individuals and their dogs use the green space along Laurel, Euclid and along the back of the Site at Presidio. Individuals ignore the brick wall along Laurel and regularly use the green space behind the wall as a park for people and for their dogs. The use of the Site has not been permissive. For example, the owner of the Site has not posted permission to pass signs in accordance with Cal. Civil Code Sec. 1008. If such signs ever were posted, they have not been reposted at least once per year. Although it is counterintuitive, an owner typically posts such signs to protect against the public securing adverse rights. One might assume the owner of the Site has not posted such signs, as the owner is aware of the pre-existing and permanent recreational rights the general public has secured to the open space. Because the



public's rights to the open space were secured decades ago through implied dedication, it is not necessary for the general public to rely upon its prescriptive easement rights outlined in this paragraph; rather it is another means to the same end.

It is important that the Planning Department understand these legal issues as any project plan (or any future project description in an Environmental Impact Report ("EIR") for the Site) cannot include development of the open land over which the public has a secured permanent rights of recreational use. It would not be a concession by the owner/developer to leave the open space undeveloped and allow public recreational use as the general public holds permanent recreational rights to this space. It is important to note that even the open space behind the walls that has been used as park space is also included in this dedication to the public. According to well-established case law, a wall or fence is not effective in preventing the development of adverse property rights if individuals go around the wall, as is the case here.

In sum, the open space at the Site cannot be developed as the public secured such rights through implied dedication prior to 1972 (or, alternatively, by prescriptive easement). In reviewing the development plans for the Site, the City cannot decide to allow development of any of the open space as the recreational rights to the space are held by the public at large. Any project description in the future EIR for the Site that contemplates development of any of the open space would be an inadequate project description and would eviscerate any lower impact alternative presented in the EIR. One only need to look to the seminal land use case decided by the California Supreme Court regarding this very Site¹ to see that an EIR will not be upheld if the project alternatives are legally inadequate. It would be misleading to the public to suggest that a lesser impact alternative is one that allows the public to use the space to which it already has permanent recreational use rights.

In sum, please be advised of the public's permanent recreational rights to all of the existing open space at the Site and please ensure that a copy of this letter is placed in the project file.

Sincerely,

Meg Fitzgerald

Margaret N. Fitzgerald

With copies to:

Mark Farrell, Supervisor

Dan Safir, Prado Group

Kathy DiVicenzi, Laurel Heights Improvement Association

Robert Charles Friese, Esq.

¹ Laurel Heights Improvement Association of San Francisco, Inc. v. The Regents of the University of California, 47 Cal. 3rd 376 (1988).

EXHIBIT G

CITY PLANNING COMMISSION

RESOLUTION NO. 4109

RESOLVED, That Proposal No. Z-52.62.2, an application to change the Use District Classification of the hereinafter described parcel of land from a First Residential District to a Commercial District, be, and the same is hereby APPROVED; subject to the stipulations submitted by the applicant and set forth herein:

Commencing at a point on the S/L of California Street distant thereon 187 feet west of the W/L of Presidio Avenue (produced), thence westerly on said line 707.375 feet to a curve to the left having a radius of 15 feet, thence 25.562 feet measured on the arc of the curve to the left to the E/L of Laurel Street, thence southerly on the E/L of Laurel Street 127.227 feet to the curve to the left having a radius of 60 feet, thence 77.113 feet measured on the arc of the curve to the left to a curve to the right having a radius of 120 feet, thence 149.153 feet measured on the arc of the curve to the right to a curve to the right having a radius of 4033 feet, thence 388.710 feet measured on the arc of the curve to the right to a curve to the left having a radius of 20 feet, thence 35.186 feet measured on the arc of the curve to the left to the northwest line of Euclid Avenue, thence N 73° 12' E on the northwest line of Euclid Avenue 312.934 feet to a curve to the left having a radius of 65 feet, thence 42.316 feet, measured on the arc of the curve to the left to the northwesterly line of Masonic Avenue (proposed extension), thence N 35° 54' E; 380.066 feet to the arc of a curve to the left having a radius of 425 feet, thence 254.176 feet measured on the arc of the curve to the left, thence N 52° 36' 29.74" W, 252.860 feet to the point of commencement. Being the major portion of Lot 1A, Block 1032, containing 10.2717 acres, more or less.

RESOLVED, FURTHER, That this change shall be and at all times remain contingent upon observance by the owner or owners and by his or their successors in interest of the conditions contained in the following stipulations as to the use of the land affected.

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building or buildings designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.

3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.

4. No such building, other than a minor accessory building having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

5. If the subject property, or any portion thereof, is developed as a site for residential buildings, such buildings shall be limited as follows:

a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

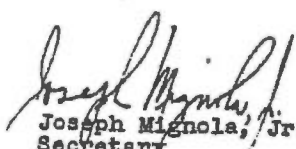
b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed

building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

I hereby certify that the foregoing resolution was adopted by the City Planning Commission at its special meeting on November 13, 1952, and I further certify that the stipulations set forth in the said resolution were submitted in a written statement placed on file.


Joseph Mignola, Jr.
Secretary

Ayes : Commissioners Kilduff, Towle, Devine, Williams
Noes : None
Absent: Commissioners Brooks, Lopez, Prince
Passed: November 13, 1952

RECORDED AT REQUEST OF
OFFICE OF COUNTY OF SAN FRANCISCO
AL... Min. Paid / O... M

B-10-126

JAN 8 - 1953
OFFICIAL RECORDS
City and County of San Francisco

Stipulation as to Character of Improvements on
that portion of Lot 1A, Block 1032 Affected by
 zoning Proposal Z-52,62.2

Official

Official

The San Francisco Unified School District, being the owner of the above property described, and the applicant in Proposal No. Z-52,62.2 for reclassification thereof from a Second Residential District to a Commercial District, set for hearing before the City Planning Commission of the City and County of San Francisco on October 23, 1952, hereby agrees that the said property shall be developed only as set forth in the following stipulations, which if accepted by the said City Planning Commission shall be observed by the applicant and by its successors in interest for as long as the property remains in the zone classification presently sought. The owner further agrees that no improvements shall be constructed on said property in violation of the conditions hereinafter set forth, and recognizes that the reclassification of the property to a Commercial District is by the Commission's action made contingent, and will remain contingent unless further reclassified, upon adherence to these stipulations.

Stipulations

1. The character of the improvement for commercial purposes of the subject property, or any portion thereof, shall be limited to a building, or buildings, designed as professional, institutional or office buildings, including service buildings which are normally accessory thereto.
2. The aggregate gross floor area of all such buildings, calculated exclusive of cellars, of basement areas used only for storage or services incidental to the operation and maintenance of a building, and of indoor or other covered automobile parking space, shall not exceed the total area of the property allotted to such use.
3. For each five hundred square feet of gross floor area in such buildings, calculated as in stipulation 2, above, there shall be reserved and kept available on the property or the portion thereof allotted to such use, one off-street automobile parking space, or equivalent open space suitable for the ultimate provision of such parking space as needed for the accommodation of users of the premises.
4. No such building, other than a minor accessory building, having a floor area of not more than 400 square feet, shall occupy any portion of the property which is within 100 feet of the line of the Euclid Avenue boundary thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair Drive extended.

0726-1-539

5. If the subject property, or any portion thereof, is developed as a site for residential buildings, such buildings shall be limited as follows:

a. No residential building other than a one-family dwelling or a two-family dwelling shall occupy any portion of the property which is within 100 feet of the Euclid Avenue boundary line thereof, or which is within 100 feet of the easterly line of Laurel Street and south of the northerly line of Mayfair drive extended.

b. No dwelling within the said described portion of the subject area shall occupy a parcel of land having an area of less than thirty three hundred (3300) square feet, nor shall any such dwelling cover more than fifty percent (50%) of the area of such parcel or be less than twelve (12) feet from any other such dwelling, or be set back less than ten (10) feet from any presently existing or future public street, or have a height in excess of forty (40) feet, measured and regulated as set forth in pertinent section of the Building Code of the City and County of San Francisco.

c. No residential building in other portions of the subject property shall have a ground coverage in excess of fifty percent (50%) of the area allotted to such building.

6. Development of the subject property, or of any separate portion thereof, for commercial use as stipulated herein, shall include provisions for appropriate and reasonable landscaping of the required open spaces, and prior to the issuance of a permit for any building or buildings there shall be submitted to the City Planning Commission, for approval as to conformity with these stipulations, a site plan showing the character and location of the proposed building or buildings, and related parking spaces and landscaped areas upon the property, or upon such separate portion thereof as is allotted to such building or buildings. It shall be understood that approval of any such plan shall not preclude subsequent approval by the Commission of a revised or alternative plan which conforms to these stipulations.

copy

SAN FRANCISCO UNIFIED SCHOOL DISTRICT,
a public corporation

Subscribed and sworn to before me this 13th day of November, 1952

William J. Morgan
County Clerk in and for the City and County of San Francisco, State of California.

By *Eugene J. Jordan*
Eugene J. Jordan
Director of Property of the City and County of San Francisco

494610 1-2-52

EXHIBIT H

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov



August 31, 2018

John Rothman, President
Kathryn Devincenzi, Vice President
Laurel Heights Improvement Association of San Francisco
22 Iris Avenue
San Francisco, California 94118

**RE: Fireman's Fund Insurance Company, Determination of Eligibility
National Register of Historic Places**

Dear Mr. Rothman and Ms. Devincenzi:

I am writing to inform you that on August 29, 2018, Fireman's Fund Insurance Company was determined eligible for the National Register of Historic Places (National Register). As a result of being determined eligible for the National Register, this property has been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the California Code of Regulations.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property determined eligible for the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact Jay Correia of the Registration Unit at (916) 445-7008.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne Polanco".

Julianne Polanco
State Historic Preservation Officer

Enclosure

August 31, 2018

Previous Weekly Lists are available here: <http://www.nps.gov/history/nr/nrlist.htm>

Please visit our homepage: <http://www.nps.gov/nr/>

Check out what's Pending: <https://www.nps.gov/nr/pending/pending.htm>

Prefix Codes:

- SG - Single nomination
- MC - Multiple cover sheet
- MP - Multiple nomination (a nomination under a multiple cover sheet)
- FP - Federal DOE Project
- FD - Federal DOE property under the Federal DOE project
- NL - NHL
- BC - Boundary change (increase, decrease, or both)
- MV - Move request
- AD - Additional documentation
- OT - All other requests (appeal, removal, delisting, direct submission)
- RS - Resubmission

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 8/16/2018 THROUGH 8/31/2018

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

CALIFORNIA, SAN FRANCISCO COUNTY,
Fireman's Fund Insurance Company Home Office,
3333 California St.,
San Francisco, RS100002709,
OWNER OBJECTION DETERMINED ELIGIBLE, 8/29/2018



IMPORTANCE OF PRESERVING THE HISTORIC PRO Street, San Francisco, CA

1 message

Zarin Randeria <thezarin@yahoo.com>
Reply-To: Zarin Randeria <thezarin@yahoo.com>

San Francisco Planning Commissioners:

As a concerned citizen of San Francisco and a resident of Lau about the developers totally ignoring the concerns of people w
NON-RECOGNITION OF THE HISTORIC SIGNIFICANCE OF

1. In an earlier public meeting the developers **did not even r**
San Francisco, CA, if of Historic Significance.

2. **You should support the Neighborhood Full Preservation Alternative** because:

A. It has the same number of residential units as the project (558 with a 744 variant).

B. It would retain the character-defining features of the historically significant landscaping including the beautiful Terrace designed by Eckbo, Royston & Williams and the majority of the 185 mature trees that would continue to absorb greenhouse gases.

It is important for you to know that people from our neighborhood and other neighborhoods regularly use the green space on this site for recreation playing with their dogs, having impromptu picnics and simply visit with one another. This **SPACE IS VERY IMPORTANT TO OUR COMMUNITY.**

C. We support using all the space for housing which is affordable and can accommodate the diverse population of our City. By using all the space for housing, some units would be large enough for middle-income families. We do **not need retail** space as that would compete with the merchants at Laurel Village Shopping Center.

D. Any construction to re-formulate this space needs to be built in approximately 3 years rather than the 7-15 years the project applicant wants.

3. We recommend that some of the 44,306 square feet of retail in this Alternative be used for 24 residential units so the Alternative has the same number of residential units as the proposed project. This Alternative would have retail along California Street but not also at Euclid, which the proposed project would have. Additionally, the applicant should explain the exact type of replacement windows proposed and why the proposed "new rooftop addition" that would distinguish it from the original building yet be compatible with Midcentury Modern design principles.

4. The proposed project as designed by the developers is an unattractive mass of nondescript buildings crammed onto the site with concrete pathways and **ALMOST NO GREEN SPACE** which is vital for our City as more and more of it seems to be cement and concrete.

5. There is **no need to destroy this historically significant site** because alternatives are available which will achieve housing production by building on the parking lots.

December 13, 2018
Planning Commission
RECEIVED

DEC 05 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK



IMPORTANCE OF PRESERVING THE HISTORIC PROPERTY AT 3333 CALIFORNIA Street, San Francisco, CA

1 message

Zarin Randeria <thezarin@yahoo.com>
Reply-To: Zarin Randeria <thezarin@yahoo.com>

Mon, Dec 3, 2018 at 11:57 PM

San Francisco Planning Commissioners:

As a concerned citizen of San Francisco and a resident of Laurel Heights we are very concerned about the developers totally ignoring the concerns of people who live in the neighborhood and their **NON-RECOGNITION OF THE HISTORIC SIGNIFICANCE OF THIS PROPERTY.**

1. In an earlier public meeting the developers **did not even mention that 3333 California Street, San Francisco, CA, is of Historic Significance.**

2. **You should support the Neighborhood Full Preservation Alternative** because:

A. It has the same number of residential units as the project (558 with a 744 variant).

B. It would retain the character-defining features of the historically significant landscaping including the beautiful Terrace designed by Eckbo, Royston & Williams and the majority of the 185 mature trees that would continue to absorb greenhouse gases.

It is important for you to know that people from our neighborhood and other neighborhoods regularly use the green space on this site for recreation playing with their dogs, having impromptu picnics and simply visit with one another. This **SPACE IS VERY IMPORTANT TO OUR COMMUNITY.**

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4. The proposed project as designed by the developers is an unattractive mass of nondescript buildings crammed onto the site with concrete pathways and **ALMOST NO GREEN SPACE** which is vital for our City as more and more of it seems to be cement and concrete.

5. There is **no need to destroy this historically significant site** because alternatives are available which will achieve housing production by building on the parking lots.

Thank You!

Zarin E. Randeria
38 Lupine Avenue
San Francisco, CA 94118

Re: DEIR, Case No. 2015-014028ENV Project Title: 3333 California Street Mixed-Use Project Zoning: Residential, Mixed, Low Density [RM-1] Zoning District 40-X Height and Bulk District Block/Lot: Block 1032/Lot 003 Applicant/Agent: Laurel Heights Partners LHP

1 message

victoria underwood <victoria.underwood@att.net>
To: "Commissions.secretary@sfgov.org" <Commissions.secretary@sfgov.org>
Cc: "LaurelHeights2016@gmail.com" <LaurelHeights2016@gmail.com>

Tue, Dec 4, 2018 at 10:08 AM

Please see my letter attached for your review and consideration regarding the above.

Thank you,

Victoria Underwood

 **3333CALSF Draft EIR 12-2-2018 Response.docx**
27K

FOR DECEMBER 13, 2018 PLANNING COMMISSION HEARING

December 13, 2018
Planning Commission
RECEIVED

DEC 05 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

December 4, 2018

City Of San Francisco – Planning Commission
Commission Chambers,
Room 400, City Hall,
1 Dr. Carlton B. Goodlett Place,
San Francisco, CA 94102-4689

Commissions.secretary@sfgov.org

Re: Case No. 2015-014028ENV

Project Title: 3333 California Street Mixed-Use Project Zoning: Residential, Mixed, Low Density [RM-1] Zoning District 40-X Height and Bulk District Block/Lot: Block 1032/Lot 003

Applicant/Agent: Laurel Heights Partners LHP

Dear Planning Commissioners:

This letter is in direct response to the Draft EIR, Volume 2c: Appendices D-G, published November 7, 2018. I have read the report and I have a number of comments and concerns.

The Notice of Public Hearing was posted at the corners of the 3333 California location, but both pages failed to be posted providing informative and critical information to the public.

1. Your name and email contact address and phone number
2. The Planning Department's website address in order to download the Draft EIR document assessment
3. The Notice of a Public Hearing before the Historic Preservation Commission on Wednesday December 5th at 12:30 p.m. at which the Historic Commission is to make its comments on the Draft EIR.
4. Notice to the Public that public comments to the Historic Preservations will be accepted from 11/8/2018 – 12/24/2018.

The Draft EIR states that the project would have a *Significant and Unavoidable with Mitigation* impact on noise because it would "expose people to or generate noise levels in excess of applicable standards or cause a substantial temporary or periodic increase in ambient noise levels." (page 4.D.36) *The estimated construction period is 7 to 15 years.*

The Draft EIR states that the project would have a *Significant and Unavoidable with Mitigation* impact on historic architectural resources because the project "would demolish portions of the office building... and remove all of the project site's existing designed landscape elements and features, including, but not limited to, the curvilinear shapes in pathways, driveways, and planting areas; integrated landscape features, including planter boxes and seating; brick perimeter walls; and the concrete pergola and terraced planting feature facing Laurel Street." (p. 4.B.41)

The DEIR admits that the project would be expected to generate higher Vehicle Miles Traveled than retail, office or residential average projects in the area. The DEIR compares the project with city average data but not with actually measured traffic conditions in the project area. However, the DEIR concludes that the project would have an impact on traffic that would be *Less Than Significant with Mitigation*. (page 4.C.74) *The DEIR claims that reducing the retail parking supply would mitigate the Vehicle Miles Traveled impacts of the project.* (page 4.C.80)

The DEIR estimates that the project would generate 10,057 daily automobile trips (page 4.C.58). This is probably an understatement because another EIR for a mixed use project estimated 13,000 automobile trips generated by the retail square footage alone (approximately 54,000 square feet), and the proposed project also has 558 or 744 residential units and a 49,999 square foot new office building that would generate additional vehicle trips.

The EIR Intersection Operations Analysis (Page 9, Task 7.2) has focused on transit timing on California Street. To say that Applicant's Proposed Project will have little or no impact on transit and traffic flow on all surrounding streets, simply is NOT true. As it is currently during the commute, Masonic Avenue is solid cars between Presidio and

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Euclid during evening commute hours and that is with the right most lane on Presidio with the additional lane to Euclid; both of which are to be removed as part of Applicant's Proposed Project. As it is currently, for every southbound vehicle that stops on Presidio at the Presidio/Pine/Masonic light, three now utilize the right most lane up to Masonic or Euclid. That means that if 3 to 5 cars stop for the traffic light, 9 have driven up Masonic and no are longer sitting waiting to turn right at the light. But, if you eliminate that right most lane, those cars will have to wait for the light to change and back up to the SFFD Credit Union Building at Presidio and California. Additionally, Muni buses have a shift change and buses are coming off California onto Presidio Avenue; add one or two buses and traffic on Presidio will back up to California. The impact for anyone familiar with these intersections is clear. I just have to look out the window. The idea that you can add three total ingress/egress active driveways on Presidio next to the SFFD Credit Union ingress/egress garage driveway and then do the same on Masonic and, not overload all the surrounding streets as the Applicant's Proposed Project does by using criteria from other sites without understanding these major thoroughfares, will be disastrous. You could end up backing traffic all the way down to the financial district.

The DEIR claims that project impacts on air quality, geology, hydrology, vegetation and other matters would be less than significant.

During the 15-year construction period the developer is requesting, the developer would be able to apply for changes to make the project bigger, expand the retail and increase the heights and amounts of development. This suggests further entitlements and profiting from real estate speculation on the back of the neighborhoods affected by the proposed Project. The Applicant is trying to make us all believe that their proposed project is for the better good and will address the more immediate issue the City has for additional and affordable housing. It is ludicrous that it would take 15 years of construction to accomplish that. It is clear that anyone who supports the Proposed Project and the proposed construction schedule does not live within the immediate proximity of this site.

I, along with many of my neighbors, have opposed the developer's concept from the beginning. We are in of the need for additional and affordable housing in our neighborhood. We stand against the Applicant's proposed project because it would be destructive to the neighborhood. The developer's proposal is too massive, too commercialized and out of character with the neighborhood and, since we know now about the Historic Preservation Commission's assessment about the value of the existing historic building and landscaping, we continue to wonder how the Applicant has been able to push a plan that would do so much damage to the site and the neighborhood so far down the road.

We have objected to the destruction and removal of the existing green areas. We've asked the Applicant of the Proposed Project for an alternative preservation plan that is consistent with the design and aesthetics of the condominiums directly across the street from the Project on California Street between Laurel and Walnut (for example) without touching any of the green and landscaped areas on Masonic, Euclid or Laurel. The neighborhood has expressed its desire to have the Applicant redesign the proposed Project so preserve as much of the site as possible and complete critically needed residential housing in the shortest time possible. We've written letters to the Applicant, addressed these issues in person with the Applicant at the Developer's poster-board sessions and at the Scoping Meeting at the JCC with the Planning Department but we have yet to see a design that warrants serious consideration by the neighborhood or the City.

I believe the Project, as proposed, will have an enormously, negative impact on the neighborhood and surrounding areas. The proposed uses and high density of the proposed project will increase traffic flow and congestion, increase noise and pollution and increase the loss of parking, etc. The proposed removal of the green spaces and mature trees and plants will unnecessarily impact the local environment and deprive the surrounding area from continued public use.

The increased noise from the Proposed Project, including construction activities, will adversely affect nearby sensitive receptors including existing residential housing units surrounding the 10-acre site, the elderly residential facility at the JCC across the street from the site and child care uses at the JCC. There is no reason or justification for relocating the Child Care Center from its current location on the existing site. We know that the existing zoning limits heights greater than 40 feet at Euclid and Masonic and no retail is permitted.

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A Community Alternative Plan (hereinafter referred to as "CAP") is being created to reflect what we believe will preserve the entire Historical Building. The design will include re-purposing of the Historical Building to residential use. The "CAP" will preserve Eckbo Terrace, Children's Childcare Playground, along with the Redwood trees, and preserve all Historic Landscaping. The existing green spaces on Laurel, Euclid, Masonic and Presidio will remain intact in this redesign. The "CAP" will accomplish the Applicant's goal of providing 558-744 housing units (Variant) by a design of three or four, four-story buildings on the existing surface parking lots facing California Street; with no retail or office. As we understand it, the housing units facing California Street in the CAP will be consistent with the design and aesthetics of the condominiums directly across the street as mentioned above. The number of trees and landscaping to be removed will be substantially less in the CAP Plan. We have not seen the fully-designed CAP but we whole heartedly support the draft of a plan that we have seen because it is less destructive and can be completed and on line satisfying the immediate need for additional housing within the timeline of three to five years; not 15 years.

Applicant's Proposed Plan does not serve any of us well. They have had every opportunity to redesign and submit an Alternative Preservation Plan and they have refused to do that. My sincerely hope is the Planning Department will want to consider the CAP which is timely and less impactful to the neighbors and the many neighborhoods and stop the negative impact that will undoubtedly occur by approval of the Applicant's Proposed Plan before this goes any farther.

Thank you.

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