

California Renters Legal Advocacy and Education Fund

1260 Mission St
San Francisco, CA 94103
hi@carlaef.org



February 21, 2019

Received at CPC Hearing 2/21/19
A. Perry

SF Planning Commission
Room 400, City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: 820 Post Street
2016-015997CUA

Dear Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to demolish the existing one-storey commercial building , last used as a retail sales and service dry cleaning use, and construct a new eight story, 80-ft tall, mixed use residential building with 12 dwelling units (approximately 13,135 square feet) and approximately 1,200 square feet of ground floor retail.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,



Sonja Trauss
Co-Executive Director
California Renters Legal Advocacy and Education Fund

Cc: Jonathan Pearlman
Elevation Architects
1159 Green Street, Suite 4
San Francisco, CA
94109

WE THE UNDERSIGNED URGE THE PLANNING COMMISSION TO LIMIT THE REQUEST FOR THREE STORY BUILDINGS INCLUDING THE PERMIT YOU ARE CONSIDERING TODAY.

IF ONE LOOKS AT CORTLAND STREET THERE ARE NUMEROUS ONE STORY BUILDINGS BOTH BUSINESSES AND HOMES. ONCE YOU PERMIT THIS PROPERTY TO BUILD THREE STORIES MANY OTHER BUILDINGS ARE BOUND TO REQUEST THE SAME. WITH EACH PERMIT GRANTED WE WOULD SOON BE LIVING IN A CANYON.



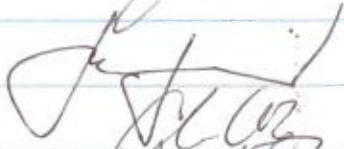


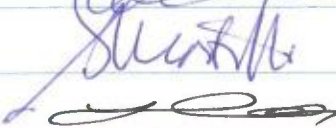


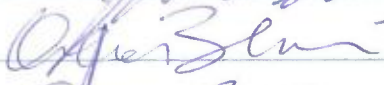


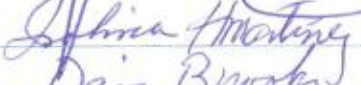
AS A NEIGHBORHOOD WE UNDERSTAND THE HIGH COST FOR DEVELOPERS BUT WE ALSO RECOGNIZE THAT WE LIVE IN A SPECIAL COMMUNITY THAT NEEDS TO BE PRESERVED. TWO STORIES ARE QUITE ENOUGH.

- H.M. KASHUBA AM Kashuba 136 NEUNMAN ST
- Antonina Biendicho Antonina Biendicho 144 Neuman
- Desmond Bernstein Desmond Bernstein 1021 Cortland Ave
- George WARREN GEORGE 230 Fay St
- Haran Janah Rosbey 321 Holly park
- Edie Williams Edie Williams 274 Andover St.
- E. DIWA E. DIWA
- Atison Shepard Atison Shepard 47 Mirabel
- LINA MORPH LINA MORPH 145 HIGHLAND
- Lindsay Kofauer L. Kofauer 3739 20th ST SF.
- Alexandre Petralis Alexandre Petralis 210 Borana St St
- Jennifer G. Jennifer G. 467 Gates St
- Josanne Lysett Josanne Lysett 125 Gates St.
- CAROL FLORES Carol Flores 372 Maethrie St
- Kathleen K Sencynia Kathleen K Sencynia 163 Putnam St
- Nancy Rossman NANCY ROSSMAN 218 Bradford St
- Julie Top Julie Top 415 990 5271
- Emily Voreas Emily Voreas 703-999-2759
- Jessica Aebi Jessica Aebi 2 Appleton

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ALESSANDRO MORUZZI		Newman St
VEHELLIA TRANNE		Newman St
JOAN JEANRENAUD		Bennington St.
CLARE WHITAM		Newman St.
Anthony Trujillo	Anthony Trujillo	NEWMAN ST.
CORONA RIVERA		Bennington
Mary Grace Castillo		Andover
LISA CHEN		Patton street.
John Parks	JOHN PARKS	Wool st.
James Schwanke		Manchester St
Aldo Blasi		Gladys St.
Louise Blasi		Gladys St
Jonathan Walter		180 Cortland
Isolina Martinez		210 Putnam St
DAISY BROOKS	Daisy Brooks	4007 Tolson
NANCY FURMIRE	Nancy Furmire	530 Lakes St
TEREZA A. MEANS	Tereza A. Means	40 ELLERT St.
Barbara Tell	Barbara Tell	563 Peralta Ave.
Bonnie Albano	BONNIE ALBANO	610 #1 CORTLAND AVE
Jeanette Perifo	Jeanette Perifo	252 Andover St.

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Geraldine Bosco	GERALDINE BOSCO	93	GLADYS ST
Dina Martin	Dina Martin	184	GATES ST
Keren McConlogue	KEREN MCCONLOGUE	284	Anderson ST
Louise Shultz	Louise Shultz	211	Randall St
Glenda Brewer	Glenda Brewer	11	Moultrie
Aziz Yusef	Aziz Yusef		Cortland Ave
VIOLETTA REISER	VIOLETTA REISER		GATES ST.
SUZANNE THOMPSON	Suzanne Thompson	160	ANDOVER ST.
Ian Lesikar	Ian Lesikar	509	Cortland Ave
Gisela Rodriguez	Gisela Rodriguez	144	NEWMAN AVE
DAVID JOHNWELL	David Johnwell		ANDOVER
Rosario Martinez	Rosario Martinez	2620	22 nd ST
Robert G Doering	Robert G Doering	1303	Cortland
RIZAL FERRY	RIZAL FERRY		ELLSWORTH
MARY M Iobett	MARY M Iobett	104	Benning ST
JUDGE Aufferman	Judge Aufferman	222	CORTLAND
C. Strohl	C. Strohl	357	moultrie
michael wolf	michael wolf	1425	CORTLAND
JEANIE WARDER	JEANIE WARDER	427	CORTLAND
Roberto Cordero	Roberto Cordero		Cortland

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Carrie Apprill	<i>[Signature]</i>	Hemany
Camille Clanton	<i>[Signature]</i>	Anderson
Aubrey Turner	<i>[Signature]</i>	Gates
Bill White	<i>[Signature]</i>	Bolann
Jonathan Gramain	<i>[Signature]</i>	Porter
Jennifer Joseph	<i>[Signature]</i>	Banks
Clare Sencynz	<i>[Signature]</i>	Putnam St.
Margie Harms	<i>[Signature]</i>	Cortland Ave
Jose Jimenez	<i>[Signature]</i>	279 Anderson
Lauren Seely	<i>[Signature]</i>	123 Gates
CATHERINE HOUSE	<i>[Signature]</i>	GLADYS STREET
Margi Mengert	<i>[Signature]</i>	connecticut Street
Maureen Bailly	<i>[Signature]</i>	Bennington St.
Will Power	<i>[Signature]</i>	CRESCENT AVE
Todd Webb	<i>[Signature]</i>	CRESCENT AVE
David Matchett	<i>[Signature]</i>	Elsie St.
CAROL SNOW	<i>[Signature]</i>	337 ELSIE ST
ERIC KOZOL	<i>[Signature]</i>	275 Nevada
GMEATD	<i>[Signature]</i>	ELLERT
Lauren Bonner	<i>[Signature]</i>	300 Crescent Ave

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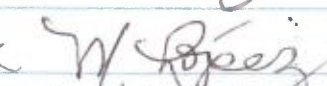
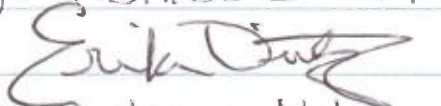




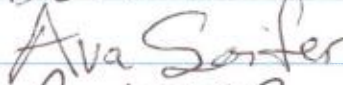
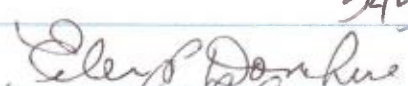
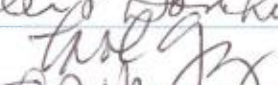
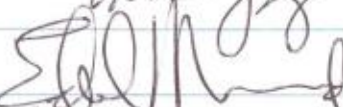
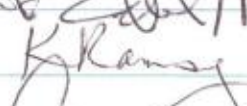

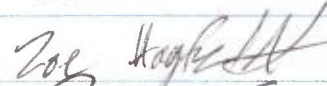
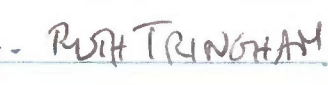



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Mario Mancini	Mario Mancini	Newman St
ANTONETTE ESPINOLA	A. Espinola	1150 MANU ST
Liza Sieglar	Liza Sieglar	Newman St.
CARLOS MENA	Carlos Mena	"
TIM CHRISTIANSON	Tim Christianson	ARNOLD AVE
Aditi Grossman	Aditi Grossman	Godeus St.
Deborah Brooks	Deborah Brooks	Holly Park Cir
Brette Bailey	Brette Bailey	Deharo SFOA
Joe Bailey	Joe Bailey	Deharo
Nana Dawson-Anden	Nana Dawson-Anden	Capistrano Ave.
John Elford	John Elford	St. Maria
Ian Seiple	Ian Seiple	Banks
Katherine Snyder	Katherine Snyder	Banks
Allison Geel	Allison Geel	Ellert
Jonathan Lema	Jonathan Lema	Florida St.
Susan Atwood	Susan Atwood	Peralta
LOUISE CHONG	Louise Chong	Hampshire St
MAX FLAMER	Max Flamer	Hampshire St.
BOB GRIMES	Bob Grimes	Bennington St
Donna Hayes	Donna Hayes	Mullen Avenue

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Elena Felder  49 Bache St
William Bianchi  23RD ST
~~Monica Lopez~~  Bonview St.
Erika Dietz  Erika Dietz 185 Elsie St.
Giuliana Milanou  137 Anderson
James Soler  103 Crescent
Tiffany Dellowe  600 Bache St
DERRICK REBELLO  307 Bache St
Ava Sarter  201 Bennington St
EILEEN DONANVE  11 NEWMAN ST
CAROL GREY  94 Bradford
Edw. Lee Hammade  3681 Folsom St.
Kathy Ramsey  330 Coleridge
CASSANDRA MATHEISON  801 1/2 Cornwal Ave
Zoe Haggett  801 1/2 Cortland Ave
Ruth Tringham  424 ANDERSON ST, SF
PASCAL CAROLE  308 Richland AVE
PASCAL SANCHEZ  205 Bennington Street
MARY E GORMAN  136 Newman St 94110

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Maura Bogni-Rodriguez *Maura Bogni-Rodriguez* 267 Richland Ave
JOSETTE BOGNI-RODRIGUEZ *Jolette B Bogni-Rodriguez* 267 RICHLAND AVE
Jessica Orourke *Jessica Orourke* Richland Ave. 267
Amy Love *Amy Love* 736 Anderson St.
Kathleen Eckstein *Kathleen Eckstein* 379 Hearst Ave SF
M. Sump *M. Sump* Hockel 407 Anderson SF
Janet Fortuna *Janet Fortuna* 564 Anderson SF
Lucy Martinez *Lucy Martinez* 431 Francina St SF 94110
Joe C. Rodriguez *Joe C. Rodriguez* 267 Richland Ave S.F. CA. 94110
Brigidan Bogni-Rodriguez *Brigidan Bogni-Rodriguez* 267 Richland 94110
Megan Bogni-Rodriguez *Megan Bogni-Rodriguez* 267 Richland ^{SF} 94110
Cosmo Cartel *Cosmo Cartel* ~~138 STARK~~ *Cosmo Cartel* 737 Italy Ave SF
MARK BARTLETT *Mark Bartlett* 311 MULLEN, SF CA 94110
Issam Benarafa *Issam Benarafa* 400 Cortland Ave
Ai Benarafa *Ai Benarafa* ~~400 Cortland~~ 3999 Noriega St
PAT SKALA *Pat Skala* 1063 Plymouth Ave
Della Lopez *Della Lopez* 424 Lake Ave.
Jes Taber *Jes Taber* 400 Anderson Ave
Mary Dias *Mary Dias* 59 Crane
SEAN MCKENNA *Sean McKenna* 467 BANKS ST

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To Ann Ogden John Ogden 325 Bocana St. 94110

Jay Goodman
Ed Nicklas & Deborah Levy 417 Cortland
Cottland 94110

Stephen L Rosen 142 Santa Monica 94110
ANGEL SOLERZANO 24-1/2 Santa Monica

Marcello Serrano
Jose Fuentes
Allan Wood 94110

Sarah Twiest
Kevin Miller 94110
Profess 94110

John Parnas 328 Cortland 94110
Anse Paniagua College Ave 94112
Alic Zick P. Zick Santa Marina St

Aaron Achermann 130 Newman St. 94110

KATHLEEN OUNEREL #10 PETERBROOK AVE

Briana Lyndon 21st Ave

Arlean Solis 775
Anderson

Claire Cover Claire Cover Eugenia Avenue

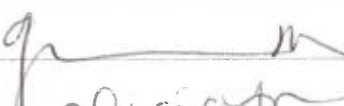
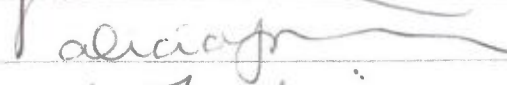


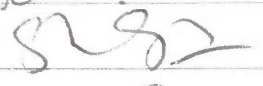
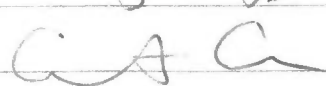
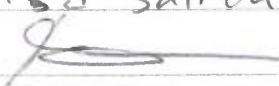
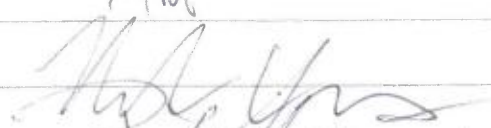
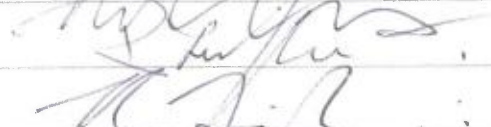

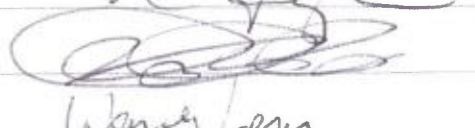
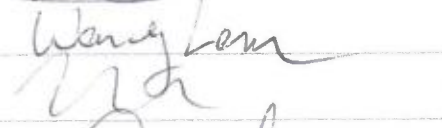
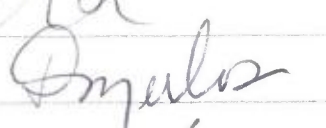
HARRIET McMECKIN Anderson St 94110

VANERIE REICHERT Valero Pardo 156 BOCANA ST. SE 94110

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Giuliana Milanose		Anderson St
Alicia Jacobs		Cortland
TARUN NADELLA		Rickland
EDWARD WILKINSON		Luna St
Suzannah Stasin		Nevada St
Cristina Casas		330 Banks St.
Elisa Shireman	Elisa Shireman	Cortland Ave.
DIETMAR BRINKMANN		Anderson St
Fiona Brandon	Fiona Brandon	Anderson St
CAROLYN KOESTER	Carolyn Koester	CORPUS
Theo Ackermann	Theo A	Newman St.
HILARY MASON	HM	HOLLY PARKER
Noah Martin		Folsom St
Robert Liffman		Cortland
R. Feigenbaum		Moultrie St
Peter Kelly		Cortland
Wendy Leigh	Wendy Leigh	Cortland Ave
Rudy Rucker		Bache St
Dora Maslos	Dora Maslos	Bronte St.
Lawrence Adelman		Beview St.

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- | | | |
|---------------------|-------------------------------|------------------|
| Jo Ellen Depakakibo | <i>[Signature]</i> | 231 Cortland |
| Denhi Flower | <i>[Signature]</i> | Donis Ellert |
| Wabnda Ramirez | <i>[Signature]</i> | Movirie St |
| Michelle Martinez | <i>[Signature]</i> | Cortland Ave. |
| Iana Strubel | <i>[Signature]</i> | 35 Corner St. |
| BRENDA JONES | <i>[Signature]</i> | 605 St. |
| LENA COCHRANE | <i>[Signature]</i> | 605 St. |
| Sean Ryan | <i>[Signature]</i> | 3234 Folsom |
| LISA VINCENTI | <i>[Signature]</i> | 1422 Guerrero |
| Fernando Salazar | <i>[Signature]</i> | 351 Park St. SF. |
| Kella Svetich | <i>[Signature]</i> | Corner ST SF |
| Lee Driggers | <i>[Signature]</i> | 292 St |
| Katie Johnson | <i>[Signature]</i> | 30m Mission |
| Carola Haskin | <i>[Signature]</i> | York St. |
| Deborah Gerson | <i>[Signature]</i> | Santa St |
| Susan Ben | <i>[Signature]</i> | Edswarth |
| Andrea Sanders | <i>[Signature]</i> | Moultrie St |
| <i>[Signature]</i> | <i>[Signature]</i> | Bradford |
| <i>[Signature]</i> | <i>[Signature]</i> | 716 Cortland |
| David Carney | <i>[Signature]</i> | 330 Winfield |

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Ingrid Lusebrink	<i>Ingrid Lusebrink</i>	Anderson St
DAZ CAMPBELL	<i>Daz Campbell</i>	Anderson St, SF
VICKY RIDEOUT	<i>Vicky Rideout</i>	Newman St, SF

Flores, Veronica (CPC)

From: Marti <hermaj@aol.com>
Sent: Thursday, February 14, 2019 9:50 PM
To: Flores, Veronica (CPC); hermaj@aol.com
Subject: Planning Commission Meeting Feb. 21

received at CPC Hearing 2/21/19
V. Flores

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

Please note I will be attending the meeting and submitting petitions from the neighborhood. Basically the petition speaks to the height of the proposed demolition and new three story structure. I understand that the owners/architect have attempted to speak to the neighborhood concerns but we are not talking about affordable housing and we have many long one story buildings in the main business area (Bank of America/State Farm Insurance/ Good Life Grocery).

Each 3 or 4 story permit will drastically change our neighborhood and of most important it IS NOT AFFORDABLE HOUSING.

We urge you to limit the permit two 2 units and not 3.

thank you

Marti Kashuba 136 Newman St. San Francisco, Ca. 94110 415-826-04761

We, the neighbors of 233 San Carlos St., San Francisco, CA 94110, call upon the Planning Commissioners to reject this proposed demolition and building project.

We object to the demolition of the single-family home and the construction of the four-story residence for various reasons, including: the blockage of sunlight and view; the possible infrastructure damage to surrounding properties; the possible eviction and displacement of the tenants at 233 San Carlos St.; and the increasing of property values causing a chain reaction leading to more gentrification and displacement of long-term tenants.

— should be only 32' High — WAYNE —

Name:	Address:	E-mail / Phone:	Signature:
Clinton Smith	237 San Carlos St.	clintsmith cat@yahoo.com	
Wesley Frazer	239 San Carlos St	wesleyfrazer@ gmail	
Raquel Reyes	236 San Carlos	marcupidery@gmail	
Summer Strommen	253 San Carlos	summerstrommen@ gmail.com	
Wayne LeNoue	226 San Carlos #3	WAYNE LeNoue@ sunlight.net	
ANTONIO J. FARCIA	243 SAN CARLOS		
Martinda Cimron	243 SAN CARLOS ST	Cindas9@gmail.com	
Christa Strub	280A San Carlos		
Carson Binks	237 SAN CARLOS ST.	415-503-8173	
Allan Hays	239 San Carlos	916 539 0071	
Sybil Hoo	258 San Carlos	734 218 2409	
Liz Skates	246 San Carlos		
Mike Chino	239 San Carlos St.		
Ricardo Gomes	216 San Carlos St	415 821-5799	

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We object to the demolition of the single-family home and the construction of the four-story residence for various reasons, including: the blockage of sunlight and view; the possible infrastructure damage to surrounding properties; the possible eviction and displacement of the tenants at 233 San Carlos St.; and the increasing of property values causing a chain reaction leading to more gentrification and displacement of long-term tenants.

Name:	Address:	E-mail / Phone:	Signature:
Alex Stone	233 San Carlos St.	alexstone05@gmail.com 570-636-5622	Alex Stone
Alex Krasnoff	278 San Carlos	818 634 5238	[Signature]
Laura Krasovic	233 San Carlos	610 888 4075	[Signature]
Kailey Zengo	233 San Carlos	203 803 9913	[Signature]
Adani Purpura	519 7th Avenue	(650) 326 8213	[Signature]
Bryan Edson		950 457 5416	Bryan Edson
Darren Miller		925 212 1414	[Signature]
Jesse Zepeda		530 383 8103	Jesse
MariSSa Moller	767 Buerling St Avenue - N.	562 308 8344	[Signature]
NICK LANOIL	"	661 607 6071	[Signature]
Mat Royce	2380 GEARY BLVD.	518 878 7310	[Signature]
Edwardo later	Valencia Ave.	904 691 2108	[Signature]
RICHARD WOOD	244 DUBOCE	310 947 1631	[Signature]
Susy Moorhead	216 San Carlos	415 821 5799	S. Moorhead



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 2/21/19
A. BUTKUS

Planning Commission Draft Resolution

HEARING DATE FEBRUARY 21, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Project Name: Planning, Administrative Codes - Zoning Controls and Fees in the C-3-R (Downtown Retail) District

Case Number: 2019-000592PCA (previously Case #: 2018-011057PCA [Board File No. 190030 (previously Board File No. 180916)])

Initiated by: Supervisor Peskin / Introduced September 18, 2018 / Duplicated January 7, 2019

Staff Contact: Audrey Butkus, Legislative Affairs
audrey.butkus@sfgov.org, (415) 575-9129

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD TO AMEND THE PLANNING CODE TO CHANGE ZONING CONTROLS FOR NON-RETAIL SALES AND SERVICE USES IN THE C-3-R (DOWNTOWN RETAIL) ZONING DISTRICT; AMENDING THE PLANNING AND ADMINISTRATIVE CODES TO CREATE THE UNION SQUARE PARK, RECREATION, AND OPEN SPACE FUND AND FEE; AFFIRMING PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1; AND MAKING FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE PURSUANT TO PLANNING CODE, SECTION 302.

WHEREAS, on January 7, 2019 Supervisor Peskin duplicated Board File No. 180916, to create Board File No. 190030, which would amend the Planning Code to change zoning controls for Non-Retail Sales and Service Uses in the C-3-R (Downtown Retail) Zoning District; amending the Planning and Administrative Codes to create the Union Square Park, Recreation, and Open Space Fund and Fee;

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on February 21, 2019; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Acts Sections 15060(c)(2) and 15378; and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby **approves** the proposed ordinance.

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The conversion of retail to office space in the C-3-R District brings with it new impacts on the public realm. When a space converts from retail to office, there are generally more office workers per square foot than in retail. Public facilities, such as parks and open spaces, will be more heavily used throughout the day. This results in a more intense use for public facilities due to the larger worker population. The stress on these public facilities and the need for new and improved open space amenities and infrastructure necessitates the need for an impact fee to offset these costs.

1. **General Plan Compliance.** The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

General Plan Priorities:

The proposed Ordinance is consistent with the following objectives and policies of the General Plan:

DOWNTOWN AREA PLAN

OBJECTIVE 9

PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.

Policy 9.1

Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.

Policy 9.2

Provide different kinds of open space downtown.

The proposed Ordinance's impact fee will contribute to the development of adequate open space; which directly contributes to the desirability of downtown San Francisco as a place to visit, work, and live.

2. **Planning Code Section 101 Findings.** The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

- 3. Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on February 21, 2019

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: February 21, 2019

A. Perry

January 2nd 2018, This petition is signed by neighbors who live near the 820 Post street site where a proposed 8 story building is slated for construction. The proposal for an 8 story building gives us great concern about the feel of the neighborhood. We feel that a 5-6 story building is a better fit. We are also concerned with the loss of light and air for ourselves and our neighbors at 715 Leavenworth Street, to Kayak Books and to Café Royale. We feel that the back of the proposed building should be tiered so that our neighbors continue to have sufficient light for their well-being and health.

Name Signature Email address

Robert Allen Robert Allen 775 Post St. #217 94109

p Debra DeSai x 775 Post St. #209 94109

Mark Allen 775 Post St #207 94109

Michael Reynolds [Signature] 775 Post St #401 94107

NIMBYISM IS A TAX ON THE POOR

Makala Keys [Signature] 775 Post St #1405

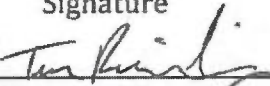
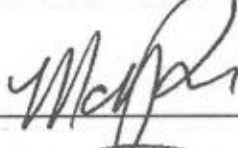
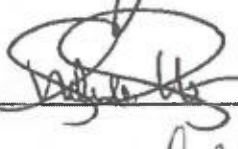
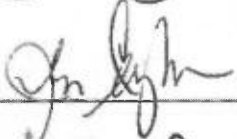
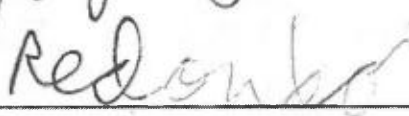
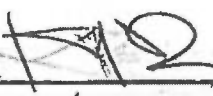
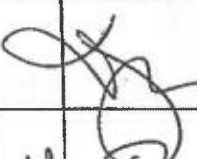
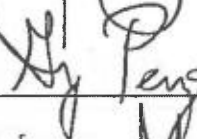

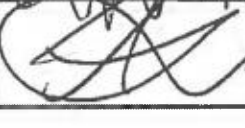
Jamanta Brown 775 Post St. Apt #308

James Bennett 775 Post St. Apt #308

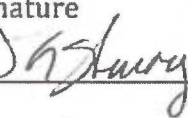



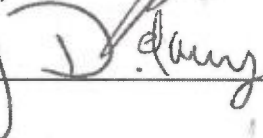
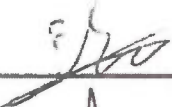
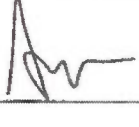
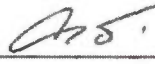
Rodney App 775 Post #302

[Signature] 775 Post #612

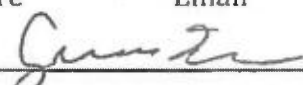
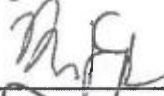

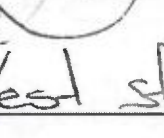
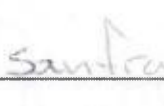

January 2nd 2018, This petition is signed by neighbors who live near the 820 Post street site where a proposed 8 story building is slated for construction. The proposal for an 8 story building gives us great concern about the feel of the neighborhood. We feel that a 5-6 story building is a better fit. We are also concerned with the loss of light and air for ourselves and our neighbors at 715 Leavenworth Street, to Kayak Books and to Café Royale. We feel that the back of the proposed building should be tiered so that our neighbors continue to have sufficient light for their well-being and health.

Name	Signature	Email	address
Tim Richards		tbrichards2003@yahoo	798 Post
Mackenzie Pike		mackpike9@gmail.com	798 Post
Andrea Allen		alaart@gmail.com	798 Post
John Campbell		johnmaxcampbell@gmail.com	798 Post
Eunice Redondo			"
Keegan Roberson		keegan.s.roberson@gmail.com	798 Post
Kymberly Henry		kymberlyhenry@gmail.com	798 Post
GREG PENNINGTON		Gregpennington@aol.com	798 Post
Megan Sanchez		LAMWILSONTATTOO@gmail.com	798 Post
Arturo Lucio		arturo-lucio73@gmail.com	

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Name	Signature	Email	Address
MARIAWNE HARVEY		mariawne.harvey@rocketmail.com	798 Post St., SF CA 94109
Mikhailo Korshikov		michaelkorshikov@gmail.com	798 Post St SF, CA 94109
Andrea Sanchez		AndreaSanchez@gmail.com	798 Post Street #200 SF, CA 94109
Cady Kirkpatrick		ckirkpatrick@gmail.com	798 Post St SF, CA 94109
Ivy D. Dancy		ivy.dancy@gmail.com	798 Post St
Conrad Mucks		cmucks@me.com	798 Post Street
Alec Toppenberg		alectopp@gmail.com	715 Leavenworth St. 94109
Woraluck Thanaporn		woraluck.th@gmail.com	715 Leavenworth St. 94109

January 2nd 2018, This petition is signed by neighbors who live near the 820 Post street site where a proposed 8 story building is slated for construction. The proposal for an 8 story building gives us great concern about the feel of the neighborhood. We feel that a 5-6 story building is a better fit. We are also concerned with the loss of light and air for ourselves and our neighbors at 715 Leavenworth Street, to Kay's Books and to Café Royale. We feel that the back of the proposed building should be tiered so that our neighbors continue to have sufficient light for their well-being and health.

Name	Signature	Email	address
Genevieve Quirk		ghumbelut@gmail.	775 Post #305
Ron Desma		rhdsmad@gmail.com	#403
Jason Githly		jason@jasongithly.com	775 Post #301
Stephen West		stwests@yahoo.com	775 Post St, #604
Stacy West		sanfranciscohistory@yahoo.com	775 Post St, #604
Chris Garcia		christophergarcia1989@gmail.com	775 Post St #408

Alec Toppenberg & Woraluck Thanaporn
715 Leavenworth Street, #9
San Francisco, CA 94109
alectopp@gmail.com

February 2018

To Whom It May Concern,

My name is Alec Toppenberg, and my wife, Woraluck, and I are new additions to San Francisco - both moving here for new jobs. As new residents to San Francisco, we were excited to find a great apartment with lots of natural light in the Lower Nob Hill neighborhood. Upon hearing about the new building proposal on 820 Post Street, though, we both had mixed feelings. The loss of natural light will be devastating for our health and wellbeing.

With the current housing climate in San Francisco, I am an advocate for housing of any and all new housing. I do, however, think it is fair to consider the impact that new housing has on current residents. In the case of 820 Post Street, I am worried that the building of 8 stories will be much taller than the surrounding buildings - including my own. I also worry about the ecological and environmental impact that the site of an old laundromat and new construction will have on the environment and the health of nearby residents.

Upon talking to some other tenants, it seems we are all aligned in this matter. We have identified a few solutions including; a cutaway or recessed upper floors, reducing the height of the building, and a formal environmental impact survey.

I appreciate your understanding and consideration in this matter.

Warmly,

A handwritten signature in black ink, appearing to be 'AT' followed by a stylized flourish.

Alec Toppenberg & Woraluck Thanaporn

This page intentionally left blank.

From: [Roan Kattouw](#)
To: [Perry, Andrew \(CPC\)](#)
Subject: In support of the 820 Post Street project
Date: Thursday, February 21, 2019 12:07:28 PM

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

I just learned about the proposal to build an 8-story apartment building at 820 Post Street, and that it'll be heard at the Planning Commission meeting later today. I may or may not be able to make it to the meeting, but in case I don't, I wanted to voice my support for this project.

I live around the corner, on the 600 block of Leavenworth, and I support more housing being built in my neighborhood, because San Francisco has a housing shortage. Redeveloping a disused 1-story commercial building into an 8-story apartment building is an excellent way to do infill development and add housing while not displacing anyone.

Some of my neighbors opposing the project have complained that it's too tall and out of scale with the other buildings in the neighborhood. I disagree. 840 Post, just two doors down, is 8 stories. Many other nearby buildings are 6 or 7 stories tall, like 839 Post, the Warrington (775 Post), 798 Post, 625 Leavenworth, 757 Leavenworth, and 808 Leavenworth. There are taller buildings nearby too: 886 Sutter is 9 stories, 805 Leavenworth is 10 stories, and there are even two 16-story buildings, 761 Post and 737 Post, within a block of this site. These buildings are all part of the character of the neighborhood, and an 8-story building at 820 Post would fit right in.

As proposed, the building is required to provide a below-market-rate unit. Reducing the size of the building would eliminate that requirement, meaning a new affordable unit would be lost. It would also provide fewer units overall, and possibly make the building infeasible to build. I urge the Planning Commission to approve this project without reducing its height.

Roan Kattouw
601 Leavenworth Street
San Francisco, CA 94109

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Perry, Andrew (CPC)

From: Dana Beuschel <dana.beuschel@gmail.com>
Sent: Thursday, February 21, 2019 12:45 PM
To: Perry, Andrew (CPC)
Subject: 820 Post St

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

Hi Andrew,

I'm writing today to express my support for the housing proposed at 820 Post St. Sorry for the late email, I just found out it was at Planning today. I live across the street at 825 Post, and ever since I moved in I thought the building currently on the site stuck out like a broken tooth, and it didn't make any sense why, in the midst of such a dire housing shortage, there was a single-story building in a prime residential neighborhood. So I was very happy to find out that there was a project proposed to rectify that situation and provide much-needed housing. It will also help liven up the streetscape by replacing a vacant, dilapidated old building with new apartments, housing new neighbors who will help support all our local businesses and strengthen our community. This block has vacancy issues, particularly at the old House of Fans on the corner of Post and Hyde, and more foot traffic is something that would be really beneficial to us.

I know some people have expressed concerns about the height of the project, stating it is out of context and scale. I disagree; as mentioned above the proposed project is much more in accordance with neighborhood character than the current site. I also think it's important to approve all 8 stories, because we need every single unit we can get, especially the BMR unit that would be lost if the project were downsized.

Thanks!
Dana Beuschel

Received at CPC Hearing 2/21/19
V. Flores

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow demolition of a residential unit located at 432 Cortland Avenue, Assessor's Block 5678 Lot 030, pursuant to Planning Code Sections 303 and 317 within the NC-2 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **February 1, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-009635CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 21, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 21, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Design.** The Project Sponsor shall incorporate the following design change: incorporate a more traditional bay window forms on the exterior street-facing façade.
7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than 4 bicycle parking spaces (3 Class 1 spaces for the residential portion of the Project and 2 Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

13. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

15. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the

Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

16. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org.

17. Noise Control Plan.

a. After consultation between the Project Sponsor's contractor and the Department of Building Inspection, the Project Sponsor shall require that equipment (including trucks) used for project construction have appropriate noise control technology (e.g., improved mufflers, equipment redesign, intake silencers, ducts, engine enclosures, acoustically attenuating shields or shrouds);

b. To the extent permissible by law, no backup alarms (beeping noise) from construction equipment shall be allowed on Saturdays, or on weekdays before 9:00am

17.18. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

18.19. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20. Communication with Local Merchants.

a. The Project Sponsor shall hire a construction management firm (or the project Architect) to act as a liaison to help promptly address community issues that arise during the entirety of the construction period. The liaison will also distribute notices describing construction stages and timing so that neighbors and merchants can plan accordingly.

b. The Bernal Business Alliance (BBA) will be provided with the email and cell phone numbers for the Architect, Contractor and his job superintendent, who can be contacted at anytime. In

- addition, both the Contractor and Architect will post their business emails and phone numbers on the sidewalk barrier so passersby may contact them.
- c. While any merchant can reach out to the liaison, Architect or Contractor, the BBA shall designate one prime contact to represent the BBA so that communications are clear.

19.21. Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

20.22. Hours of Operation. The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00a.m. to 2:00a.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

23. Hours of Construction. The Project Sponsor shall limit construction hours to the following:
- a. Construction hours will be 7:00am to 6:00pm Monday - Saturday, with Saturdays limited to "quiet work." Quiet work is defined as work that that does not add more than 5 decibels of noise when measured at the property line.
 - b. Demolition and Excavation activities will be restricted to 9:00am- 4:00pm Monday - Friday for significant noise-generating activities.
 - c. Work may occur outside of these days and hours only under exceptional circumstances with adequate notice given to the Bernal Business Alliance (BBA).

8/25/2017 Action Neighbor pre-app meeting
 11/30/2018 Canvassed block to distribute flyers

date	Action	Contact	address	Email	Telephone	Notes
			432 Cortland			Distributed 24 Flyers as Below: Described project and gave contact a flyer for the owner or any customers Described project and gave contact a flyer for the owner or any customers Left a flyer, but also got the owner's card and contact info (see Darcy Lee below) Described project and gave contact a flyer for the owner or any customers (Shop closed) Put a flyer thru their mail slot (closed) (closed) Put a flyer in their mailbox (closed) Put a flyer in their mailbox Spoke with owner regarding project. Gave her a flyer and business card. (vacant - no furnishings visible) (branch closed, so no employees or mailbox) ATM only (closed) Put a flyer in their mailbox Neighbor said she was on fence because an project that improves the street helps her business. Spoke to the shopkeeper. He said his business is always expanding. He promised to give the flyer and my card to the owner. Described project and gave contact a flyer for the owner or any customers Described project and gave contact a flyer for the owner or any customers left a flyer in the mailbox rather than disturb residents etc Described project and gave contact a flyer for the owner or any customers. She asked if it was going to be luxury apartments. Described project and gave the owner a flyer and business card. He said, 'Good Luck! Described project and gave contact a flyer for the owner or any customers Put a flyer in the mailslot Left the last two flyers tucked in under edge of SF Planning poster
12/6/2018	Contacted by owner of 430 Cortland. Sent link to drawings and proposed meeting.	Bill Shireman	432 Cortland	bshireman@future500.org		
12/7/2018	Communication with Bill's asst. to schedule meeting with 430 Cortland Call with Amy Bienart, BOS. Sent images & drawing link.	Mary Ann McDonnell		mmcdonnell@future500.org		
12/7/2018	Emailed flyer to contacts for 3 local neighbor groups that we previously contacted before the Pre-App Mtg	Amy Bienart		amy.bienart@sf.gov.org		Amy will schedule neighborhood meeting in early January, hosted by Supervisor Roman
12/10/2018	Responded to email from owner of 420 Cortland and sent drawings	Bernal Heights South Slope Organization Bernal East Design Review Bernal Heights Preservation Tom Kennedy		katiyangus@gmail.com bhsedrb@gmail.com arothblatt@aol.com tomkennedy5@gmail.com		No response No response Sent images & link to drawings

Received at CPC Hearing 2/21/19
 V. Flores

date	Action	Contact	address	Email	Telephone	Notes
12/10/2018	Emailed Darcy Lee, owner of Heartfelt at 436	Darcy Lee (business owner)	436 Cortland	Info@heartfelt.com		Sent detailed description of project and current state of process.
12/11/2018	Proposed a meeting Wednesday 12/19 with Darcy Lee, owner of Heartfelt at 436	Darcy Lee (business owner)	436 Cortland	Info@heartfelt.com		Sent detailed description of project and current state of process.
12/21/2018	Emails provided by Planner Veronica Flores 12/18/18	Gina Surber	436 Cortland	medeandgina@gmail.com gonnoultrie@comcast.net david.yogi@gmail.com sjiqal@yahoo.com lasko25@gmail.com david.whitefield.alea@gmail.com lee@leehammack.com heslor@earthlink.net merlean@qina@gmail.com		Emailed each of them a copy of the flyer an invitation the Jan Meeting
12/21/2018	Met with owners of 436 and 430 Cortland to review project and discuss concerns	Darcy Lee (business owner) Bill Shireman Allieen Ichikawa	436 Cortland 430 Cortland 430 Cortland	behreman@future500.org allieen.ichikawa@gmail.com		Attending: Michael & Elizabeth Shum, David Mantel, Darcy Lee, Bill Shireman, Allieen Ichikawa
12/26/2018	Emailed owner of Goodlife Grocery for meeting	Lester Zeldman	448 Cortland	lz@goodlifegrocery.com		
12/28/2018	Installed 11x17 poster for community outreach meeting	Bernal Neighborhood Center	Bernal Neighborhood Center	amy.behart@sfgov.org		60-70 attendees
1/3/2019	Community Meeting					Took pictures from rear yards and discussed extent of building.
1/12/2019	DNM met with Darcy, Aileen, Billie Hayes	Darcy Lee Billie Hayes Allieen Ichikawa	436 Cortland Wild Side West 430 Cortland	415-647-3099 allieen.ichikawa@gmail.com		Share revised design and shadow study
1/30/2019	DNM meeting with Bill & Aileen	Allieen Ichikawa	430 Cortland	allieen.ichikawa@gmail.com		Share revised design & BBA concerns
1/31/2019	DNM meeting with BBA	Darcy Lee	436 Cortland	amy.behart@sfgov.org		Share revised design & BBA concerns
2/4/2019	Emailed revised plans to Amy Bernart, Darcy, Bill and Aileen	Amy Bernart		amy.behart@sfgov.org		
2/7/2019	Amy Bernart sent link to latest plans to Jan 3 attendees					
2/8/2019	DNM meeting with BBA	Darcy Lee	436 Cortland	medeandgina@gmail.com		Share revised design & BBA concerns
2/8/2019	Emails provided by Planner Veronica Flores 12/18/18	Gina Surber	436 Cortland	gonnoultrie@comcast.net		Emailed link to updated design
		David Yogi		david.yogi@gmail.com		
		Steve Jirgl		sjiqal@yahoo.com		
		Adam Laskowitz		lasko25@gmail.com		
		J David Whitefield		david.whitefield.alea@gmail.com		
		Lee Hammack		lee@leehammack.com		
		Sue Heslor		heslor@earthlink.net		
		Merle Malakoff		merlean@qina@gmail.com		

Sucre, Richard (CPC)

From: Clinton Smith <clintsmithcat@yahoo.com>
Sent: Tuesday, February 19, 2019 3:09 PM
To: Sucre, Richard (CPC)
Subject: Proposal for demolition @ 233 San Carlos st.
Attachments: 20190206_151248.jpg; 20190206_151345.jpg; 20190206_151404.jpg; 20190206_172547.jpg; 20190219_143202.jpg; 20190219_143241.jpg

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

Dear Mr. Sucre,

I am writing in regards for my vehement opposition to the proposed 4 story structure architectural plans at 233 San Carlos st. San Francisco, CA 94110.

I have lived next door @ 237 San Carlos st. for over 23 years now. The building of the structure @ 233 San Carlos st. will block off sunlight to my building as is evidenced by the photos attached. It will do the same to the house at 227 san carlos st. on the other side of 233 as well as San Carlos street itself. My landlord & all my neighbors are opposed to this proposed 4 story structure.

I did some research & found out that 233 was built in 1906, the same year my house was built. Wouldn't this qualify the house to be a protected landmark of sorts?

Another concern of my neighbors & I is that if this structure is allowed to be built, other landlords may see this & try to evict existing tenants to do the same thing. Everyone on my block is angry & against this horrifying proposal.

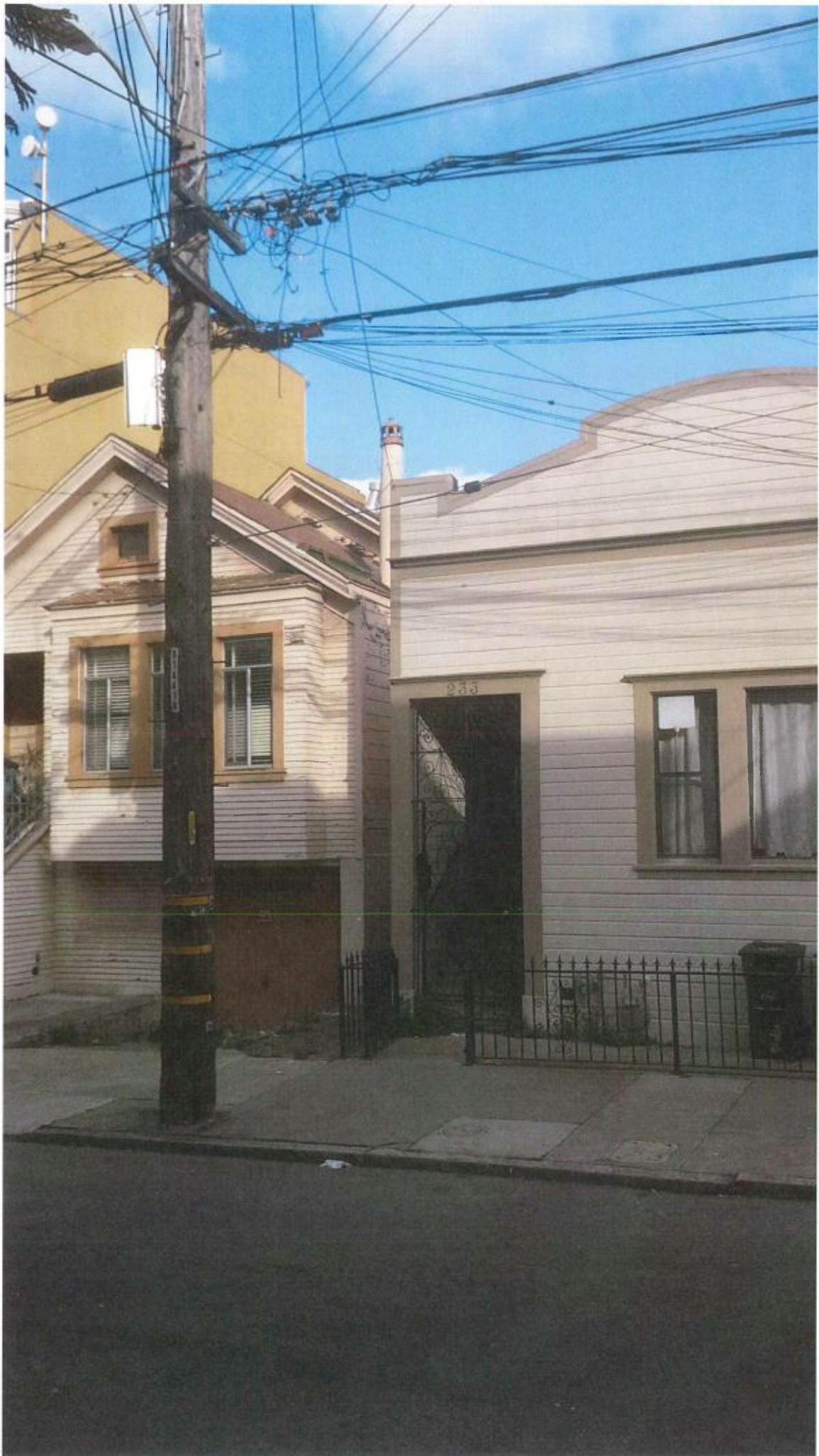
There is also the issue of existing tenants at the 233 location who I have talked to & are against the building of this structure. They are scared to get evicted & don't know where they will go.

Please take this into consideration as we are consulting all the tenants rights groups available to counteract this atrocity.

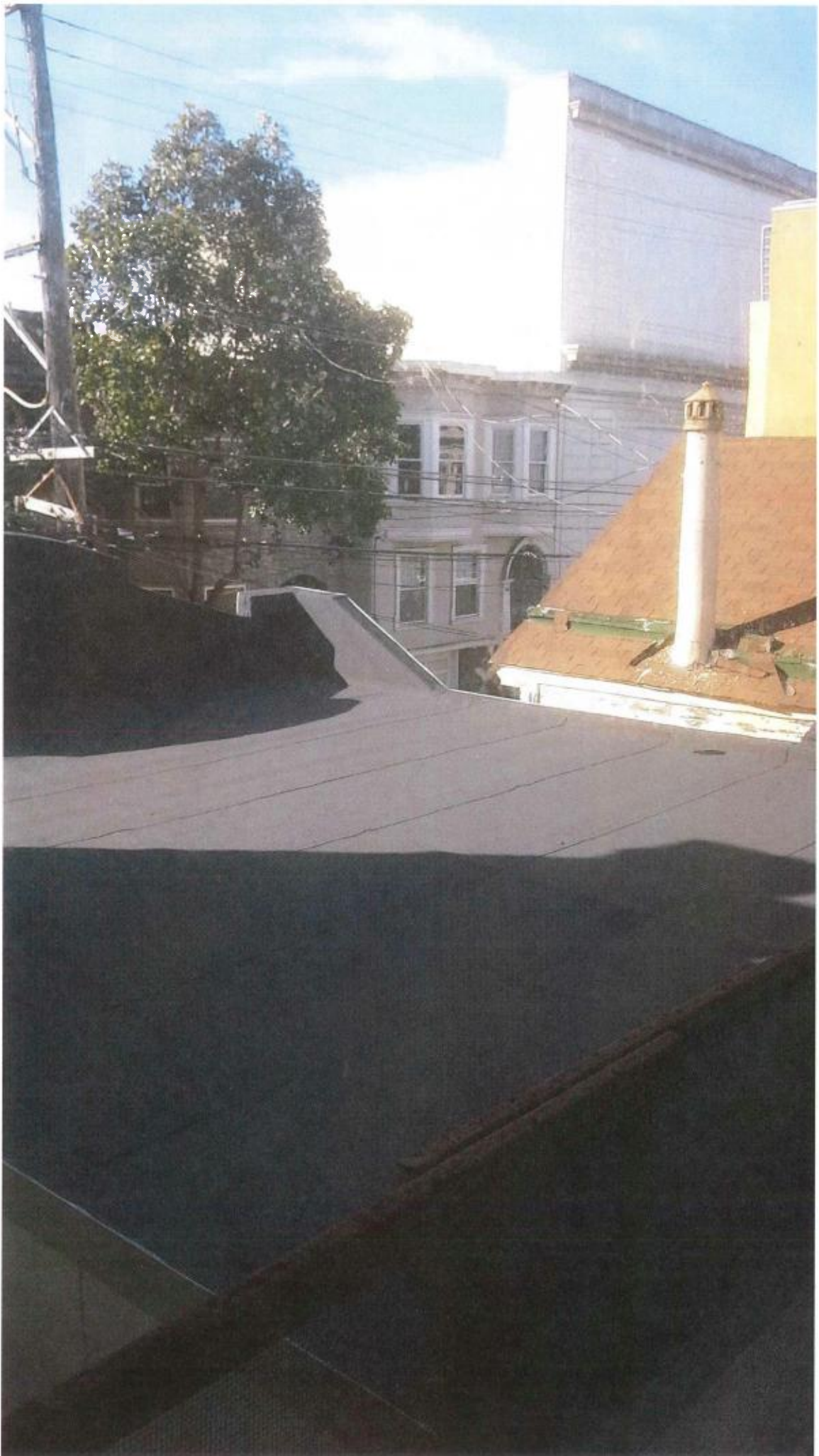
Sincerely,

Clinton Smith
237 San Carlos st.
San Francisco, CA 94110
415-643-7779













Sucre, Richard (CPC)

From: Mike Chino <mkchino@gmail.com>
Sent: Tuesday, February 19, 2019 9:05 PM
To: Sucre, Richard (CPC)
Subject: New Construction Concerns — Record # 2017-013537CUA

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

Dear Rich,

My name is Mike Chino and I'm writing regarding a planning commission notice for a new construction project at 233 San Carlos Street in the Mission District (record number 2017-013537CUA). Due to my work schedule, I'm not able to attend the hearing for this project on February 21st, so I'd like to voice my concerns in writing.

I've lived in the house next door, 239 San Carlos, for over ten years, and as a longtime Mission District resident I have deep concerns over the changes occurring in my neighborhood, particularly as they now threaten to directly affect my quality of daily life. My housemate and I regularly work from home during the day, and we have long appreciated the peaceful atmosphere on San Carlos Street, as it is conducive to our writing and editing work. The demolition of our neighbor's house and the construction of a new building will shatter this environment for the entire duration of the demolition and construction project, disrupting and displacing our peaceful work environment, and degrading our quality of life while at home during the day.

I also greatly appreciate our quiet, respectful neighbors at 233 San Carlos Street and I am extremely dismayed over their impending displacement due to this construction project. I am also greatly concerned by the rising rents in our neighborhood, and by the fact that a new four-story apartment building will exacerbate this trend. Lastly, I am very concerned by the fact that a new four-story building will greatly diminish my home's access to natural light, which will severely affect my quality of life as I often spend over 8 hours of the day at home.

I implore that, after considering my concerns and those of my neighbors on San Carlos Street, you deny authorization to demolish the single-family home at 233 San Carlos Street.

With all sincerity and due respect,
Mike

—
Mike Chino
949 922 9846

Sucre, Richard (CPC)

From: Ashton Cates <ashton@sync-arch.com>
Sent: Thursday, February 21, 2019 8:48 AM
To: Sucre, Richard (CPC)
Subject: FW: 233 Email - Updated
Attachments: 233email_2019.docx

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

Rich,

Another letter of support, attached.

Also, I called Clinton Smith and left a voicemail. He hasn't called back. See you soon.

Best,

Ashton Cates
Senior Associate
Syncopated Architecture
www.sync-arch.com
415.558.9843

From: Amit Motawala <amotawala@live.com>
Sent: Wednesday, February 20, 2019 9:44 PM
To: Serina Calhoun <serina@sync-arch.com>; Ashton Cates <ashton@sync-arch.com>
Subject: Fw: 233 Email - Updated

Serina and Ashton,

Here is a letter from Michael Grasewicz, the current master tenant.

Amit Motawala

From: Michael Grasewicz <mgrasewicz@gmail.com>
Sent: Wednesday, February 20, 2019 9:31 PM
To: amotawala@live.com
Subject: 233 Email - Updated

Let me know if this works for you

Michael Grasewicz
804-677-9040

To Whom it may concern,

This is a letter of acknowledgement that I was made fully aware over a year ago by Khandu Patel about the project to build a family home at my current residence of 233 San Carlos St. I support this project and the planned relocation for myself when the time arises.

I am the master tenant in the house as well and all the current tenants are aware and are in support of this decision.

I can be reached at 8046779040 if you have any questions or need more information.

Best,

A handwritten signature in black ink, appearing to read 'Michael Grasevicz', with a stylized flourish at the end.

Michael Grasevicz

Sucre, Richard (CPC)

From: Susy Moorhead <susysoleil@gmail.com>
Sent: Thursday, February 21, 2019 11:41 AM
To: Sucre, Richard (CPC)
Subject: concerns about record number 2017-013537CUA

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

Hi. I am a long time resident on San Carlos St. and I am writing because of some concerns I have about record number 2017-013537CUA. The plan is to demolish a small one story single family residence in order to build a new four story two family residence. I am against this as it will continue to deteriorate the nature of our neighborhood and specifically our block. I do realize that times our changing and that we need to house more people in our city but this will only house one more family. The building will tower over most all of the other dwellings on our block (only one other is as tall and it is an ugly eye sore). It also will inevitably lead to a major increase in property values (as if they aren't high enough already) which leads to more gentrification and more displacement of long term tenants who make our neighborhood so unique.

Please consider my concerns in your decision making.

Thank you,

Susy Moorhead
216 San Carlos St.

N. Perry
Received at CPC Hearing 2/21/19



Better Market Street

Planning Commission
February 21, 2019





Market Street is the...



City's busiest pedestrian street

City's busiest bicycle thoroughfare

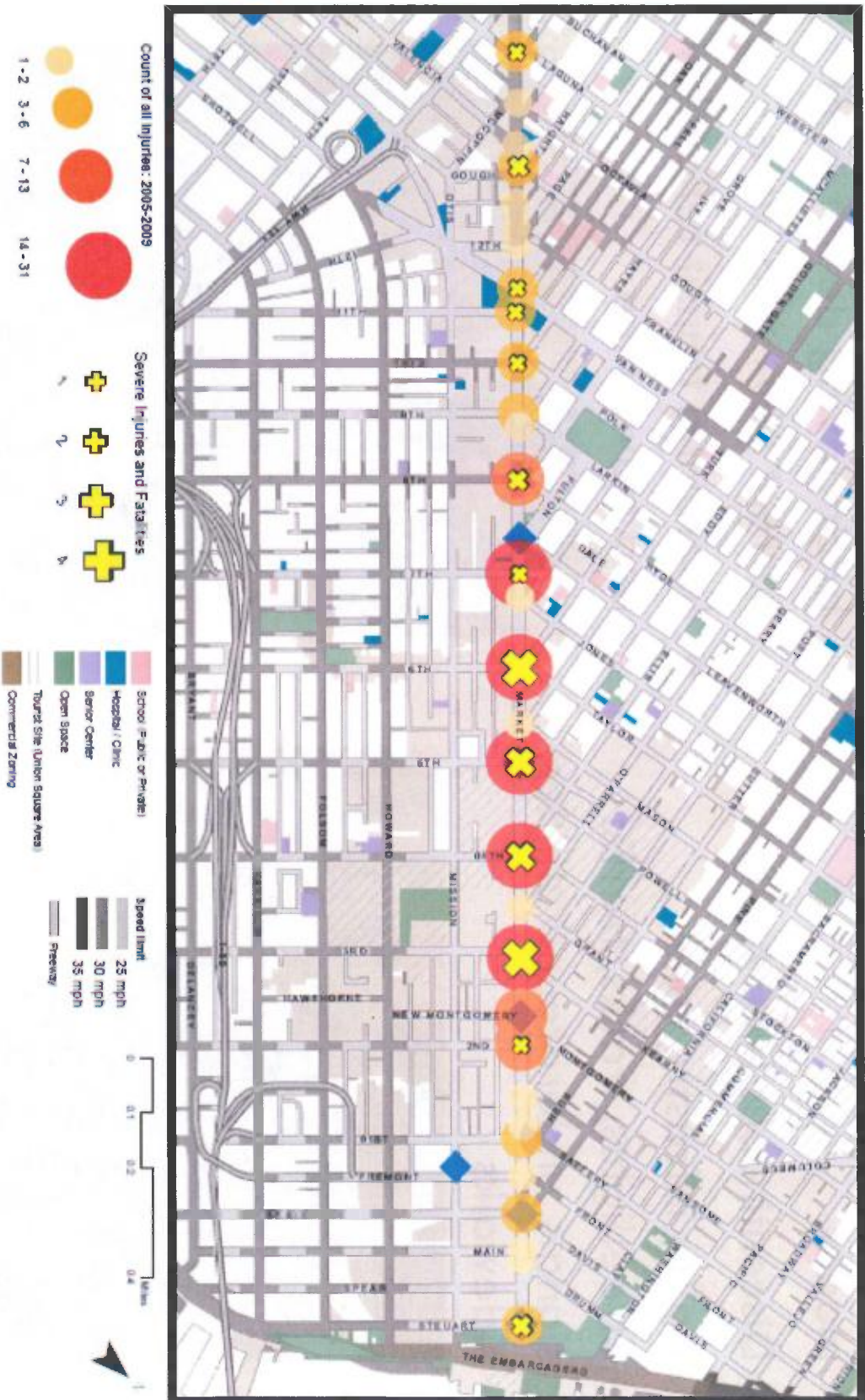
City's busiest transit corridor

City's premier cultural, civic and commercial boulevard





Collision Data



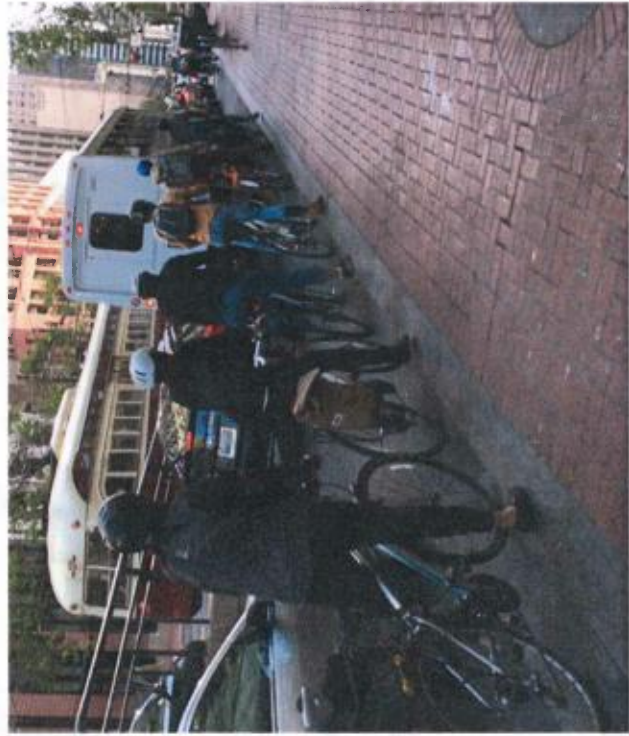
Data Subcommittee Nov 2011



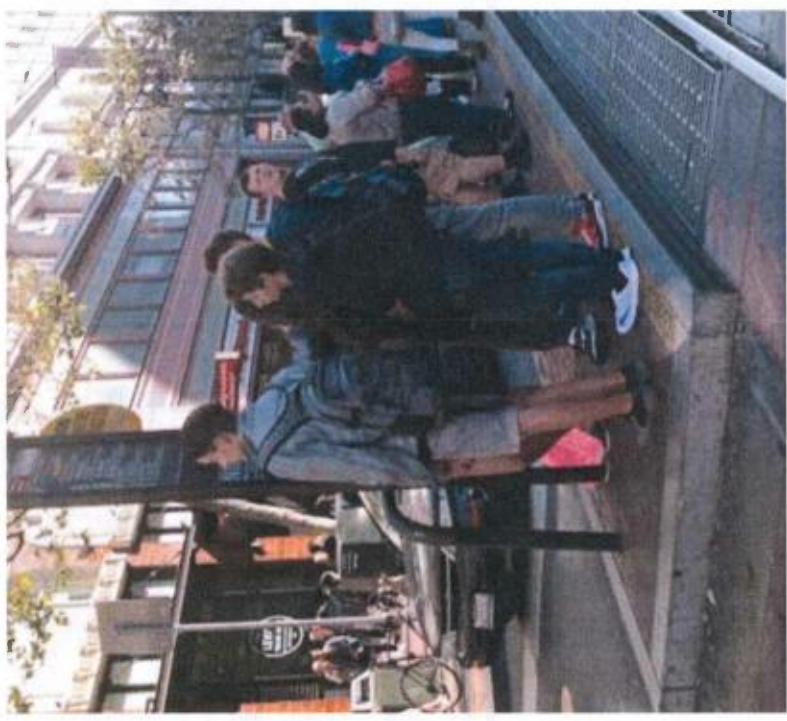
Key Needs

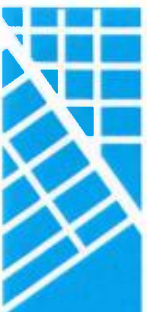


- Safety challenges for all modes
- Discontinuous bike facility
- Aging infrastructure: Streetlights, tracks, traffic signals, underground utilities, sidewalks



- Transit stops, curb ramps and brick paving do not meet current ADA standards
- Improving transit reliability and travel time





Project Overview



Better Market Street will deliver **transformative transportation, streetscape and safety improvements** along 2.2 miles of Market Street between Steuart Street and Octavia Boulevard.

Better Market Street will:

- Enhance roadway safety for everyone
- Improve Muni performance and reliability
- Replace and update aging infrastructure
- Revitalize streetscape design for a 21st-century San Francisco



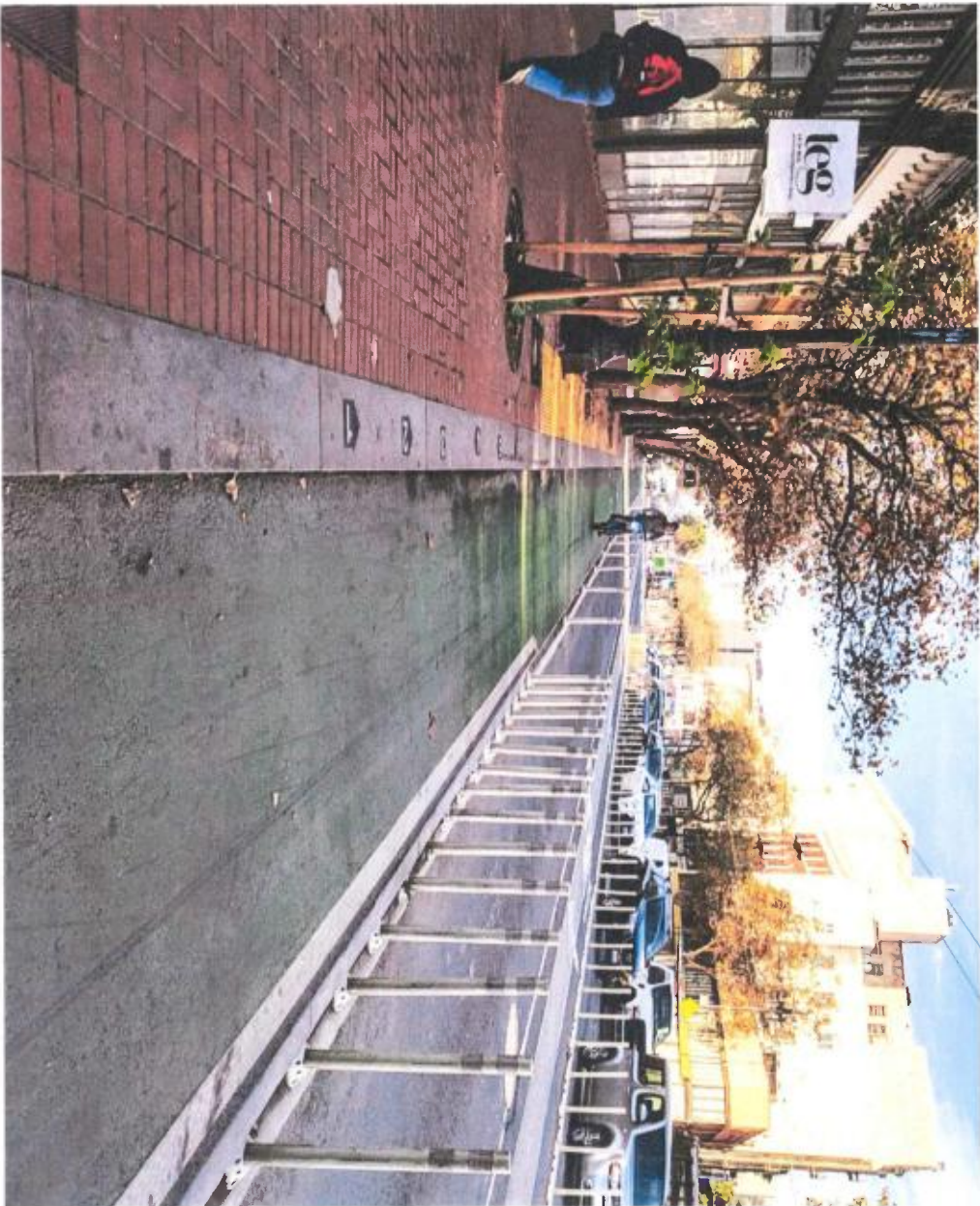
Project Schedule



Date	Time	Meetings
February 27	-	Draft Environmental Impact Report (DEIR) Publication
March 18	2:30 PM	Civic Design Review (Tentative)
March 20	12:30 PM	Historic Preservation Commission (HPC) DEIR Hearing
March 25	6:00 PM	Community Working Group (CWG) Meeting
April 4	1:00 PM	Planning Commission DEIR Hearing
April 15	-	DEIR Public Comment Period Closes



Pilot Project – November 2015



Raised bikeway pilot on the south side of Market Street between Gough and 12th streets



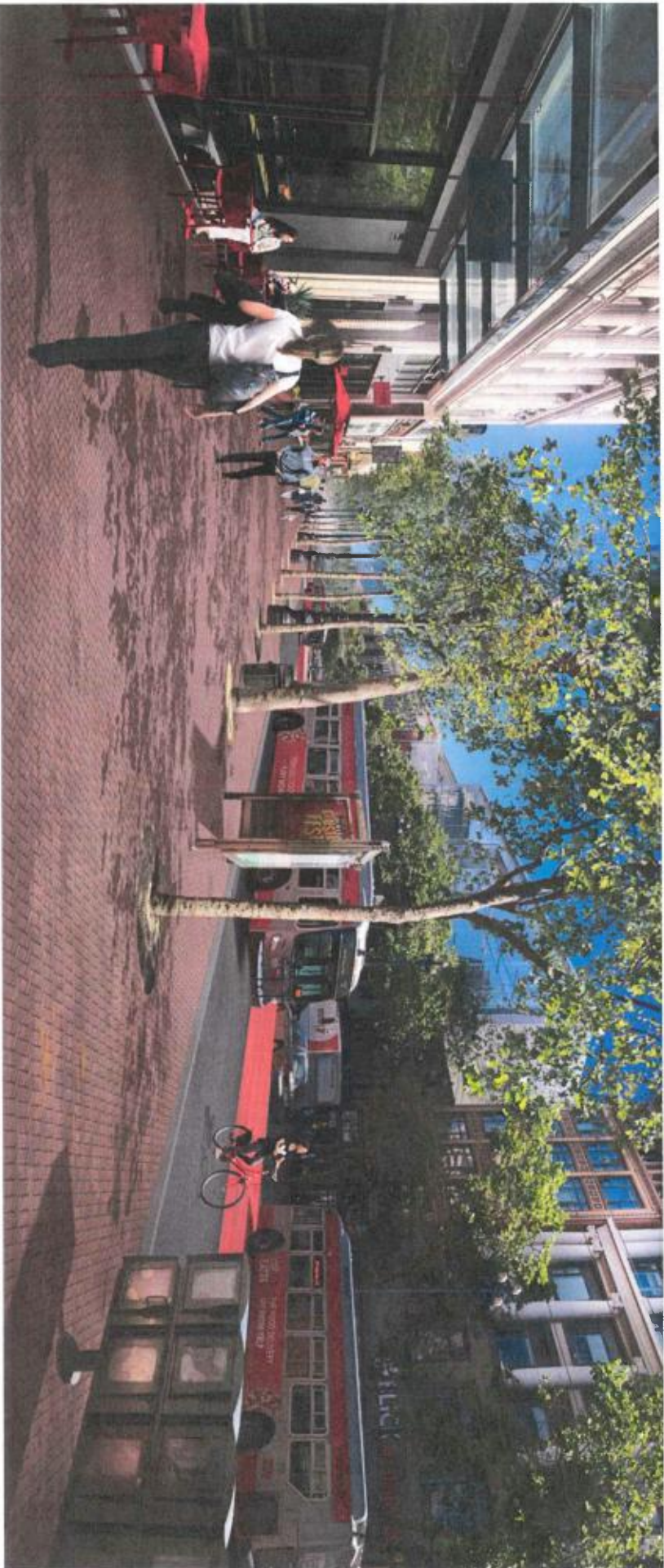
Preferred Design Cross-Section



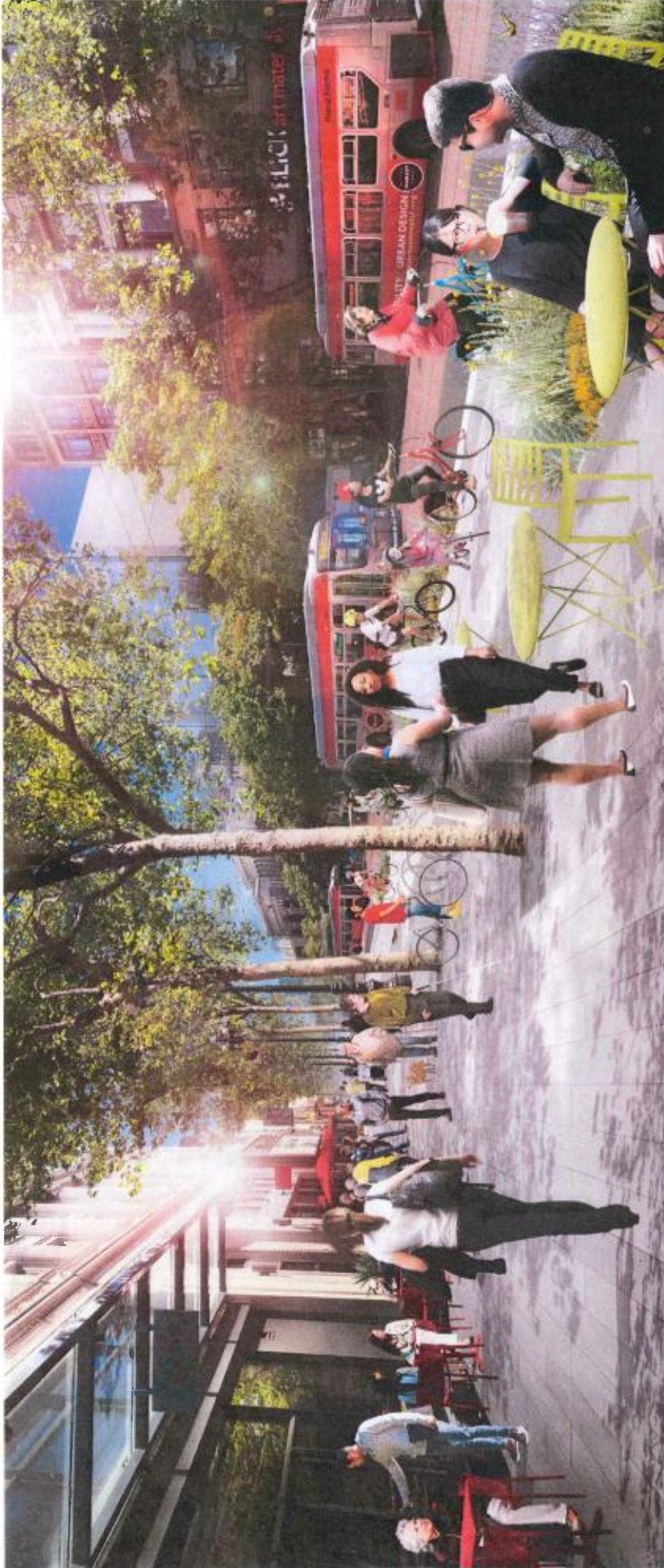
Led to the proposed design with sidewalk-level bikeway



Market Street Today



Proposed Project





Vehicle Circulation and Loading





Transit





Community Engagement



- Community Working Group
- 4 rounds outreach since 2011
- Pop-up at The Strand



Stop by the Better Market Street Pop-Up
OFFICE HOURS THROUGH FEBRUARY AT THE STRAND™





Growth in Mid-Market



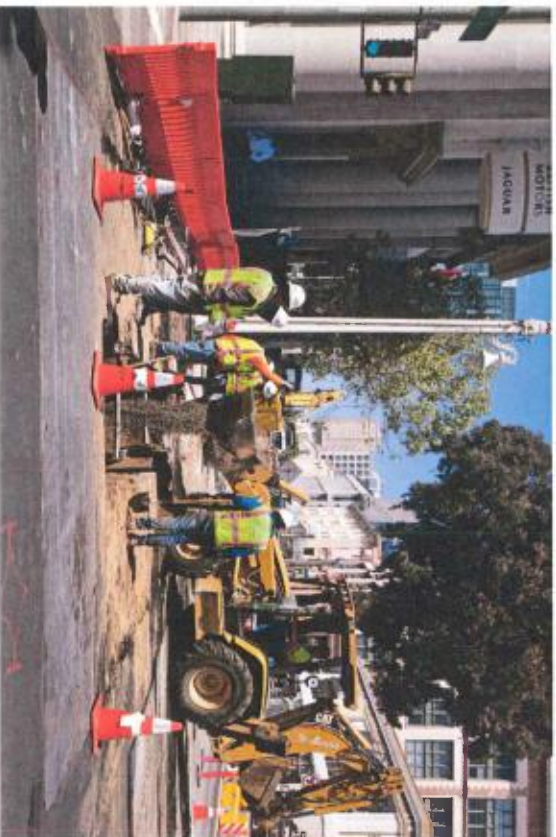
Integrate public realm and transportation improvements with Mid-Market revitalization



Mitigations During Construction



- Construction phasing
- Support Community Benefit Districts
- Maintain pedestrian access
- Access for traffic going north and south to be maintained





Questions



Warfield Market
Diana Brocky
Warfield Market
Diana Brocky
Warfield Market
Diana Brocky

