



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Downtown Project Authorization

HEARING DATE: MARCH 29, 2018

*Date:* March 15, 2018  
*Case No.:* **2014-002033DNX**  
*Project Address:* **429 Beale Street/430 Main Street**  
*Zoning:* RH-DTR (Rincon Hill Downtown Residential) Zoning District  
84-X Height and Bulk District  
*Block/Lot:* 3767/305 & 306  
*Project Sponsor:* Mark Loper  
Reuben, Junius & Rose, LLP  
One Bush Street Suite 600  
San Francisco, CA 94014  
*Staff Contact:* Doug Vu – (415) 575-9120  
[Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project includes demolition of two existing commercial structures with a combined area of 35,625 sq. ft., the merger of two parcels and construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), a combined 10,800 sq. ft. of private open space throughout the building and common open space at a rooftop deck and solarium, a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces that are accessed through one driveway on Beale Street, and 111 Class 1 bicycle parking spaces. The residential lobby is located on Main Street and the development would also include streetscape improvements in front of the building including new street trees, landscaping, bicycle racks and sidewalk repaving.

### SITE DESCRIPTION AND PRESENT USE

The project site covers two parcels that measure 18,906 sq. ft. in total area and are located on Assessor's Block 3767 and Lots 305 & 306, which front Beale and Main Streets between Harrison and Bryant Streets. The project site has approximately 69-feet of frontage along on Beale Street and 69-feet of frontage along Main Street. The project site is developed with a one-story and a two-story commercial building measuring 35,625 sq. ft. that were constructed in 1929 and 1951, respectively. The buildings have been used as a self-storage facility (dba "StoragePro") since 2011.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the Rincon Hill Downtown Residential Zoning District that has experienced significant redevelopment over the past twenty-five years. The adjacent properties include the eleven-story, 288-unit Baycrest development that was constructed in 1991 to the north, the eleven-story, 150-unit Portside development constructed in 1997 to the east, and the 25-story, 245-unit Bridgeview development constructed in 2002 to the west. South of the project site is a parcel that is owned by the California Department of Transportation (Caltrans), which is bisected overhead by the Bay Bridge and is currently used as a parking lot and bridge maintenance facility. Apart from two nearby parcels adjacent to Interstate 80 that are zoned M-1 (Light Industrial), the remainder of the parcels in the area are zoned RH-DTR and TB-DTR (Downtown Residential), or RC-4 (High Density Residential Commercial).

## **ENVIRONMENTAL REVIEW**

The Department anticipates publication of a Community Plan Exemption (CPE), per Section 15183 of the CEQA Guidelines, which will become available prior to the public hearing on March 29, 2018.

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	10 days	March 9, 2018	March 7, 2018	22 days
Posted Notice	10 days	March 9, 2018	March 9, 2018	20 days
Mailed Notice	10 days	March 19, 2018	March 9, 2018	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

To date, the Department has received 34 letters in support of the project, and 64 letters expressing opposition or concerns regarding the project's impact on air quality for neighboring properties, traffic congestion, potential shadow impacts, and the desire for two separate buildings instead of one.

Aside from the mandatory pre-application meeting that was held on October 13, 2015, the sponsor has conducted extensive additional community outreach through letters, phone calls and meetings with residents of Baycrest, neighborhood businesses and several home owners' associations. The comprehensive outreach effort is described in detail in the Project Sponsor's submittal.

## **ISSUES AND OTHER CONSIDERATIONS**

- As part of the Downtown Project Authorization (DNX), the Commission may grant exceptions from certain Planning Code requirements for projects that exhibit outstanding overall design and are complementary to the design and values of the surrounding area. The proposed project requests an exception from the dwelling unit exposure requirement under Planning Code Section 140. Department staff is generally in agreement with the proposed modification given the overall design and project benefits.
- The project has elected to provide on-site affordable housing as identified in Planning Code Section 415.3, which requires 13.5 percent of the total number of units to be designated as part of



the inclusionary affordable housing program. The Project contains 144 dwelling units; therefore, nineteen (19) units are required to be designated as part of the inclusionary affordable housing program.

- In compliance with Planning Code Section 169, the sponsor submitted a Transportation Demand Management Plan to achieve a target of 11 points, which is greater than the required 10 points through measures including a bicycle repair station, unbundled parking, and car share parking with membership.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Downtown Project Authorization, pursuant to Planning Code Section 309.1, for the demolition of two existing commercial structures with a combined area of 35,625 sq. ft., merger of two parcels, and construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), a combined 10,800 sq. ft. of private open space throughout the building and common open space at a rooftop deck and solarium, a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces, and 111 Class 1 bicycle parking spaces.

## **BASIS FOR RECOMMENDATION**

- The Project is, on balance, consistent with the Objectives and Policies of the General Plan and Rincon Hill Area Plan.
- The Project is located in a zoning district that principally permits residential use.
- The Project will replace an underutilized and incompatible land use with a development that will add 144 new dwelling units to the City's housing stock, including nineteen permanently affordable rental units in an area that is zoned for the construction of high-density residential development.
- The Project is compatible with the existing neighborhood character of Rincon Hill and designed with an appropriate massing and scale for the subject block.
- The Project will include streetscape improvements consistent with the Rincon Hill Streetscape Plan including new street trees, landscaping, bicycle racks and sidewalk re-paving.
- The Project will fully utilize the Rincon Hill Area Plan controls, and will pay the appropriate development impact fees.
- The Project complies with the First Source Hiring Program.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Draft Motion  
Parcel Map  
Sanborn Map  
Zoning Map

**Executive Summary**  
**Hearing Date: March 29, 2018**

**CASE NO. 2014-002033DNX**  
**429 Beale & 430 Main Streets**

Height and Bulk Map

Aerial Photographs

Site Photos

Project Sponsor Submittal

- Community Engagement Log
- Inclusionary Affordable Housing Program Affidavit
- Anti-Discriminatory Housing Affidavit
- First Source Hiring Affidavit
- Reduced Architectural Drawings

Public Comments

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal   |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Parcel Map          | 3-D Renderings (new construction or significant addition)   |
| <input checked="" type="checkbox"/> Sanborn Map         | <input checked="" type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials  |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Health Dept. review of RF levels   |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report  |
|   | <input type="checkbox"/> Community Meeting Notice   |
|   | <input checked="" type="checkbox"/> Housing Documents   |
|   | <input checked="" type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

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DV  
Planner's Initials

DV: G:\Documents\DNX\429 Beale & 430 Main St\_2014-002033DNX\429 Beale & 430 Main St\_Exec Sum.doc



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Affordable Housing (Sec. 415)                 | <input checked="" type="checkbox"/> First Source Hiring (Admin. Code)  |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413)                  | <input checked="" type="checkbox"/> Child Care Requirement (Sec. 414A) |
| <input checked="" type="checkbox"/> SOMA Community Stabilization Fee (Sec. 418.3) | <input checked="" type="checkbox"/> Rincon Hill Impact Fee (Sec. 418)  |

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## Planning Commission Draft Motion

HEARING DATE: MARCH 29, 2018

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[Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org)

ADOPTING FINDINGS RELATING TO A DOWNTOWN PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 309.1, TO ALLOW AN EXCEPTION TO THE REQUIREMENT FOR DWELLING UNIT EXPOSURE PURSUANT TO PLANNING CODE SECTION 140, FOR DEMOLITION OF AN EXISTING 35,625 SQUARE FEET LIGHT INDUSTRIAL BUILDING, MERGER OF TWO LOTS, AND CONSTRUCTION OF A NEW 84-FEET TALL, NINE-STORY, AND APPROXIMATELY 140,280 SQUARE FEET RESIDENTIAL BUILDING WITH UP TO 144 DWELLING UNITS (CONSISTING OF 60 STUDIO, 25 ONE-BEDROOM, AND 59 TWO-BEDROOM UNITS), 10,800 SQUARE FEET OF OPEN SPACE, AND A 17,720 SQUARE FEET BASEMENT GARAGE FOR 72 ACCESSORY AUTOMOBILE AND 111 BICYCLE PARKING SPACES LOCATED AT 429 BEALE STREET/430 MAIN STREET, ON LOTS 305 & 306 IN ASSESSOR'S BLOCK 3767, WITHIN THE RH-DTR (RINCON HILL DOWNTOWN RESIDENTIAL) ZONING DISTRICT AND AN 84-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On November 10, 2015, Mark Loper of Reuben, Junius & Rose, LLP on behalf of LCL Global – 429 Beale & 430 Main Street, LLC (hereinafter "Project Sponsor") filed Application No. 2014-002033DNX (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Downtown Project Authorization to merge two lots and construct a new nine-story residential building with 144 dwelling units at 429 Beale and 430 Main Streets (Block 3767, Lots 305 & 306) in San Francisco, California.

The environmental effects of the Project were determined by the San Francisco Planning Department to have been fully reviewed under the Rincon Hill Plan Final Environmental Impact Report (hereinafter "EIR"). The EIR was prepared, circulated for public review and comment, and, at a public hearing on May 5, 2005, by Motion No. 17007, certified by the Commission as complying with the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 et seq., (hereinafter "CEQA")). The Commission has reviewed the Final EIR, which has been available for this Commission's review as well as public review.

The Rincon Hill Plan EIR is a Program EIR. Pursuant to CEQA Guideline 15168(c)(2), if the lead agency finds that no new effects could occur or no new mitigation measures would be required of a proposed project, the agency may approve the project as being within the scope of the project covered by the program EIR, and no additional or new environmental review is required. In approving the Eastern Neighborhoods Plan, the Commission adopted CEQA Findings in its Motion No. 17007 and hereby incorporates such Findings by reference.

Additionally, State CEQA Guidelines Section 15183 provides a streamlined environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that (a) are peculiar to the project or parcel on which the project would be located, (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent, (c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR, or (d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

On March XX, 2018, the Department determined that the proposed application did not require further environmental review under Section 15183 of the CEQA Guidelines and Public Resources Code Section 21083.3. The Project is consistent with the adopted zoning controls in the Rincon Hill Plan and was encompassed within the analysis contained in the Rincon Hill Plan Final EIR. Since the Rincon Hill Plan Final EIR was finalized, there have been no substantial changes to the Rincon Hill Plan and no substantial changes in circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR. The file for this project, including the Rincon Hill Plan Final EIR and the Community Plan Exemption certificate, is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, San Francisco, California.

Planning Department staff prepared a Mitigation Monitoring and Reporting Program (MMRP) setting forth mitigation measures that were identified in the Rincon Hill Plan EIR that are applicable to the project. These mitigation measures are set forth in their entirety in the MMRP attached to the draft Motion as Exhibit C.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2014-002033DNX at 1650 Mission Street, 4<sup>th</sup> Floor, San Francisco, California.

On March 29, 2018, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Downtown Project Authorization Application No. 2014-002033DNX.

The 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 the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Downtown Project Authorization requested in Application No. 2014-002033DNX, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **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:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site covers two parcels that measure 18,906 sq. ft. in total area and are located on Assessor's Block 3767 and Lots 305 & 306, which front Beale and Main Streets between Harrison and Bryant Streets. The project site has approximately 69-feet of frontage along on Beale Street and 69-feet of frontage along Main Street. The project site is developed with a one-story and a two-story commercial building measuring 35,625 sq. ft. that were constructed in 1929 and 1951, respectively. The buildings have been used as a self-storage facility (dba "STORAGEPRO") since 2011.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Rincon Hill Downtown Residential Zoning District that has experienced significant redevelopment over the past twenty-five years. The adjacent properties include the eleven-story, 288-unit Baycrest development that was constructed in 1991 to the north, the eleven-story, 150-unit Portside development constructed in 1997 to the east, and the 25-story, 245-unit Bridgeview development constructed in 2002 to the west. South of the project site is a parcel that is owned by the California Department of Transportation (Caltrans), which is bisected overhead by the Bay Bridge and is currently used as a parking lot and bridge maintenance facility. Apart from two nearby parcels adjacent to Interstate 80 that are zoned M-1 (Light Industrial), the remainder of the parcels in the area are zoned RH-DTR and TB-DTR (Downtown Residential), or RC-4 (High Density Residential Commercial).
4. **Project Description.** The proposed project includes demolition of two existing commercial structures with a combined area of 35,625 sq. ft., the merger of two parcels and construction of a

new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), a combined 10,800 sq. ft. of private open space throughout the building and common open space at a rooftop deck and solarium, and a 17,720 sq. ft. basement garage for 72 accessory auto parking spaces that are accessed through one driveway on Beale Street, and 111 Class 1 bicycle parking spaces. The residential lobby is located on Main Street and the development would also include streetscape improvements in front of the building including new street trees, landscaping, bicycle racks and sidewalk repaving.

5. **Public Comment.** The Department has received 34 letters in support of the project, and 64 letters expressing opposition or concerns regarding the project's impact on air quality for neighboring properties, traffic congestion, potential shadow impacts, and the desire for two separate buildings instead of one.

Aside from the mandatory pre-application meeting that was held on October 13, 2015, the sponsor has conducted extensive additional community outreach through letters, phone calls and meetings with residents of Baycrest, neighborhood businesses and several home owners' associations. The comprehensive outreach effort is described in detail in the Project Sponsor's submittal.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Permitted Uses in RH-DTR Zoning Districts.** Planning Code Section 827.46 states that residential use is principally permitted use within the RH-DTR Zoning District. Planning Code Section 827.26 states that ground floor retail use is principally permitted within the RH-DTR Zoning District.

*The Project would construct a new development with residential use and accessory parking within the RH-DTR Zoning District in compliance with Planning Code Section 827.46.*

- B. **Rear Yard/Site Coverage.** Planning Code Section 827.12 permits up to 80 percent lot coverage for parcels at residential levels where not all units face onto streets or alleys.

*The Project proposes a lot coverage of 80 percent because it contains dwelling units at every level that do not face onto a street or alley to comply with the rear yard/site coverage requirements.*

- C. **Setbacks.** Planning Code Section 827.13 requires a building setback of ten feet above a height of 65 feet along Beale and Main Streets.

*The Project proposes a 10-ft. setback above a height of 65-ft., which is above the sixth floor at the Beale Street frontage and seventh floor at the Main Street frontage due to the upsloping condition of the parcels to comply with the setback requirements.*

- D. **Residential Open Space.** Planning Code Sections 135 and 827.49 require a minimum of 75 square feet of usable private or common open space per dwelling unit. Private usable open space shall have a minimum horizontal dimension of six feet and a minimum area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a minimum horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open ground, a terrace or the surface of an inner or outer court pursuant to PC Section 145(F). Common usable open space shall be at least 15 feet in every horizontal dimension and shall be a minimum area of 300 sq. ft. The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead.

*The Project is required to provide a minimum of 10,800 sq. ft. of usable open space for the 144 dwelling units, and proposes to satisfy this through twenty-four 7-ft. x 13-ft. private balconies facing the interior courtyard on floors 2 through 9 that total 1,800 sq. ft., ten 10-ft. x 21-ft. terraces on floors 1, 7, and 8 that total 750 sq. ft., and 8,250 sq. ft. of common open space through a 5,850 sq. ft. rooftop deck and 2,400 sq. ft. solarium with over 30 percent of clear glazing. Therefore, the combination of 10,800 sq. ft. of usable private and common open space complies with this requirement.*

- E. **Permitted Obstructions.** Planning Code Section 136(c)(2) outlines the requirements for features, which may project over a street, alley, setback or usable open space. Generally, projections over streets and alleys are limited to 3-ft deep with a maximum length of 15-ft for each bay window or balcony. This length shall be reduced in proportion to the distance from such line by means of a 45 degree angle drawn inward from the ends of the 15-ft dimension, thus reaching a maximum of 9-ft along a line parallel to and at a distance of 3-ft from the line establishing the required open area. Additionally, the minimum horizontal separation between bay windows and balconies shall be two feet at the line establishing the required open area, and shall be increased in proportion to the distance from such line by means of 135-degree angles drawn outward from the ends of such two-foot dimension, reaching a minimum of eight feet along a line parallel to and at a distance of three feet from the line establishing the required open area.

*The Project proposes two-sided canted bay windows at floors 2 through 7 that are 3-ft. deep with a maximum length of 11-ft. at the property line and 5-ft. at the outermost plane, and with a horizontal separation of 2-ft. between bays at the property line and 13-ft. between each outermost plane to comply with the above requirements for permitted obstructions.*

- F. **Streetscape and Pedestrian Improvements.** Planning Code Section 138.1 requires one new street tree for every 20 feet of street frontage for projects proposing new construction. For a project that is greater than one-half acre in total area, contains 250 feet of total lot frontage on one or more publicly-accessible rights-of-way or encompasses the entire block face between the nearest two intersections with any other publicly-accessible rights-of-way, a streetscape plan in conformance with the adopted Better Streets Plan is required.



*The Project has a total area of 18,906 sq. ft. and 137-ft. 6-in. of frontage; therefore, the Project is not required to provide a streetscape plan.*

*However, the Project does include at least six street trees to comply with the streetscape requirements, and will also include additional landscaping, bicycle racks and sidewalk re-paving as necessary and consistent with the Rincon Hill Streetscape Plan.*

- G. **Bird Safety.** Planning Code Section 139 outlines the standards for bird-safe buildings, including the requirements for location-related and feature-related hazards.

*The subject lot is not located in close proximity to an Urban Bird Refuge, and the Project meets the requirements of feature-related standards by either not including any unbroken glazed segments 24-sq. ft. and larger in size, or will utilize fritted glazing for the proposed parapets, screens and glazed panels over 24 sq. ft. Therefore, the Project complies with Planning Code Section 139.*

- H. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street, public alley at least 25-ft in width, side yard at least 25-ft in width, or rear yard, which meets the requirements of the Planning Code. Alternatively, an open area (whether an inner court or a space between separate buildings on the same lot) which is unobstructed (except for fire escapes not projecting more than necessary for safety and in no case more than 4'-6", chimneys, and those obstructions permitted in Sections [136](#)(c)(14), (15), (16), (19), (20) and (29) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the Dwelling Unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor can satisfy the exposure requirement.

*The Project includes an interior courtyard with the shorter horizontal dimension of 25-ft. 4-in., which is reduced to 17-ft. 4-in. for three units each at floors 2 through 9 that contain a 7-ft. deep balcony. Exclusively facing this courtyard are nine units each on floors 1 through 6, and eight units each on floors 7 through 9. Therefore, the Project is seeking an exception of the dwelling unit exposure requirement for 65 units, or 45% of the Project's total as part of the Downtown Project Authorization (see below).*

- I. **Street-Facing Active Uses.** Planning Code Sections 145.1 and 827.14 requires active uses on all street frontages. Per Planning Code Section 145.1, active use is defined as either: residential use above the ground floor or on the ground floor if they provide direct, individual pedestrian access to a public sidewalk; spaces accessory to residential uses, such as fitness or community rooms, with direct access to a public sidewalk; building lobbies, so long as they do not exceed 40-ft or 25% of building frontage, whichever is larger; or, public uses described in Planning Code Section 790.80.

*The Project provides active uses on both street frontages through dwelling units that have direct, individual pedestrian access to the public sidewalk and a 40-ft. wide residential lobby on Main Street to comply with the active street-facing uses requirement.*

- J. **Shadow Impacts.** Planning Code Section 295 restricts net new shadow, cast by structures exceeding a height of 40 feet, upon property under the jurisdiction of the Recreation and Park Commission. Any project in excess of 40 feet in height and found to cast net new shadow must be found by the Planning Commission, with comment from the General Manager of the Recreation and Parks Department, in consultation with the Recreation and Park Commission, to have no adverse impact upon the property under the jurisdiction of the Recreation and Park Commission.

*The Rincon Hill Programmatic EIR analyzed the shadow impacts on outdoor recreation facilities and other public areas from potential development that could occur under the Rincon Hill Area Plan. Development anticipated under the Rincon Hill Area Plan would not cast net new shadow on any properties under the jurisdiction of the Recreation and Park Commission, but it would cast net new shadow on other public open spaces, privately owned publicly accessible open spaces (POPOs), and public sidewalks. This net new shadow would not be in excess of what is common and generally expected in densely developed urban environments. For these reasons, the Rincon Hill Programmatic EIR concluded that implementation of the Rincon Hill Area Plan would not result in significant shadow impacts, and no mitigation measures were identified. Since there are no new effects that were not already identified in the Rincon Hill Programmatic EIR, the Project complies with Planning Code Section 295.*

- K. **Off-Street Parking.** Planning Section 151.1 of the Planning Code permits one off-street parking space for each two dwelling units.

*The Project is allowed to have a maximum of 72 off-street accessory parking spaces for the 144 dwelling units, and proposes 72 spaces in a basement parking garage that is accessed through an 11-ft. wide ramp on Beale Street, which at grade slopes up approximately 10 ft. to Main Street, to comply with the permitted parking provisions.*

- L. **Parking and Loading Access.** Planning Code Sections 145.14, 151.1, 155(r), 825 and 827.16 prohibits parking above ground except on sloping sites, and limits parking access to two openings that are a maximum of 11-ft wide each, or a single opening that is no more than 22-ft wide. Loading access is limited to one opening that is a maximum of 15-ft wide.

*The Project proposes 72 spaces in a basement parking garage that is accessed through an 11-ft. ramp on Beale Street, which at grade slopes up approximately 10 ft. to Main Street. Therefore, there is no parking located above the ground, which complies with the parking access restrictions.*

- M. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires at least 100 Class 1 bicycle parking spaces plus one Class 1 bicycle parking space for every four dwelling units exceeding 100, and one Class 2 bicycle parking spaces for every 20 dwelling units.

*The Project includes 144 dwelling units that require at least 111 Class 1 and eight Class 2 bicycle parking spaces. The Project will provide 111 Class 1 bicycle parking spaces in a 9-ft. 3-in. tall “mezzanine level” storage area between the basement and ground floor, and at least eight Class 2 spaces in front of the building on Beale and Main Streets to comply with the bicycle parking requirements.*

- N. Car Share Requirements.** Planning Code Section 166 requires one car-share parking space for a project containing between 50 and 200 residential units.

*The Project includes 144 dwelling units and includes one designated car share space to comply with Planning Code Section 166.*

- O. Unbundled Parking.** Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures of ten dwelling units or more be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units.

*The Project is providing 72 off-street parking spaces that are accessory to the dwelling units. Through a Condition of Approval, these spaces will be unbundled and sold or leased separately from the dwelling units to comply with this requirement.*

- P. Transportation Demand Management (TDM) Program.** The TDM Program seeks to promote sustainable travel modes by requiring new development projects to incorporate design features, incentives, and tools that support transit, ride-sharing, walking, and bicycle riding for the residents, tenants, employees, and visitors of their projects. The sponsor is required to submit a TDM Plan for Department review of compliance with Code Section 169, including the Planning Commission’s TDM Program Standards.

*The Project Sponsor submitted a completed Environmental Evaluation Application prior to September 4, 2016 on November 4, 2014, and is therefore required to achieve 50% of the point target established in the TDM Program Standards for a target of 10 points. The Project will comply with the TDM Program by achieving 11 points through the following TDM Measures: 1) Bicycle Parking Option A; 2) Bicycle Repair Station; 3) Car-Share Parking and Membership Option A; 4) On-Site Affordable Housing Option B; 5) Unbundle Parking Location C; and 6) Parking Supply Option C.*

- Q. Dwelling Unit Mix.** Planning Code Section 207.6 requires that no less than 40 percent of the total number of proposed dwelling units contain at least two bedrooms, or no less than 30 percent of the total number of proposed dwelling units contain at least three bedrooms.

*The Project includes 60 studio, 25 one-bedroom, and 59 two-bedroom units, which is equal to 41 percent of the total 144 units that contain two bedrooms to comply with the dwelling unit mix requirement.*

- R. **Height Exemptions.** Planning Code Section 260(b) allows certain features to be exempt from the height limits established by the Planning Code that include mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself (including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window-washing equipment, together with visual screening for any such features), elevator, stair and mechanical penthouses, fire towers, skylights, dormer windows, and in the Rincon Hill Downtown Residential District, enclosed space related to the recreational use of the roof, which are all limited to the top 16 feet of such features where the height limit is more than 65 feet. However, for elevator penthouses, the exemption shall be limited to the footprint of the elevator shaft.

In the Rincon Hill Downtown Residential District, a further height exemption includes additional building volume used to enclose or screen from view the features listed above. The rooftop form created by the added volume shall not be subject to the percentage coverage limitations otherwise applicable to this subsection but shall meet the requirements of Section 141 for the screening of rooftop features, and shall have a horizontal area not more than 85 percent of the total area of the highest occupied floor, and shall contain no space for human occupancy.

*The Project includes 15-ft. tall rooftop features including a mechanical equipment room at the western half and an elevator penthouse at the eastern half of the building with a total horizontal area of 1,753 sq. ft. The Project also includes a permitted 2,400 sq. ft. solarium for recreational open space use, for a total horizontal roof area of 4,153 sq. ft., or 32 percent of the entire 13,038 sq. ft. roof area to comply with the Planning Code's height exemption provisions.*

- S. **Transportation Sustainability Fee ("TSF").** Planning Code Section 411A applies to any development project that will result in more than twenty dwelling units. Projects that have filed a development application or environmental review application on or before July 21, 2015 are subject to 50% of the applicable fee for residential uses and the applicable TIDF fee per Planning Code Section 411 for non-residential use.

*The Project includes the replacement of use for 35,625 gross sq. ft. of Non-Residential to Residential use and 104,655 sq. ft. of new Residential use that will be subject to the Transportation Sustainability Fee, which must be paid prior to the issuance of the building permit application.*

- T. **Child-Care Requirements.** Pursuant to Section 414A, the Residential Child Care Impact Fee applies to a project that includes at least one new dwelling unit and takes change of use into consideration.

*The Project includes the replacement of use for 35,625 gross sq. ft. of Non-Residential to Residential use and 104,655 sq. ft. of new Residential use that will be subject to the Residential Child Care Impact Fee, which must be paid prior to the issuance of the building permit application.*

- U. Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, the current percentage requirements apply to projects that consist of ten or more units, where the first application (EE or BPA) was applied for on or after July 18, 2006. Pursuant to Planning Code Section 415.5, the Project must pay the Affordable Housing Fee ("Fee"). This Fee is made payable to the Department of Building Inspection ("DBI") for use by the Mayor's Office of Housing for the purpose of increasing affordable housing citywide.

*The Project Sponsor has demonstrated that the project is eligible for the On-Site Affordable Housing Alternative under Planning Code Section 415.5 and 415.6, and on December 4, 2017 submitted an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to satisfy the requirements of the Inclusionary Affordable Housing Program by providing the affordable housing on-site instead of payment through the Affordable Housing Fee. In order for the Project Sponsor to be eligible for the On-Site Affordable Housing Alternative, the Project Sponsor must submit an 'Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,' to the Planning Department stating that any affordable units designated as on-site units shall be leased and will remain as rental units for the life of the project. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Environmental Evaluation Application. A complete Environmental Evaluation Application was submitted on November 4, 2014; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 13.5% of the total proposed dwelling units as affordable. Nineteen (19) of the total 144 units provided will be affordable units. If the Project becomes ineligible to meet its Inclusionary Affordable Housing Program obligation through the On-site Affordable Housing Alternative, it must pay the Affordable Housing Fee with interest, if applicable.*

- V. Rincon Hill Community Infrastructure Impact Fee.** Planning Code Section 418 is applicable to any development project within the Rincon Hill Area Plan that results in the addition of at least one net new residential unit.

*The project includes the replacement of use for 35,625 gross sq. ft. of Non-Residential to Residential use and 104,655 sq. ft. of new Residential use that will be subject to the Rincon Hill Community Infrastructure Impact Fee, which must be paid prior to the issuance of the building permit application.*

- W. South of Market (SOMA) Community Stabilization Fee.** Planning Code Section 418.3(d) is applicable to any development project within the Rincon Hill Area Plan that results in new residential development.

*The Project includes 140,280 gross sq. ft. of new residential development that is subject to the SOMA Community Stabilization Fee, which must be paid prior to the issuance of the building permit application.*

- X. Reduction of Ground Level Wind Currents.** Planning Code 825(d) requires that new buildings and additions to existing buildings shall not cause ground-level wind currents,

which exceed more than 10 percent of the time year-round, between 7:00am and 6:00pm, the comfort level of 11 mph equivalent wind speed in areas of substantial pedestrian use and 7 mph equivalent wind speed in public seating areas.

*The Project underwent wind tunnel testing and was determined that it would result in one new comfort exceedance on the east side of Beale and Bryant Streets. This location is opposite the Bay Bridge overpass from the project site that fronts Caltrans storage containers on parcels 3767/003 & 004. Wind at this location would exceed the comfort level of 11 mph 13% of the time. The Zoning Administrator has determined that because the new comfort exceedance location is over 350 feet from the project, is not considered an area of substantial pedestrian use, the nominal 3% of the time the location would the comfort level threshold, and the intervening structures between the project and the exceedance location, including the Bay Bridge, the comfort exceedance is insubstantial and the development cannot be shaped without unduly restricting the development potential of the building.*

- Y. Building Standards-Development Concept.** Planning Code Section 827(a)(1) outlines a development concept that establishes a podium up to 85-ft in height with a slender residential towers spaced to provide ample light and air to the district. New development will contribute to the creation of a substantial amount of public open space, as well as provide private common areas, courtyards, and balconies. Streets will be improved to provide widened sidewalks with substantial public open space. Ground floor uses will be pedestrian-oriented in character, consisting primarily of retail on Folsom Street, and individual townhouse-style residential units on 1<sup>st</sup>, Fremont, Beale, Main, and Spear Streets, as well as on alleys and mid-block pathways. Parking will be located below grade, and building utilities (loading bays, service doors, garage doors) will be located in sidewalk vaults or on secondary frontages.

*The Project has a total height of 84-ft. that is consistent with the property's height designation, and will include a 10-ft. setback above 65-ft. to reduce the bulk and minimize light and air reduction at the street. The development will include 10,800 sq. ft. open space through a combination of 24 private balconies and ten private terraces throughout all floors of the building, and a common rooftop deck and solarium. The ground floor has been designed to be pedestrian-oriented in character with a residential lobby adjacent to a dwelling unit with direct street access on Main Street, and one 11-ft. ramp to access the basement that is flanked by two townhouse-style units on Beale Street. All of the accessory parking is located underground in the basement, and the development will include streetscape improvements in front of the Project including new street trees, landscaping, bicycle racks and sidewalk re-paving consistent with the Rincon Hill Streetscape Plan.*

- 7. Downtown Project Authorization in RH-DTR.** Planning Code Section 309.1 lists aspects of design review in which a project must comply. The Planning Commission finds that the Project is compliant with these aspects as follows:

**A. Overall building mass and scale.**

*The proposed building will be 84-ft. tall, which complies with the designated height for the property, and includes a 10-ft. setback above 65-ft. to maintain the desired streetwall in Rincon Hill and reinforce the sculpting of the skyline towards the larger residential towers to the north in the Transbay Downtown Residential District. Therefore, the Project's mass and scale are appropriate for the surrounding context, which includes similar and larger-scale residential towers including the eleven-story 288-unit Baycrest development at 201 Harrison Street to the north, the eleven-story 150-unit Portside development at 403 Main Street to the east, and the 25-story 245-unit Bridgeview development at 400 Beale Street to the west.*

**B. Architectural treatments, facade design and building materials:**

*The Project's architectural treatments, façade design and building materials include the use of plank format fiber cement panels in a dark grey that will have a natural variation in tone to provide visual texture and dimension, and a window wall with metal slab edge covers that are arranged in a serrated pattern to accentuate the vertical proportions of the "podium" level and provide desirable daylight interiors. The apartments on these floors will feature large operable sliding doors that open at Juliette balconies with rails that are composed of custom laser cut aluminum to provide increased privacy while promoting air flow to the interior. The building volume that is set back above 65-ft. will be clad with larger fiber cement panels in a light cream color to visually break up the massing and further articulate the building, but will include randomized joint patterns to provide visual interest. Additionally, the lower two floors of the building are set back on each street frontage to allow for a separate expression of the ground floor residential units and the building lobby. The main entrance canopy, residential stoop gates and the parking garage entrance are highlighted by patinated metal elements in a warm orange hue. As a smaller-scale residential building, the Project utilizes high quality materials and detailing and provides variety to the skyline compared to the more glassy, larger-scale towers found in other parts of Rincon Hill and throughout the South of Market area.*

**C. The design of lower floors, including building setback areas, commercial space, townhouses, entries, utilities, and the design and siting of rear yards, parking and loading access;**

*The Project features an approximately 25-ft. wide by 35-ft. deep residential lobby at the ground floor on Main Street, and an entrance/exit to the underground basement garage through an 11-ft. wide driveway on Beale Street. Along both street frontages, the ground floor is set back 18 to 36 inches behind the property line to allow planting beds. The street frontages are activated by street-facing dwelling units, each with a 6-ft. deep by 8-ft. wide entrance stoop that acts as a buffer and private open space for the respective units. Convenient access is provided to a bike parking "mezzanine level" from Beale Street, and rooms dedicated to electrical, mechanical and other building services are planned to be located below grade and not visible where possible. An interior courtyard that is 20% in area and functions similar to a rear yard is included in the design, and is south facing to maximize the dwelling unit exposure considering the narrow 68-ft. 9-in. width of the project site.*

**D. On sloping sites, parking provided above ground pursuant to Section 825(b)(5)(A);**

*All off-street parking is located below grade in a basement, and is consistent with the policies of the Rincon Hill Area Plan.*

- E. The provision of required open space, both on- and off-site;

*The Project provides a combination of private and common usable open space that is accessible to all the intended 144 residential units and totals 10,800 sq. ft., which is the 75 sq. ft. per unit required by the Planning Code.*

- F. Streetscape and other public improvements, including tree planting, street furniture, and lighting.

*The Project has 137-ft. 6-in. of total frontage and will include street trees, landscaping, bicycle racks, and sidewalk re-paving where needed consistent with the Rincon Hill Streetscape Plan.*

- G. Circulation, including streets, alleys and mid-block pedestrian pathways;

*The Project has 68-ft. 9-in. of frontage each on Beale and Main Streets, and includes one 11-ft. ramp on Beale Street to access the basement garage where there will be 72 accessory parking spaces and one car-share space.*

- H. Other changes necessary to bring a project into conformance with the applicable elements and area plans of the General Plan.

*The Project does not propose any changes or legislative amendments to the Rincon Hill Area Plan, General Plan or any other applicable plans.*

*The Project, on balance, meets the Objectives and Policies of the General Plan (see below).*

8. **Downtown Project Authorization Exceptions.** Planning Code Section 309.1 allows exceptions for projects in the Rincon Hill Downtown Residential District as follows:

- A. Reduction in the dwelling unit exposure requirements pursuant to Section 140;

*Under Planning Code Section 140, all dwelling units must face onto a public street, alley that is at least 20-ft. wide, side yard at least 25-ft wide, or rear yard that meets the requirements of the Planning Code. Alternatively, a dwelling unit may face an open area such as an inner court which is unobstructed (except for fire escapes, chimneys, and specific obstructions permitted in Section 136(c) of this Code) and is no less than 25 feet in every horizontal dimension for the floor at which the dwelling unit in question is located and the floor immediately above it, with an increase of five feet in every horizontal dimension at each subsequent floor can satisfy the exposure requirement.*



*The combined parcel dimensions are approximately 69-ft. wide by 275-ft. deep, so the narrow width and significant portion of the Project's perimeter located at the interior property lines present a development constraint. The Project proposes an interior rectangular courtyard with a shorter horizontal dimension of 25-ft. 4-in. that is reduced to 17-ft. 4-in. for three units each at floors 2 through 9 which contain a 7-ft. x 13-ft. balcony that functions as private open space. Exclusively facing this courtyard are nine units each on floors 1 through 6, and eight units each on floors 7 through 9. These 65 units do not face a courtyard that is at least 25-ft. in every horizontal direction on their floor and floor above they are located, with an increase of five feet at each subsequent floor. However, the units will have sufficient access to light and air because the Project's courtyard is oriented southeast onto Assessor's Parcel No. 3767/003, which is currently owned by Caltrans and used as a parking lot and bridge maintenance facility. Given the overall design, composition, and community benefits of the Project, the Commission supports this exception.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## **HOUSING**

### **Objectives and Policies**

#### **OBJECTIVE 1**

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

##### **Policy 1.1**

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

##### **Policy 1.3**

Work proactively to identify and secure opportunity sites for permanently affordable housing.

##### **Policy 1.10**

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

*The Project is a high density residential development in a neighborhood that has experienced rapid land use change, and is located at an underutilized infill site that would provide housing that is easily accessible by foot or bicycle, and near public transportation. The subject properties were rezoned to RH-DTR as part of a long-range planning goal to create a cohesive, higher density residential neighborhood, and the surrounding area is almost exclusively zoned for residential use. The Project will provide new on-site affordable housing units for rent, thus increasing the availability of new housing to all income levels.*

#### **OBJECTIVE 4**

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

**Policy 4.4**

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**Policy 4.5**

Ensure that new permanently affordable housing is located in all of the city's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

*The Project is a high density residential development that will provide nineteen permanently affordable studio, one-bedroom and two-bedroom rental housing units in Rincon Hill.*

**OBJECTIVE 11**

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

**Policy 11.1**

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

**Policy 11.2**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3**

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

**Policy 11.4**

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

**Policy 11.6**

Foster a sense of community through architectural design, using features that promote community interaction.

**Policy 11.8**

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

*The proposed building complies with the designated height for the property, and includes a setback above 65-ft. to maintain the desired streetwall in Rincon Hill. The surrounding context includes similar and larger-scale residential towers that are between eleven and 25 stories in height, constructed within the last 25 years, and are contemporary in architectural style. The Project is also a residential development and will maintain the neighborhood's existing character.*

## **TRANSPORTATION ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 24:**

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

##### **Policy 24.2:**

Maintain and expand the planting of street trees and the infrastructure to support them.

##### **Policy 24.3:**

Install pedestrian-serving street furniture where appropriate.

##### **Policy 24.4:**

Preserve pedestrian-oriented building frontages.

*The Project's has 137-ft. 6-in. of total frontage and is designed with street-facing active spaces oriented at the pedestrian level that include dwelling units which have direct, individual access to the public sidewalk and a 40-ft. wide residential lobby on Main Street. Additionally, the adjacent streetscape will include at least six new street trees, landscaping, bicycle racks, and sidewalk re-paving where needed consistent with the Rincon Hill Streetscape Plan.*

#### **OBJECTIVE 28:**

PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

##### **Policy 28.1:**

Provide secure bicycle parking in new governmental, commercial, and residential developments.

##### **Policy 28.3:**

Provide parking facilities which are safe, secure, and convenient.

*The Project includes 111 Class 1 bicycle parking spaces at a "mezzanine level" area between the basement and ground floor that are conveniently accessed through a bank of elevators in the lobby off Main Street. In addition, at least eight Class 2 bicycle parking space racks will be installed in front of the building.*

#### **OBJECTIVE 34:**

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

##### **Policy 34.1:**

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

**Policy 34.3:**

Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

**Policy 34.5:**

Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.

*The Project includes the principally permitted 72 off-street residential parking spaces at a ratio of one space for every two dwelling units to encourage low auto ownership and promote transit ridership. The parking spaces will be accessed through a single 11-ft. curb cut and ramp on Beale Street to minimize the reduction of existing on-street parking.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 1.7:**

Recognize the natural boundaries of districts, and promote connections between districts.

*The Project is located in the Rincon Hill neighborhood, which has been redeveloped into a dense residential area, and the proposed development includes expressive street façades that respond to the form, scale and material palette of the older and more recent construction in the neighborhood.*

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**Policy 4.5:**

Design walkways and parking facilities to minimize danger to pedestrians.

**Policy 4.13:**

Improve pedestrian areas by providing human scale and interest.

*The Project includes a single 11-ft. curb cut and ramp on Beale Street to access the basement-level parking that will minimize danger to pedestrians, and is designed with street-facing active uses oriented at the pedestrian level to provide human scale and interest, including dwelling units that have direct access to the public sidewalk and a 40-ft. wide residential lobby on Main Street. Additionally, the adjacent streetscape will include at least six new street trees, landscaping, bicycle racks, and sidewalk re-paving where needed consistent with the Rincon Hill Streetscape Plan to improve the pedestrian realm.*

## **RINCON HILL AREA PLAN**

### **Objectives and Policies**

#### **Land Use**

##### **OBJECTIVE 1.1**

ENCOURAGE THE DEVELOPMENT OF A UNIQUE DYNAMIC, MIXED-USE RESIDENTIAL NEIGHBORHOOD CLOSE TO DOWNTOWN, WHICH WILL CONTRIBUTE SIGNIFICANTLY TO THE CITY'S HOUSING SUPPLY.

##### **OBJECTIVE 1.2**

MAXIMIZE HOUSING IN RINCON HILL TO CAPITALIZE ON RINCON HILL'S CENTRAL LOCATION ADJACENT TO DOWNTOWN EMPLOYMENT AND TRANSIT SERVICE, WHILE STILL RETAINING THE DISTRICT'S LIVABILITY.

##### **OBJECTIVE 1.5**

ADD LIFE AND ACTIVITY TO THE DISTRICT'S PUBLIC SPACES BY PROVIDING ACTIVE USES ON STREET-FACING GROUND FLOORS.

##### **Policy 1.1**

Allow housing as a principal permitted use throughout the district.

##### **Policy 1.3**

Eliminate the residential density limit to encourage the maximum amount of housing possible within the allowable building envelope.

##### **Policy 1.4**

Require parking to be located primarily underground so that the allowable above-ground building envelope can be used for housing.

*The Project is a high density residential development located at an underutilized infill site that proposes the maximum amount of housing possible within the allowable building envelope in a neighborhood that has experienced rapid land use change to become a cohesive, higher density and predominantly residentially zoned neighborhood. The new housing would be close to downtown employment, easily accessible by foot or bicycle, and near public transportation.*

*The Project has 137-ft. 6-in. of total frontage on Beale and Main Streets that is designed with street-facing active uses oriented at the pedestrian level including dwelling units which have direct, individual access to the public sidewalk and a 40-ft. wide residential lobby on Main Street. Additionally, the adjacent streetscape will include at least six new street trees, landscaping, bicycle racks, and sidewalk re-paving where needed consistent with the Rincon Hill Streetscape Plan. The Project's principally permitted 72 off-street residential parking spaces will be accessed through a single 11-ft. curb cut and ramp on Beale Street to minimize the reduction of existing on-street parking.*

**Housing**

**OBJECTIVE 2.1**

PROVIDE QUALITY HOUSING IN A PLEASANT ENVIRONMENT THAT HAS ADEQUATE ACCESS TO LIGHT, AIR, OPEN SPACE AND NEIGHBORHOOD AMENITIES, AND THAT IS BUFFERED FROM EXCESSIVE NOISE.

**OBJECTIVE 2.2**

ENCOURAGE NEW HOUSING PRODUCTION THAT MEETS A VARIETY OF HOUSING NEEDS, ESPECIALLY AFFORDABLE HOUSING.

**OBJECTIVE 2.3**

ENCOURAGE NEW HOUSING PRODUCTION OF AN ADEQUATE SIZE AND CONFIGURATION TO SERVE FAMILIES.

**Policy 2.1**

Require all new developments of 10 or more units in the Rincon Hill district to meet the City's affordable housing requirement of at least 12 percent on-site or 17 percent off-site, regardless of whether a Conditional Use permit is required.

**Policy 2.2**

Require that inclusionary housing be built within the South of Market district, in areas designated for the encouragement of new housing.

**Policy 2.4**

Require 40 percent of all units in new development to be two or more bedroom units.

*The Project contains 144 dwelling units and will comply with the City's affordable housing requirement by providing nineteen permanently affordable on-site studio, one-bedroom and two-bedroom rental housing units in the Rincon Hill neighborhood of the South of Market district. The Project would also contain 59 two-bedroom units, which is 41 percent of the total units.*

**Urban Design**

**OBJECTIVE 3.1**

ACHIEVE AN AESTHETICALLY PLEASING RESIDENTIAL COMMUNITY.

**OBJECTIVE 3.8**

ENCOURAGE A HUMAN SCALE STREETScape WITH ACTIVITIES AND DESIGN FEATURES AT PEDESTRIAN EYE LEVEL, AND AN ENGAGING PHYSICAL TRANSITION BETWEEN PRIVATE DEVELOPMENT AND THE PUBLIC REALM.

**OBJECTIVE 3.9**

MINIMIZE THE VISUAL IMPACTS OF RESIDENTIAL PARKING, LOADING, UTILITIES AND SERVICES ON THE NEIGHBORHOOD.

**Policy 3.10**

Provide a consistent 45 to 85 foot streetwall to clearly define the street.

**Policy 3.11**

Require building setbacks at upper-stories for podiums above 65 feet on Spear, Main, Beale, Fremont and First Streets, and above 45 feet on Guy and Lansing Streets and mid-block pedestrian pathways to preserve an appropriate scale and sun access to streets.

**Policy 3.14**

Require street-facing ground floor residential units articulated at intervals of no more than 25 feet on Spear, Main, Beale, Fremont, First, and Lansing Streets, and Guy Place, except at tower lobbies or where parking access and utilities are necessary. Encourage them on Harrison and Bryant Streets.

**Policy 3.16**

Restrict parking access to new buildings to two lanes (one egress, one ingress) of no more than 11 feet each, and loading access to one lane of no more than 15 feet. Parking and loading should share access lanes wherever possible.

**Policy 3.17**

Require that all parking must be located below street grade. For sloping sites with a grade change of greater than ten feet, require that no less than 50 percent of the parking must be below grade, and any portions not below grade must be lined by active uses.

*The Project includes a 10-ft. setback above a height of 65-ft., which is above the sixth floor at the Beale Street frontage and seventh floor at the Main Street frontage to help clearly define the streetwall and preserve an appropriate scale and sun access to streets. Street-facing ground floor residential units are placed at intervals less than 25 feet on Beale and Main Streets, and access to the below grade parking in the basement is limited to a single 11-ft. curb cut and ramp on Beale Street.*

**Recreation, Open Space and Community Facilities**

**OBJECTIVE 4.1**

CREATE A VARIETY OF NEW OPEN SPACES AND COMMUNITY FACILITIES FOR ACTIVE AND PASSIVE RECREATION TO MEET THE NEEDS OF A SIGNIFICANT NEW RESIDENTIAL POPULATION.

**OBJECTIVE 4.7**

REQUIRE PRIVATE DEVELOPMENT TO CONTRIBUTE TO THE CREATION AND ONGOING MAINTENANCE AND OPERATIONS OF PUBLIC OPEN SPACES AND COMMUNITY FACILITIES THROUGH IN-KIND CONTRIBUTION, A COMMUNITY FACILITIES DISTRICT, AND/OR DEVELOPER FEES.

**Policy 4.6**

Create a community facilities district to fund capital improvements, operation and maintenance of new public spaces, including the Living Streets, the Harrison/Fremont Park, and community spaces in the Sailor's Union of the Pacific building.

**Policy 4.7**

Require new development to implement portions of the streetscape plan adjacent to their development, and additional relevant in-kind contributions, as a condition of approval.

**Policy 4.8**

Require new development to provide private open space in relation to a development's residential area at a ratio of 75 square feet of open space per unit.

*The Project includes a total 10,800 sq. ft. of private or common open space that is equal to 75 sq. ft. per dwelling unit, and will include improvements to the streetscape including at least six new street trees, landscaping, bicycle racks, and sidewalk re-paving where needed consistent with the Rincon Hill Streetscape Plan to improve the pedestrian realm. The Project will also be subject to the Rincon Hill Community Infrastructure Impact Fee that is deposited into the Rincon Hill Community Improvements Fund to be used solely to design, engineer, acquire, improve, and develop neighborhood recreation and open spaces, pedestrian and streetscape improvements, and bicycle infrastructure that result in new publicly-accessible facilities or other allowable improvements within the Rincon Hill Downtown Residential District.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The existing use at the project site is a 35,625 sq. ft. retail self-storage facility that is not compatible with the residential and mixed-use character of the Rincon Hill Downtown Residential District. The Project will provide 144 dwelling units in a well-designed building that is more compatible and desirable with the existing residential context, and bring new residents to the area that will provide opportunities for patronage to nearby retail uses.*

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

*No housing exists on the project site. The Project will provide 144 new dwelling units in a building that is designed to be compatible with the massing, scale and architecture of the residential and mixed-use development in the neighborhood. Overall, the Project preserves the cultural and economic diversity of the surrounding neighborhood thru its strong relationship to the adjacent neighborhood character.*

- C. That the City's supply of affordable housing be preserved and enhanced.



*No housing exists on the project site. The Project will not eliminate any existing affordable housing and will comply with the City's Inclusionary Housing Program by providing nineteen new on-site affordable rental housing units, thus increasing the opportunity for future affordable housing.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project is well served by MUNI and other regional public transit, and traffic generated by the 72 accessory residential parking spaces would be intermittent and not significant to overburden local streets or impede transit service.*

- E. 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 project site is currently used as a 35,625 sq. ft. retail self-storage facility that will be replaced with a residential development that is more compatible in character with the existing development. The Project does not include commercial office use, nor will any industrial and service sector businesses be displaced.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code and will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*There are no landmarks or historic buildings on the project site.*

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

*The Project will not affect the City's parks or open space or their access to sunlight and vistas. A shadow study was completed and concluded that the Project will not cast shadows on any property under the jurisdiction of the Recreation and Park Commission.*

11. **First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Section 83.4(m) of the Administrative Code), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator, and evidenced in writing. In the event that both the Director of Planning

and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

*The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.*

12. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
13. The Commission hereby finds that approval of the Downtown Project Authorization would promote the health, safety and welfare of the City.

## **DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Downtown Project Authorization Application No. 2014-002033DNX** under Planning Code Section 309.1 to allow demolition of an existing 35,625 sq. ft. commercial structure, merger of two lots, and construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), 10,800 sq. ft. of open space, and a 17,720 sq. ft. basement garage for 72 accessory automobile and 111 Class 1 bicycle parking spaces, and a modification to the requirement for dwelling unit exposure under Planning Code Section 140, within the RH-DTR (Rincon Hill Downtown Residential) Zoning District, and 84-X Height and Bulk District. The Project is subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file dated February 6, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

The Planning Commission hereby adopts the MMRP attached hereto as Exhibit C and incorporated herein as part of this Motion by this reference thereto. All required mitigation measures identified in the Rincon Hill Plan EIR and contained in the MMRP are included as conditions of approval.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Section 309.1 Downtown Project Authorization to the Board of Appeals within fifteen (15) days after the date of this Motion. The effective date of this Motion shall be the date of adoption of this Motion if not appealed (after the 15-day period has expired) OR the date of the decision of the Board of Appeals if appealed to the Board of Appeals. For further information, please contact the Board of Appeals at (415) 575-6880, 1660 Mission, Room 3036, San Francisco, CA 94103.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

**Motion No. XXXXX**  
**March 29, 2018**

**CASE NO. 2014-002033DNX**  
**429 Beale Street/430 Main Street**

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 29, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:     March 29, 2018

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Downtown Project Authorization to allow demolition of an existing 35,625 sq. ft. commercial structure, merger of two lots, and construction of a new 84-ft. tall, nine-story and approximately 140,280 sq. ft. residential building with up to 144 dwelling units (consisting of 60 studio, 25 one-bedroom, and 59 two-bedroom units), 10,800 sq. ft. of open space, and a 17,720 sq. ft. basement garage for 72 accessory automobile and 111 Class 1 bicycle parking spaces, and a modification to the requirement for dwelling unit exposure pursuant to Planning Code Section 140, located at 429 Beale and 430 Main Streets, Lots 305 & 306 in Assessor's Block 3767, pursuant to Planning Code Section 309.1 within the RH-DTR (Rincon Hill Downtown Residential) Zoning District, and a 84-X Height and Bulk District; in general conformance with plans, stamp dated February 6, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2014-002033DNX and subject to conditions of approval reviewed and approved by the Commission on March 29, 2018 under Motion No. XXXXX. 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 March 29, 2018 under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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 Office Development 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 Downtown Project 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 years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Downtown Project Authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the two (2) 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](http://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 two (2) 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](http://www.sf-planning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Planning Commission, subject to Planning Code Section 309.1, 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](http://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](http://www.sf-planning.org)*

6. **Mitigation Measures.** Mitigation measures described in the MMRP for the Rincon Hill Plan EIR (Case No. 2014-002033ENV) attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

7. **Final Materials.** 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](http://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 architectural addenda. 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](http://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](http://www.sf-planning.org)*

10. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

1. On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
2. On-site, in a driveway, underground;
3. On-site, above ground, screened from view, other than a ground floor façade facing a

- public right-of-way;
4. On-site, in a ground floor façade;
  5. Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
  6. Public right-of-way, underground; and based on Better Streets Plan guidelines;
  7. Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

## **PARKING AND TRAFFIC**

11. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate "add-on" option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner's rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfplanning.org](http://www.sfplanning.org)*

12. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than 72 off-street parking spaces for the 144 dwelling units (or 0.5 off-street parking spaces for each dwelling unit) exclusive of any designated car-share spaces contained therein.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfplanning.org](http://www.sfplanning.org)*

13. **Car Share.** Pursuant to Planning Code Section 166, no less than one (1) car share space shall be made available, at no cost, to a certified car share organization for the purposes of providing car share services for its service subscribers.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfplanning.org](http://www.sfplanning.org)*

14. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1, 155.4, and 155.5, the Project shall provide no fewer than 111 Class 1 bicycle parking spaces and eight (8) Class 2 bicycle parking spaces.



*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## **PROVISIONS**

16. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

17. **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](http://www.onestopSF.org)*

18. **Residential Child Care Impact Fee.** Pursuant to Planning Code Section 414A, the Project shall pay the Child Care Requirement Fee, prior to issuance of the first construction document.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

19. **Rincon Hill Community Improvements Fee.** Pursuant to Planning Code Section 418.3(b)(1), the Project shall pay the Rincon Hill Community Infrastructure Impact Fee, execution of a Waiver Agreement with the Planning Department, or execution of an In-Kind Agreement with the Planning Department prior to issuance of the first construction document.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

20. **South of Market Community Stabilization Fee.** Pursuant to Planning Code Section 418.3(d), the Project shall pay the SOMA Community Stabilization Fee, prior to issuance of the first construction document.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

21. **Transportation Sustainability Fee.** Pursuant to Planning Code Section 411A, the Project shall pay for the residential uses within the Project, either: i) pay \$3.87 per gross square foot (approximately equal to 50% of the TSF applicable to residential uses); or ii) comply with the TSF, if applicable to the project, whichever calculation results in a higher TSF requirement. Non-residential or PDR uses would continue to be subject to the TIDF at the rate applicable per Planning Code Sections 411.3(e) and 409, as well as any other applicable fees.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## **MONITORING**

22. **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](http://www.sf-planning.org)*

23. **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](http://www.sf-planning.org)*

## **OPERATION**

24. **Garbage, Recycling, and Composting Receptacles.** 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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

25. **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>*

26. **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](http://www.sf-planning.org)*

27. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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](http://www.sf-planning.org)*

## **INCLUSIONARY AFFORDABLE HOUSING PROGRAM**

28. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 13.5% of the proposed dwelling units as affordable to qualifying households. The Project contains 144 units; therefore, nineteen (19) affordable units are required. The Project Sponsor will fulfill this requirement by providing the nineteen (19) affordable units on-site. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

29. **Unit Mix.** The Project contains 60 studios, 25 one-bedroom, and 59 two-bedroom units; therefore, the required affordable unit mix is eight (8) studios, three (3) one-bedroom, and eight (8) two-bedroom units. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

30. **Unit Location.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to the issuance of the first construction permit.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

31. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than twelve percent (13.5%) of the each phase's total number of dwelling units as on-site affordable units.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

32. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

33. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or Mayor's Office of Housing's websites, including on the internet at:

<http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>.

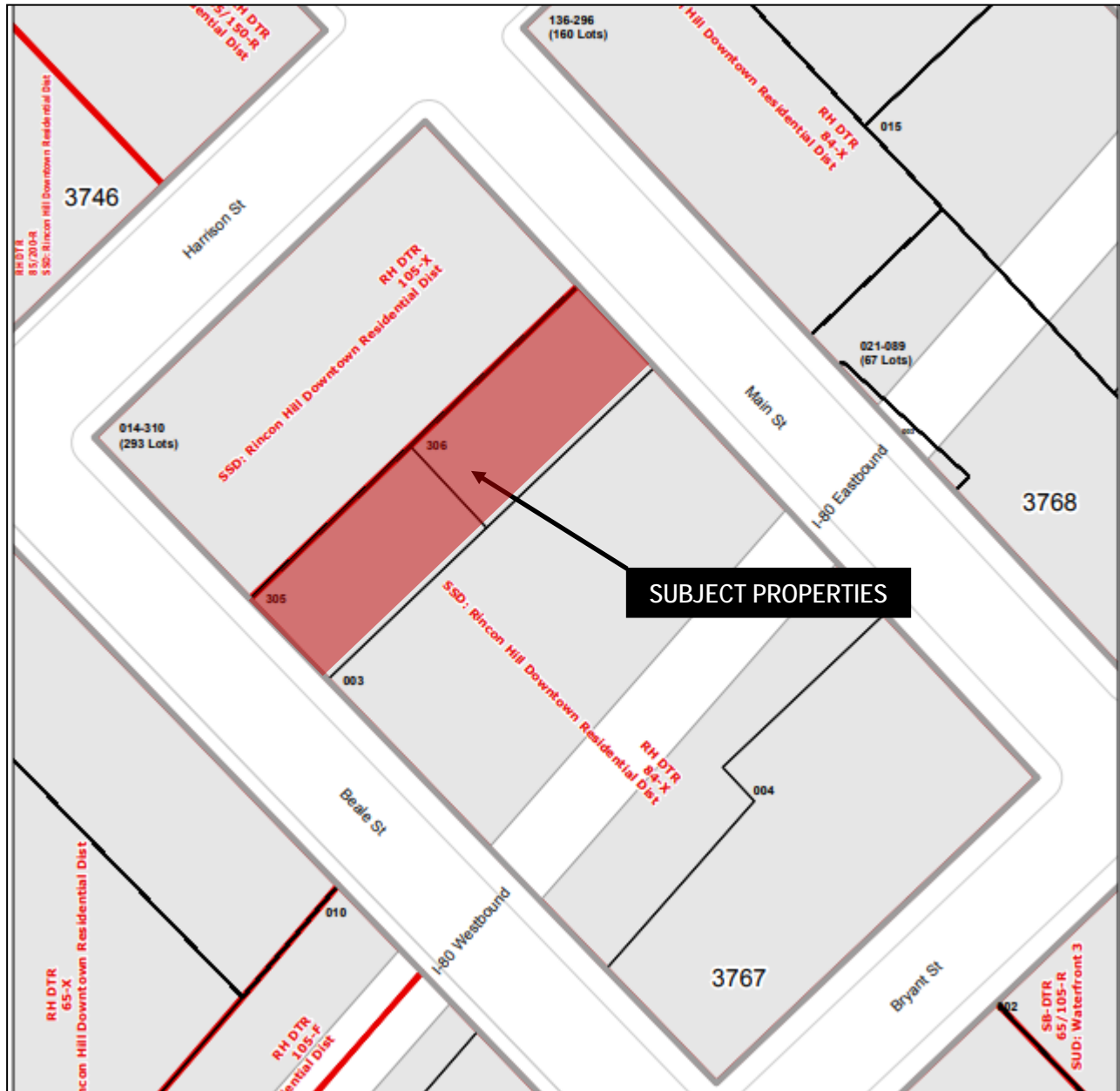
As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale or rent.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) or the Mayor's Office of Housing and Community Development at 415-701-5500, [www.sf-moh.org](http://www.sf-moh.org).*

- a. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) reflect the unit size mix in number of bedrooms of the market rate units, (2) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (3) be evenly distributed throughout the building; and (4) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.

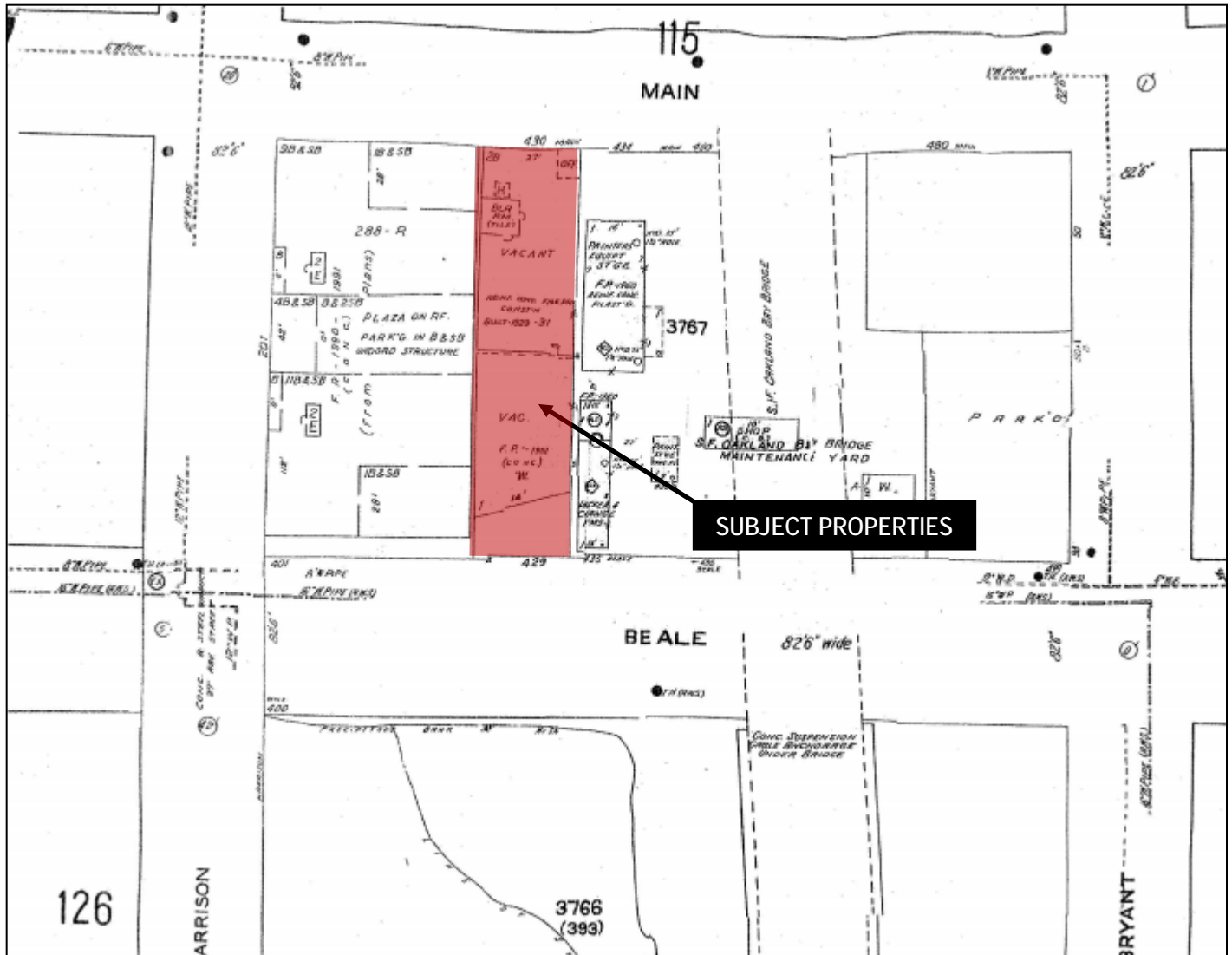
- b. If the units in the building are offered for rent, the affordable unit(s) shall be rented to qualifying households, as defined in the Procedures Manual. The initial and subsequent rent level of such units shall be calculated according to the Procedures Manual. Limitations on (i) occupancy; (ii) lease changes; (iii) subleasing, and; are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- c. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.
- d. Required parking spaces shall be made available to renters of affordable units according to the Procedures Manual.
- e. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- f. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project Sponsor's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law.
- g. If the Project becomes ineligible at any time for the On-site Affordable Housing Alternative, the Project Sponsor or its successor shall pay the Affordable Housing Fee prior to issuance of the first construction permit or may seek a fee deferral as permitted under Ordinances 0107-10 and 0108-10. If the Project becomes ineligible after issuance of its first construction permit, the Project Sponsor shall notify the Department and MOHCD and pay interest on the Affordable Housing Fee and penalties, if applicable.

# Parcel Map



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets

# Sanborn Map\*



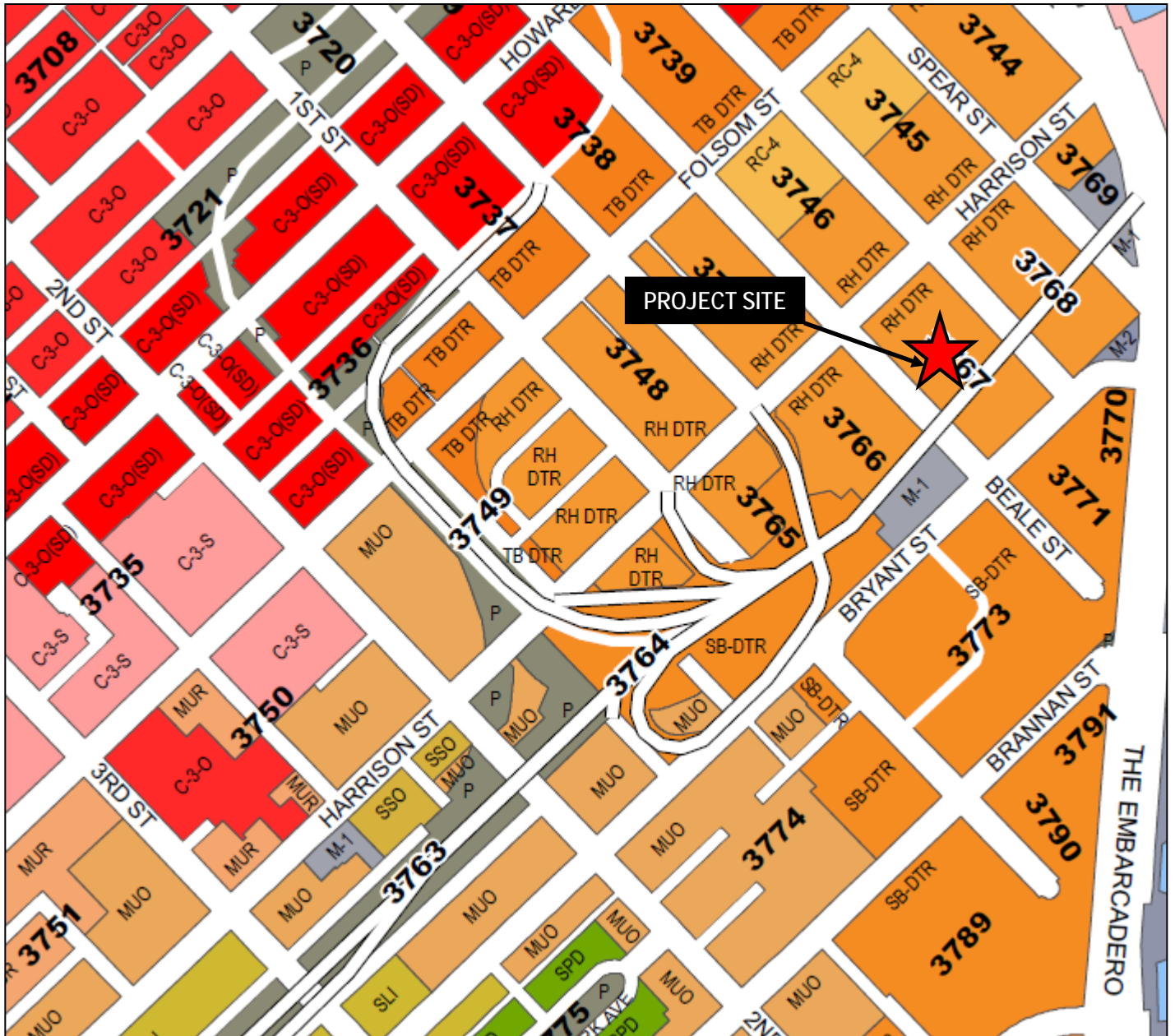
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



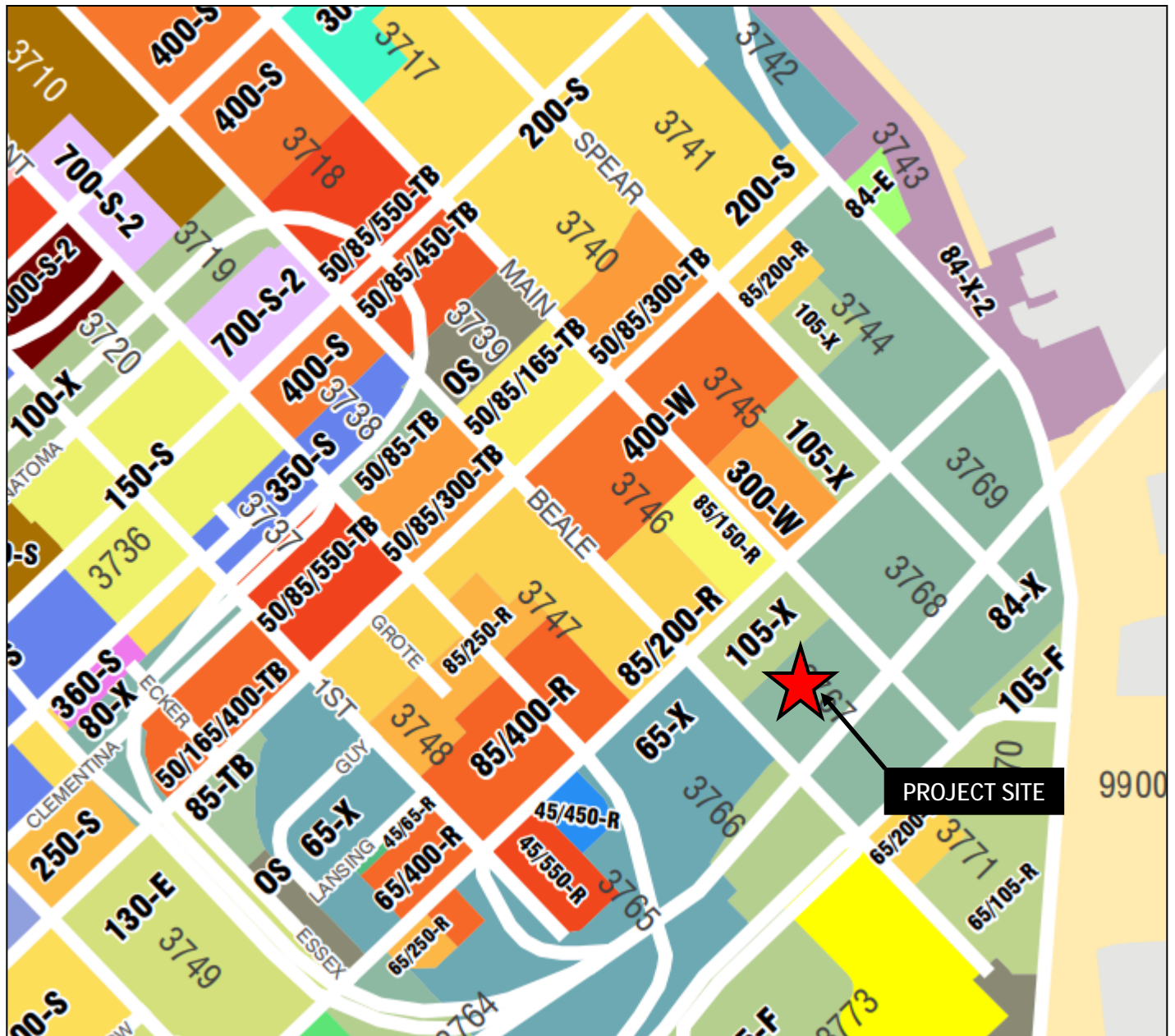
# Zoning Map



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



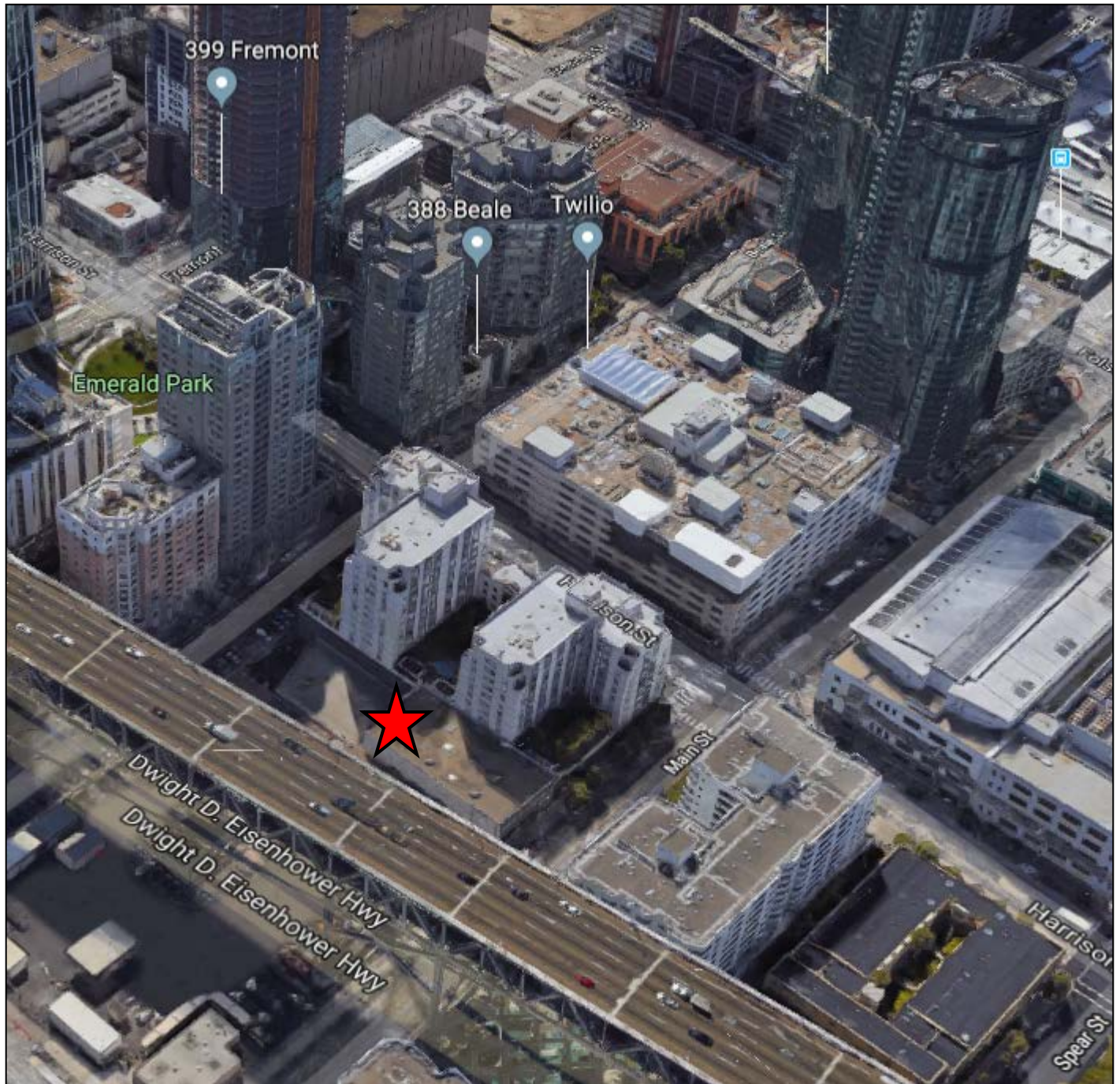
## Height & Bulk Map



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets

# Aerial Photo

## facing west

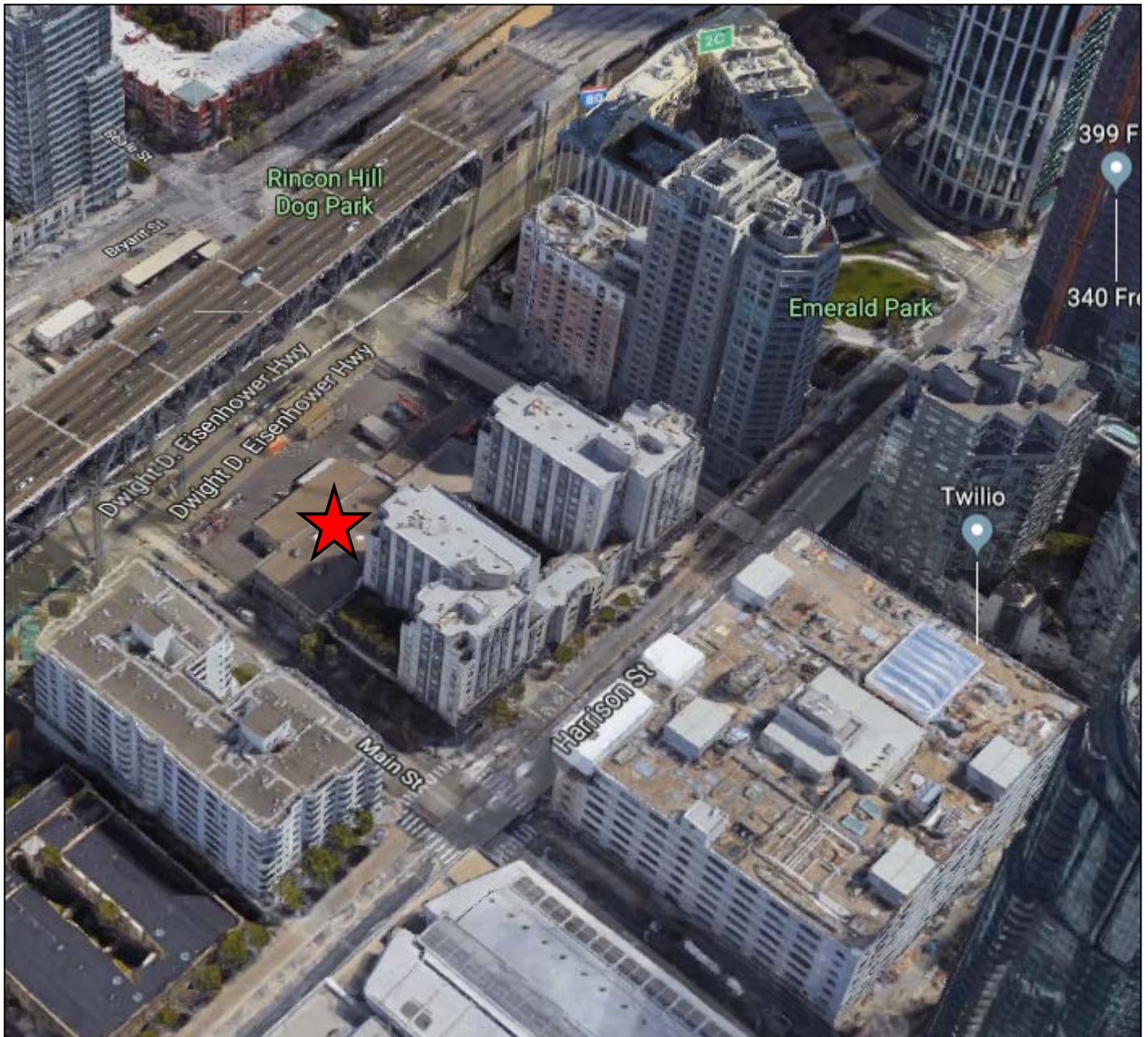


Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



# Aerial Photo

facing south

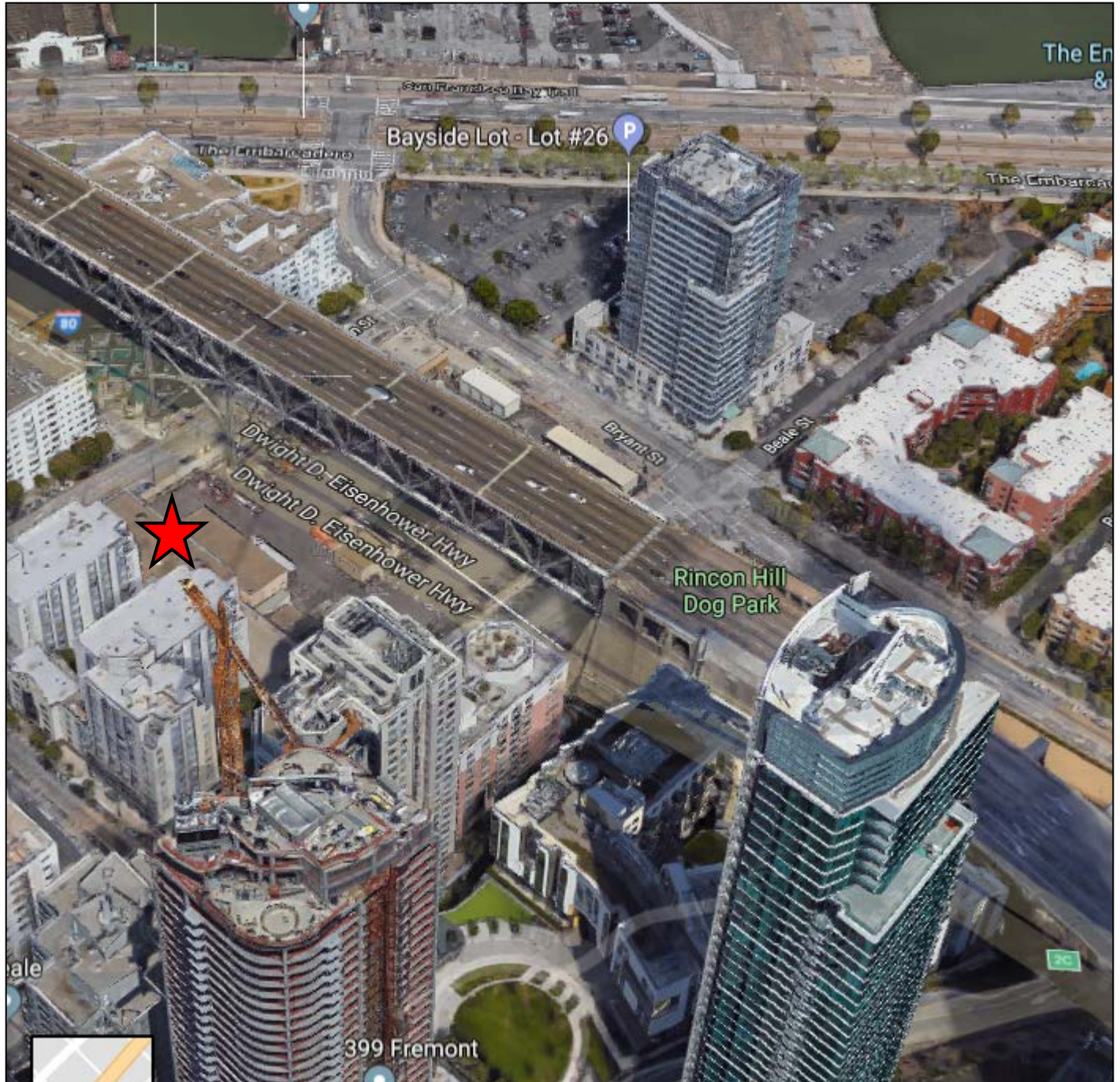


Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



# Aerial Photo

facing east

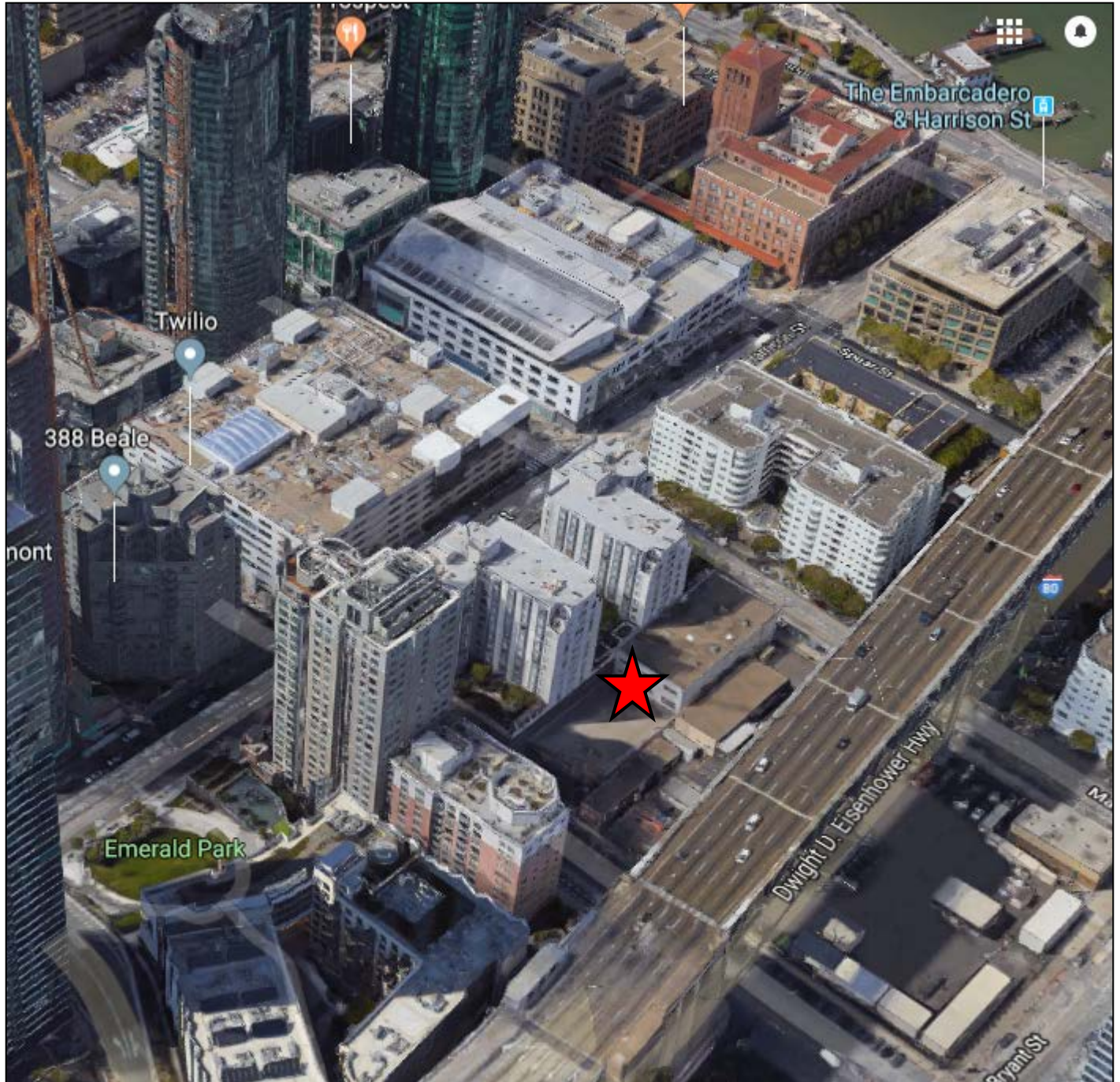


Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



# Aerial Photo

## facing north

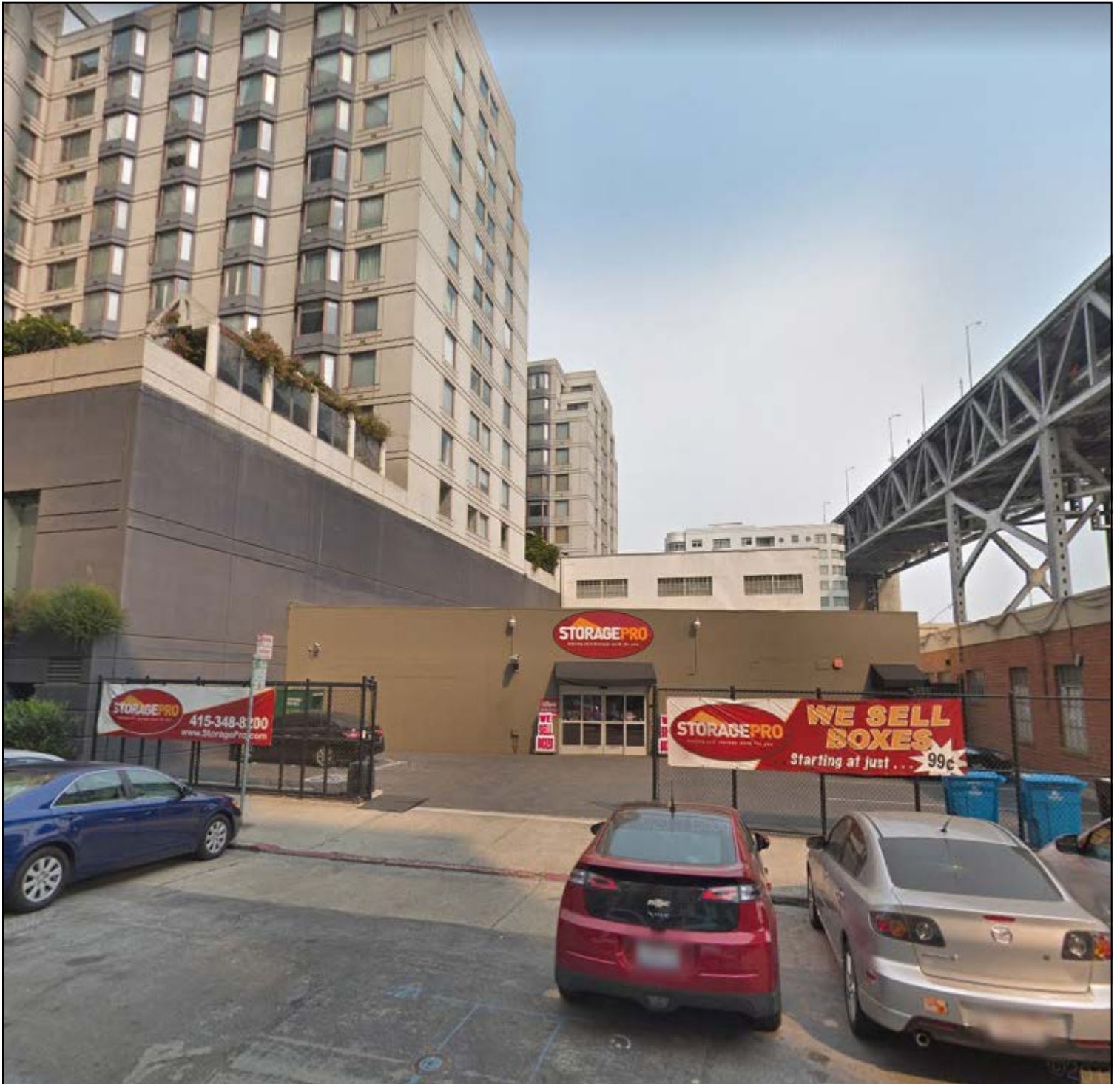


Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



# Site Photo

## Beale Street frontage



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets

# Site Photo

## Main Street frontage



Downtown Project Authorization  
Case No. 2014-002033DNX  
429 Beale & 430 Main Streets



# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



**San Francisco  
Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

Date: October 25, 2017

To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*

From: San Francisco Planning Department

Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee if the developer chooses to commit to sell the new residential units rather than offer them as rental units. Projects may be eligible to provide rental affordable units if it demonstrates the affordable units are not subject to the Costa Hawkins Rental Housing Act. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

**Before the Planning Department and/or Planning Commission can act on the project**, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The provisions of the Inclusionary Housing Program have recently been revised by the Board of Supervisors, effective on August 26, 2017 (Ord. No. 158-17 and File NO. 161351). Please be aware that the inclusionary requirements may differ for projects depending on when a complete Environmental Evaluation Application (EEA) was deemed complete by the Department ("EEA Accepted date"). Please also note that there are different requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For new projects with complete EEA's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, date the EEA for the project is deemed complete, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **NOTE: Any project with a complete EEA accepted prior to January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to the Inclusionary Housing rates and requirements in effect at the time the project proceeds to pursue a permit.**

**Summary of requirements.** Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

Projects that received a first discretionary approval prior to January 12, 2016 are not subject to the revised Inclusionary requirement. The applicable requirements for these projects are those listed in the "EEA accepted before 1/1/13" column.



The Project contains: 144	UNITS	The zoning of the property is: RH-DTR	Complete EEA was submitted on: 11/4/2014
------------------------------	-------	--	---

#### CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
<b>Fee or Off-site</b>					
10-24 unit projects		20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'		20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *		20.0%	30.0%	30.0%	30.0%
<b>On-site</b>					
10-24 unit projects		12.0%	12.0%	12.0%	12.0%
25+ unit projects		12.0%	13.0%	13.5%	14.5%

\* except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

#### CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

	Complete EEA Accepted: →	Before 1/1/13	Before 1/1/14	Before 1/1/15	Before 1/12/16
<b>On-site UMU</b>					
Tier A 10-24 unit projects		14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects		14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects		16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects		16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects		17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects		17.6%	18.6%	19.1%	19.6%
<b>Fee or Off-site UMU</b>					
Tier A 10-24 unit projects		23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects		23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects		25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects		25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects		27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects		27.0%	32.0%	30.0%	30.0%
<b>Land Dedication in UMU or Mission NCT</b>					
Tier A 10-24 unit < 30K		35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K		30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K		35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K		30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K		40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K		35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K		40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K		35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K		45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K		40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K		45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K		40.0%	45.0%	47.5%	50.0%

<p>The Project contains:</p>	<p>The zoning of the property is:</p>	<p>Complete EEA was submitted on:</p>
<p>UNITS</p>		

**CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA accepted on or after 1/12/16**

Complete EEA Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%

**CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA accepted on or after 1/12/16**

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

[illegible]

**Complete EEA was submitted on:**

Complete EEA Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/12/24	1/1/25	1/1/26	1/1/27	1/1/28
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

[illegible]

**Complete EEA was submitted on:**

**CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.**

[illegible]

**CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.**

[illegible]

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

[illegible]

**AFFIDAVIT**

# COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



**San Francisco  
Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

12/4/2017

Date

I, Craig M. Young,  
do hereby declare as follows:

**A** The subject property is located at (address and block/lot):

429 Beale / 430 Main Street, San Francisco, CA

Address

3767/305 & 306

Block / Lot

**B** The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

2014-002033DNX

Planning Case Number

Building Permit Number

This project requires the following approval:

- ☒ Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- ☐ Zoning Administrator approval (e.g. Variance)
- ☐ This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Doug Vu

Planner Name

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- ☐ This project is 100% affordable.
- ☐ This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

- ☐ Yes  ☒ No  
(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

- ☐ Yes ☒ No

Is this project a State Density Bonus Project?

- ☐ Yes  ☒ No  
(If yes, please indicate whether the project is an Analyzed or Individually Requested State Density Bonus Project)

**C** This project will comply with the Inclusionary Affordable Housing Program by:

- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- ☒ On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- ☐ Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- ☐ Land Dedication (Planning Code Section 419)

**D** If the project will comply with the Inclusionary Affordable Housing Program through an **On-site** or **Off-site Affordable Housing Alternative**, please fill out the following regarding how the project is eligible for an alternative.

- ☐ **Ownership.** All affordable housing units will be sold as ownership units and will remain as ownership units for the life of the project.
- ☒ **Rental.** Exemption from Costa Hawkins Rental Housing Act.<sup>1</sup> The Project Sponsor has demonstrated to the Department that the affordable units are not subject to the Costa Hawkins Rental Housing Act, under the exception provided in Civil Code Sections 1954.50 through one of the following:
- ☐ Direct financial contribution from a public entity.
  - ☒ Development or density bonus, or other public form of assistance.
  - ☐ Development Agreement with the City. The Project Sponsor has entered into or has applied to enter into a Development Agreement with the City and County of San Francisco pursuant to Chapter 56 of the San Francisco Administrative Code and, as part of that Agreement, is receiving a direct financial contribution, development or density bonus, or other form of public assistance.

**E** The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

**F** The Project Sponsor acknowledges that failure to sell the affordable units as ownership units or to eliminate the on-site or off-site affordable ownership-only units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

**G** The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

**H** For projects with EEA's accepted before January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor proceeds with pursuing a permit.

**I** For projects with EEA's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

**J** If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

**K** I am a duly authorized agent or owner of the subject property.

<sup>1</sup> California Civil Code Section 1954.50 and following.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day in:

San Francisco, CA

*Location*

12/4/2017

*Date*

**Sign Here**

A handwritten signature in blue ink, appearing to read "Craig M. Young", is written over a horizontal line.

*Signature*

Craig M. Young, Managing Member

*Name (Print), Title*

(415) 787-3520

*Contact Phone Number*

cc: Mayor's Office of Housing and  
Community Development  
Planning Department Case Docket



## UNIT MIX TABLES

### Number of All Units in PRINCIPAL PROJECT:

<b>TOTAL UNITS:</b>	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
144	0	60	25	59	0

If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.3. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

☒ **On-site Affordable Housing Alternative** (Planning Code Section 415.6):  % of the unit total.

### Number of Affordable Units to be Located ON-SITE:

<b>TOTAL UNITS:</b>	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
	0	8	4	7	0

<b>LOW-INCOME</b>	Number of Affordable Units	% of Total Units	AMI Level
	19	13.5%	55%
<b>MODERATE-INCOME</b>	Number of Affordable Units	% of Total Units	AMI Level
	0	0	0
<b>MIDDLE-INCOME</b>	Number of Affordable Units	% of Total Units	AMI Level
	0	0	0

☐ **Off-site Affordable Housing Alternative** (Planning Code Section 415.7):  % of the unit total.

### Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

<b>AMI LEVELS:</b>	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level
	Number of Affordable Units	% of Total Units	AMI Level

## UNIT MIX TABLES: CONTINUED

- ☐ **Combination** of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:  
*Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.*

1. On-Site  % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

### Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site  % of affordable housing requirement.

### Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:				
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:		

### Income Levels for On-Site or Off-Site Units in Combination Projects:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee  % of affordable housing requirement.

**Is this Project a State Density Bonus Project?** ☐ Yes ☒ No

If yes, please indicate the bonus percentage, up to 35% \_\_\_\_\_, and the number of bonus units and the bonus amount of residential gross floor area, if applicable \_\_\_\_\_

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

### Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
0					

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- ☐ On-site Affordable Housing Alternative
- ☐ Payment of the Affordable Housing Fee prior to the first construction document issuance
- ☐ Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- ☐ Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5)

**Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT**

Tidewater Capital

*Company Name*

Craig Young

*Name (Print) of Contact Person*

564 Market Street

*Address*

San Francisco, CA 94104

*City, State, Zip*

(415) 787 3520

*Phone / Fax*

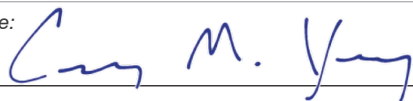
cyoung@tidewatercap.com

*Email* (cc:mklimerman@tidewatercap.com)

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

**Sign Here**

*Signature:*



*Name (Print), Title:*

Craig M. Young, Managing Principal

**Contact Information and Declaration of Sponsor of OFF-SITE PROJECT ( If Different )**

*Company Name*

*Name (Print) of Contact Person*

*Address*

*City, State, Zip*

*Phone / Fax*

*Email*

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

**Sign Here**

*Signature:*

*Name (Print), Title:*



SAN FRANCISCO  
PLANNING  
DEPARTMENT

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

# SUPPLEMENTAL INFORMATION PACKET FOR Anti-Discriminatory Housing Policy

Pursuant to Administrative Code Section 1.61, certain housing projects must complete and submit a completed Anti-Discriminatory Housing Policy form as part of any entitlement or building permit application that proposes an increase of ten (10) dwelling units or more.

Planning Department staff is available to advise you in the preparation of this application. Call (415)558-6377 for further information.

## WHEN IS THE SUPPLEMENTAL INFORMATION FORM NECESSARY?

Administrative Code Section 1.61 requires the Planning Department to collect an application/form with information about an applicant's internal anti-discriminatory policies for projects proposing an increase of ten (10) dwelling units or more.

## WHAT IF THE PROJECT SPONSOR OR PERMITTEE CHANGE PRIOR TO THE FIRST ISSUANCE OF CERTIFICATE OF OCCUPANCY?

If the permittee and/or sponsor should change, they shall notify the Planning Department and file a new supplemental information form with the updated information.

## HOW IS THIS INFORMATION USED?

The Planning Department is not to review the responses other than to confirm that all questions have been answered. Upon confirmation, the information is routed to the Human Rights Commission.

For questions about the Human Rights Commission (HRC) and/or the Anti-Discriminatory Housing Policy, please contact Mullane Ahern at (415) 252-2514 or [mullane.ahern@sfgov.org](mailto:mullane.ahern@sfgov.org).

All building permit applications and/or entitlements related to a project proposing 10 dwelling units or more will not be considered complete until all responses are provided.

## WHAT PART OF THE POLICY IS BEING REVIEWED?

The Human Rights Commission will review the policy to verify whether it addresses discrimination based on sexual orientation and gender identity. The policy will be considered incomplete if it lacks such protections.

## WILL THE ANSWERS TO THE QUESTIONS EFFECT THE REVIEW OF MY PROJECT?

The Planning Department's and Planning Commission's processing of and recommendations or determinations regarding an application shall be unaffected by the applicant's answers to the questions.

## INSTRUCTIONS:

The attached supplemental information form is to be submitted as part of the required entitlement application and/or Building Permit Application. This application does not require an additional fee.

Answer all questions fully and type or print in ink. Attach additional pages if necessary.

Please see the primary entitlement application or Building Permit Application instructions for a list of necessary materials required.

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**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
Call or visit the San Francisco Planning Department

**Central Reception**

1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

# SUPPLEMENTAL INFORMATION FOR Anti-Discriminatory Housing Policy

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
LCL Global - 429 Beale & 430 Main Street, LLC	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
Tidewater Capital	( 415 ) 787-3520
564 Market Street, Suite 225	EMAIL:
San Francisco, CA 94104	mklimerman@tidewatercap.com

APPLICANT'S NAME:	
Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	( )
	EMAIL:

CONTACT FOR PROJECT INFORMATION:	
Matt Klimerman	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE:
	( )
	EMAIL:

## 2. Location and Project Description

STREET ADDRESS OF PROJECT:		ZIP CODE:
429 Beale & 430 Main Street, San Francisco, CA		94104
CROSS STREETS:		
Beale Street / Harrison Street / Main Street / Bryant Street		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3767 / 305 & 306	RH-DTR	84-X

PROJECT TYPE: (Please check all that apply)	EXISTING DWELLING UNITS:	PROPOSED DWELLING UNITS:	NET INCREASE:
<input checked="" type="checkbox"/> New Construction	0	144	144
<input checked="" type="checkbox"/> Demolition			
<input type="checkbox"/> Alteration			
<input type="checkbox"/> Other: _____			

# Compliance with the Anti-Discriminatory Housing Policy

1. Does the applicant or sponsor, including the applicant or sponsor's parent company, subsidiary, or any other business or entity with an ownership share of at least 30% of the applicant's company, engage in the business of developing real estate, owning properties, or leasing or selling individual dwelling units in States or jurisdictions outside of California? ☒ YES ☐ NO

1a. If yes, in which States? Maryland

- 1b. If yes, does the applicant or sponsor, as defined above, have policies in individual States that prohibit discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the State or States where the applicant or sponsor has an ownership or financial interest? ☐ YES ☒ NO

- 1c. If yes, does the applicant or sponsor, as defined above, have a national policy that prohibits discrimination based on sexual orientation and gender identity in the sale, lease, or financing of any dwelling units enforced on every property in the United States where the applicant or sponsor has an ownership or financial interest in property? ☒ YES ☐ NO

*If the answer to 1b and/or 1c is yes, please provide a copy of that policy or policies as part of the supplemental information packet to the Planning Department.*

Human Rights Commission contact information  
**Mullane Ahern at (415)252-2514 or mullane.ahern@sfgov.org**

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: Craig M. Young

Date: 12/4/2017

Print name, and indicate whether owner, or authorized agent:

Craig M. Young

**Owner** / Authorized Agent (circle one)

## PLANNING DEPARTMENT USE ONLY

### PLANNING DEPARTMENT VERIFICATION:

- ☐ Anti-Discriminatory Housing Policy Form is **Complete**  
☐ Anti-Discriminatory Housing Policy Form is **Incomplete**

Notification of Incomplete Information made:

To: \_\_\_\_\_ Date: \_\_\_\_\_

BUILDING PERMIT NUMBER(S):	DATE FILED:
RECORD NUMBER:	DATE FILED:
VERIFIED BY PLANNER:	
Signature: _____ Date: _____	
Printed Name: _____ Phone: _____	
ROUTED TO HRC:	DATE:
<input type="checkbox"/> Emailed to: _____	



## **Tidewater Capital Fair Housing Policy**

It is the policy and commitment of Tidewater Capital, LLC (“Tidewater”) that it does not discriminate on the basis of race, color, sex, pregnancy, childbirth, or pregnancy-related conditions, age, religion, national origin, disability, sexual orientation, or gender identity in the rental of its residential dwellings. Tidewater affirms its policy of equal housing opportunity pursuant to state and federal fair housing laws.

Harassment or intimidation of a tenant, staff person or guest because of that person’s race, color, religion, sex, national origin, familial status, source of income, disability, sexual orientation, or gender identity, is specifically prohibited and may be grounds for termination of employment and/or of tenancy. Harassment and intimidation includes abusive, foul or threatening language or behavior.

It is also the policy of this property that all qualified individuals with a disability are entitled to a reasonable accommodation or modifications to the property that will permit the individual an equal opportunity to use and enjoy the premises.



# AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM

## Administrative Code

## Chapter 83

1650 Mission Street, Suite 400 • San Francisco CA 94103-2479 • 415.558.6378 • <http://www.sfplanning.org>

### Section 1: Project Information

PROJECT ADDRESS		BLOCK/LOT(S)	
429 Beale Street & 430 Main Street, San Francisco, CA 94105		3767/305 & 306	
BUILDING PERMIT APPLICATION NO.	CASE NO. (IF APPLICABLE)	MOTION NO. (IF APPLICABLE)	
	2014-002033DNX		
PROJECT SPONSOR	MAIN CONTACT	PHONE	
LCL Global-429 Beale & 430 Main Street, LLC	Matt Klimerman	(415) 787-3520	
ADDRESS			
564 Market Street, Suite 225			
CITY, STATE, ZIP		EMAIL	
San Francisco, CA 94104		mklimerman@tidewatercap.com	
ESTIMATED RESIDENTIAL UNITS	ESTIMATED SQ FT COMMERCIAL SPACE	ESTIMATED HEIGHT/FLOORS	ESTIMATED CONSTRUCTION COST
144	0	84' / 9 Stories	\$45M
ANTICIPATED START DATE			
2018			

### Section 2: First Source Hiring Program Verification

CHECK ALL BOXES APPLICABLE TO THIS PROJECT	
<input checked="" type="checkbox"/>	Project is wholly Residential
<input type="checkbox"/>	Project is wholly Commercial
<input type="checkbox"/>	Project is Mixed Use
<input checked="" type="checkbox"/>	A: The project consists of ten (10) or more residential units;
<input type="checkbox"/>	B: The project consists of 25,000 square feet or more gross commercial floor area.
<input type="checkbox"/>	C: Neither 1A nor 1B apply.
<p>NOTES:</p> <ul style="list-style-type: none"> <li>If you checked <b>C</b>, this project is <u>NOT</u> subject to the First Source Hiring Program. Sign Section 4: Declaration of Sponsor of Project and submit to the Planning Department.</li> <li>If you checked <b>A</b> or <b>B</b>, your project <u>IS</u> subject to the First Source Hiring Program. Please complete the reverse of this document, sign, and submit to the Planning Department prior to any Planning Commission hearing. If principally permitted, Planning Department approval of the Site Permit is required for all projects subject to Administrative Code Chapter 83.</li> <li>For questions, please contact OEWD's CityBuild program at <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a> or (415) 701-4848. For more information about the First Source Hiring Program visit <a href="http://www.workforcedevelopmentstf.org">www.workforcedevelopmentstf.org</a></li> <li>If the project is subject to the First Source Hiring Program, you are required to execute a Memorandum of Understanding (MOU) with OEWD's CityBuild program prior to receiving construction permits from Department of Building Inspection.</li> </ul>	

Continued...

### Section 3: First Source Hiring Program – Workforce Projection

Per Section 83.11 of Administrative Code Chapter 83, it is the developer's responsibility to complete the following information to the best of their knowledge.


Provide the estimated number of employees from each construction trade to be used on the project, indicating how many are entry and/or apprentice level as well as the anticipated wage for these positions.

Check the anticipated trade(s) and provide accompanying information (Select all that apply):

TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS	TRADE/CRAFT	ANTICIPATED JOURNEYMAN WAGE	# APPRENTICE POSITIONS	# TOTAL POSITIONS
Abatement Laborer	N/A	N/A	N/A	Laborer	\$67.23	3	10
Boilermaker	N/A	N/A	N/A	Operating Engineer	\$98	1	2
Bricklayer	N/A	N/A	N/A	Painter	\$80	1	6
Carpenter	\$93.65	4	25	Pile Driver	N/A	N/A	N/A
Cement Mason	\$72	3	8	Plasterer	\$73	2	8
Drywall/Latherer	\$93.65	3	15	Plumber and Pipefitter	\$177	2	15
Electrician	\$143	4	20	Roofer/Water proofer	\$86	1	6
Elevator Constructor	\$130	1	4	Sheet Metal Worker	\$105	2	8
Floor Coverer	\$82	2	6	Sprinkler Fitter	\$130	1	6
Glazier	\$110	3	8	Taper	\$90	1	10
Heat & Frost Insulator	N/A	N/A	N/A	Tile Layer/Finisher	\$89	1	5
Ironworker	\$90	3	8	Other:			
TOTAL:			94	TOTAL:			76

1. Will the anticipated employee compensation by trade be consistent with area Prevailing Wage? ☒ YES ☐ NO
2. Will the awarded contractor(s) participate in an apprenticeship program approved by the State of California's Department of Industrial Relations? ☒ YES ☐ NO
3. Will hiring and retention goals for apprentices be established? ☒ YES ☐ NO
4. What is the estimated number of local residents to be hired? 43

### Section 4: Declaration of Sponsor of Principal Project

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE	EMAIL	PHONE NUMBER
Craig M. Young Authorized Representative	cyoung@tidewatercap.com (cc: mklimerman@tidewatercap.com)	(415) 787-3520
I HEREBY DECLARE THAT THE INFORMATION PROVIDED HEREIN IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND THAT I COORDINATED WITH OEWD'S CITYBUILD PROGRAM TO SATISFY THE REQUIREMENTS OF ADMINISTRATIVE CODE CHAPTER 83.		
 (SIGNATURE OF AUTHORIZED REPRESENTATIVE)	12/18/17 (DATE)	
<p>FOR PLANNING DEPARTMENT STAFF ONLY: PLEASE EMAIL AN ELECTRONIC COPY OF THE COMPLETED AFFIDAVIT FOR FIRST SOURCE HIRING PROGRAM TO OEWD'S CITYBUILD PROGRAM AT <a href="mailto:CITYBUILD@SFGOV.ORG">CITYBUILD@SFGOV.ORG</a></p> <p>Cc: Office of Economic and Workforce Development, CityBuild Address: 1 South Van Ness 5th Floor San Francisco, CA 94103 Phone: 415-701-4848 Website: <a href="http://www.workforcedevelopmentstf.org">www.workforcedevelopmentstf.org</a> Email: <a href="mailto:CityBuild@sfgov.org">CityBuild@sfgov.org</a></p>		



# 430

MAIN STREET

March 15, 2018

**Delivered Via Email and Messenger (doug.vu@sfgov.org)**

President Rich Hillis  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: 429 Beale Street, 430 Main Street  
Planning Department File No. 2014-002033DNX**

Dear President Hillis and Commissioners:

Enclosed you will find our Planning Commission Packet for our proposal to demolish 429 Beale Street / 430 Main Street, a low density industrial warehouse, and construct a new mixed-income residential building containing 144 dwelling units, 72 vehicle parking spaces, and 119 bicycle parking spaces.

Sincerely,



Craig Young  
Managing Principal  
Tidewater Capital

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**TABLE OF CONTENTS:**

- 1. Project Sponsor Letter**
- 2. Community Engagement Log**
- 3. Planning Commission Presentation**
- 4. Community Feedback Supplement**
- 5. Letters of Support**
- 6. Caltrans Supplement**

# REUBEN, JUNIUS & ROSE, LLP

Mark Loper  
mloper@reubenlaw.com

March 15, 2018

**Delivered Via Email and Messenger (doug.vu@sfgov.org)**

President Rich Hillis  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

**Re: 429 Beale Street, 430 Main Street  
Planning Department File No. 2014-002033DNX**

Dear President Hillis and Commissioners:

This office represents LCL Global-429 Beale & 430 Main Street, LLC—an affiliate of Tidewater Capital (“Tidewater”), the sponsor of a project to construct a mixed-income 9-story residential building featuring 144 dwelling units (the “Project”). Located in the Rincon Hill neighborhood with frontages on Beale and Main Streets, the Project will add much-needed housing—including 19 affordable units—on an ideal infill site currently used as warehouses. In advance of the Project’s hearing, we want to point out a number of noteworthy features of the project:

1. **A mixed income development with BMR rental units.** Like its project at 1028 Market St. in Mid-Market, Tidewater is committed to constructing a mixed-income residential development on this site. They have elected to provide 19 on-site affordable units in the Project. Consistent with Board of Supervisors Ordinance No. 76-16, 13.5% of the Project’s 144 dwelling units will be affordable to households whose total income is below 55% of Area Median Income. Below Market Rate rental units are in particularly high demand due to the lower AMI threshold, which is especially important because those affordable units will be within walking distance or a short transit ride from San Francisco’s two biggest employment centers: the Financial District and SOMA. Based on overall unit mix, the affordable unit mix would be 8 studios, 4 one-bedroom, and 7 two-bedroom units.

2. **Tidewater’s Extensive Community Involvement.** Tidewater’s level of involvement with the surrounding community goes above and beyond typical outreach efforts and shows a unique level of dedication to the neighborhood. Over the last four years, Tidewater has committed to being an active member of the Rincon Hill and South Beach communities.

San Francisco Office  
One Bush Street, Suite 600, San Francisco, CA 94104  
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office  
827 Broadway, Suite 205, Oakland, CA 94607  
tel: 510-257-5589

[www.reubenlaw.com](http://www.reubenlaw.com)

Tidewater's overall business philosophy is based on principled and authentic relationships with community leaders, non-profits, and other stakeholders, and being engaged members of the communities in which it operates. Tidewater is proposing to build for-rent housing and expects to own and operate the site if the Project is approved and built, ensuring that its involvement with the neighborhood will continue for the duration of its ownership.

Among its various community outreach efforts, the Tidewater team holds monthly office hours at Ada's Café and attends most meetings of the South Beach | Rincon Hill | Mission Bay Neighborhood Association. They partnered with the East Cut CBD on numerous events and neighborhood improvement projects. In addition to working with the benefit groups who serve the community, the team attended over 10 HOA meetings, met with a majority of the surrounding retailers, discussed the plan with a number of office tenants in the immediate area, and held over 75 meetings with individual neighbors in the community. The four-year history of this extensive outreach effort is summarized in the page that follows this letter.

**3. The project is consistent with Rincon Hill's planned urban form and uses.** Rincon Hill is an important component of San Francisco's overall strategy to tackle its housing crisis. This Commission had a major role in the creation of the Rincon Hill Plan, which represents a well thought out vision for a high-density residential neighborhood adjacent to the City's downtown core. Over a period of several years, the Planning Department analyzed both the City's acute need for housing, as well as the incredible opportunity that Rincon Hill offered to create a new neighborhood. The result is a carefully crafted set of zoning controls that will support a significant amount of new housing close to downtown, while creating a new community of unique quality for San Franciscans to live.

The Property's 84-foot height limit is consistent with the Rincon Hill Plan's proposed urban form, which located taller buildings higher on the hill, tapering off height limits towards Rincon Hill's base. The Project complies with the height limit designated for the site, which is significantly less than the 105-foot height limit on the site immediately north of the Property, and the 150-foot to 400-foot height limits on the block north of Harrison Street.

The Rincon Hill Plan was conceived as a high-density residential district adjacent to downtown San Francisco and the South of Market areas, bringing new residents into a pedestrian-friendly and transit-rich neighborhood. Residents of the Project will be able to easily walk, ride bikes, or take public transit to two of San Francisco's major centers of employment, and the existing and proposed primary public transit option for people who work on the peninsula and the south bay: the 4<sup>th</sup> and King rail station and the Transbay Transit Center. The Project will create nearly 150 new housing units—at least 40% of which will have two bedrooms. The project is designed to encourage bicycle (119 spaces) and public transportation uses, while limiting car usage (72 spaces (0.5 / unit)). These vehicles will mostly be parked in mechanical stackers which further discourages non-essential trips. The project will not disrupt the Rincon Hill neighborhood's livability, as it will be located on the eastern edge of Rincon Hill, and it has been deemed not to have a significant adverse impact on traffic, bicycling, or pedestrian movement in or near the Project site by its traffic consultant.

4. **The Project's design ensures livable and comfortable new housing units.** Combined, the Property's dimensions are approximately 275 on its interior lot lines, by 69 feet with frontage on Beale and Main Streets. With such a significant portion of the Property's perimeter located on interior lot lines, this development site presents a unique design opportunity. The building has been designed so that 82 of the Project's 144 dwelling units will meet the City's strict dwelling unit exposure requirements. In addition, its orientation ensures that the non-compliant units have significant access to light and air. The majority of the 62 non-compliant units will face southeast onto the Project's ground-level open space, and past that onto a Caltrans-owned maintenance yard. The project sponsor has learned through three years of conversations with Caltrans that the state agency will never sell or redevelop this site due to its critical importance to maintenance of the Bay Bridge and Caltrans' operations in San Francisco (this three-year effort is illustrated in the Caltrans Supplement which accompanies this package). Approximately 8,250 square feet of common open space will be located on the roof, and 34 units will have private balconies or terraces, ensuring that all residents can easily access livable outdoor open space.

After acquiring the site in 2014, the development team set out to explore the viability of a multitude of different massing configurations for building mixed-income housing on the site. Unlike non-income-producing development parcels in the City, the target for viability of this project has always been a development whose land value exceeds the value of the warehouse facility which currently occupies the project site. Without surpassing that hurdle, it would be impossible for the Sponsor to realize its vision of developing a mixed-income housing project. The Sponsor elected to proceed with the currently proposed design (the "Base Project") only after exhausting all other options to construct a meaningful number of market rate and BMR units in a configuration which ensured adequate livability of the residential units. In particular, two alternative designs received particular scrutiny at the request of various stakeholders in the community and the San Francisco Planning Department: a split-building design with additional height and a design with a flipped courtyard.

The split-building design was deemed initially infeasible due to the significant drop in building efficiency from separating its massing into two cores. Tidewater subsequently proposed to solve this issue by increasing the height of the two towers through a Zoning Map Amendment which would compensate for the lost efficiency. The project's neighbors at The BayCrest Towers ("BayCrest") preferred this plan and submitted a letter to SF Planning in support. SF Planning, however, was not supportive of a height increase on this site as it conflicted with the Rincon Hill Area Plan on which the Base Project's massing was premised. Additionally, this plan would require a tower separation variance and likely would have received significant opposition from neighbors other than BayCrest who support the Base Project's massing. Without the increased height and variances, the split-building project is not feasible and would thus not meet the Sponsor's or the Rincon Hill Plan's objectives of adding housing because it would not be built.

Along with studying a split-building design, the Sponsor also extensively studied a design with the courtyard of their proposed building facing northwest (as opposed to the southeast-facing courtyard in the Base Project). This was explored based on feedback from SF Planning. After exploring this option, Planning and Tidewater similarly concluded that this project would not be



feasible and therefore would not be built. In addition to requiring additional exceptions from the Planning Code to build as compared to the Base Project, including a higher percentage of units requiring a unit exposure exception, the flipped courtyard design also failed to address the concerns of BayCrest that the new building would block their views and prevent light and air from entering their courtyards. The flipped courtyard design furthermore created serious privacy concerns caused by unit overlook between the two buildings, an issue for both BayCrest and the new building which the Base Project does not create.

After ruling out numerous variants of the two alternate designs, the Project Sponsor elected to voluntarily set their proposed building 5 feet off the property line shared with BayCrest. It is worth noting that this design gesture is a departure from a project the Planning Commission approved several years ago on the subject site in that BayCrest will now be able to keep all of their at-risk, lot line windows. Other aspects of the design are more thoroughly detailed in the Project's Community Plan Exemption, most notably that the Project would not cause significant environmental impacts relating to air quality, wind, or shadows.

5. **Significant Community Benefits.** Most importantly, the Project will make a wide-ranging contribution to the San Francisco and Rincon Hill community, in addition to providing on-site affordable units. Among other benefits, it will pay impact fees that will go towards public transit, childcare, community infrastructure, and other public services. Based on current rates, the Project will contribute approximately \$5.7 million towards neighborhood and citywide improvements. It is also estimated to generate \$14 million in real estate taxes over the next 10 years supporting a range of public services provided by the City of San Francisco.

The Project is also expected to provide economic opportunity across many sectors. Construction of the Project is expected to create approximately 170 jobs. Tidewater is using a union signatory general contractor to ensure that jobs created will come with livable wages and benefits. Tidewater is committed to local hiring and is in conversation with several groups regarding the training and hiring of local workers.

In summary, this project capitalizes on its location near an abundance of public transit options to transform a mostly-vacant and under-utilized site into a mixed-income rental residential project, with an abundance of public benefits and an ownership and management team that is dedicated to direct involvement in the surrounding community. The Project represents a net benefit for the City and is consistent with the vision for the Rincon Area Plan, and we urge you to approve it. Thank you.

Sincerely,

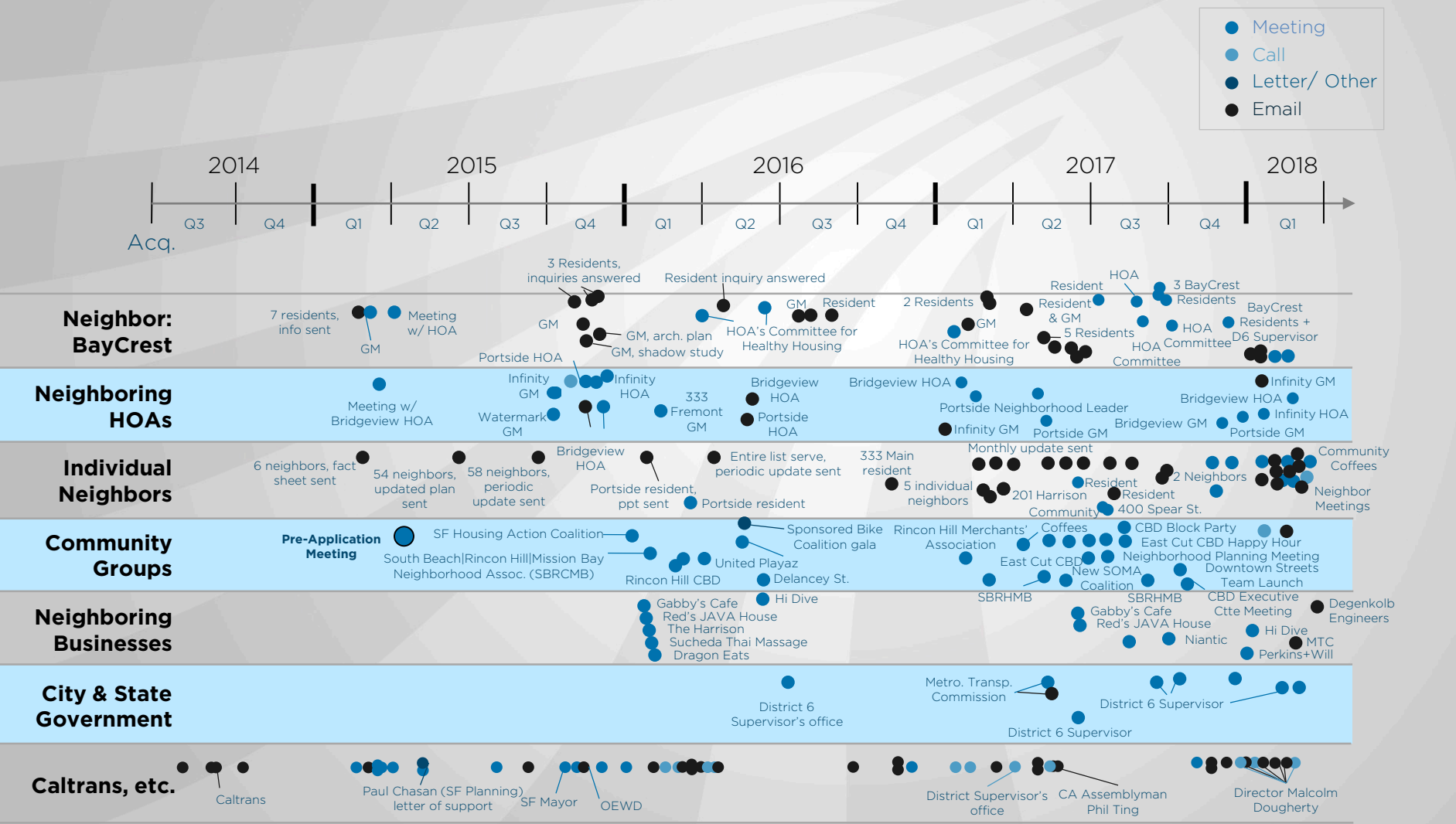
**REUBEN, JUNIUS & ROSE, LLP**



**Mark Loper**

# 430 MAIN STREET COMMUNITY OUTREACH

We've engaged in extensive community outreach since our acquisition of the site in 2014



A night-time photograph of the Golden Gate Bridge in San Francisco, with its iconic towers and suspension cables illuminated against a dark sky. The bridge spans the water, with city lights visible in the distance. Overlaid on the image are several semi-transparent blue diagonal stripes.

# 430

MAIN STREET





430 Main  
Street



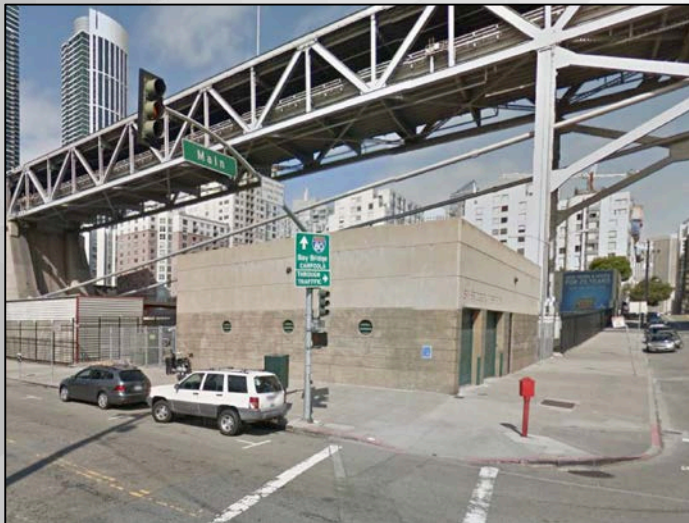
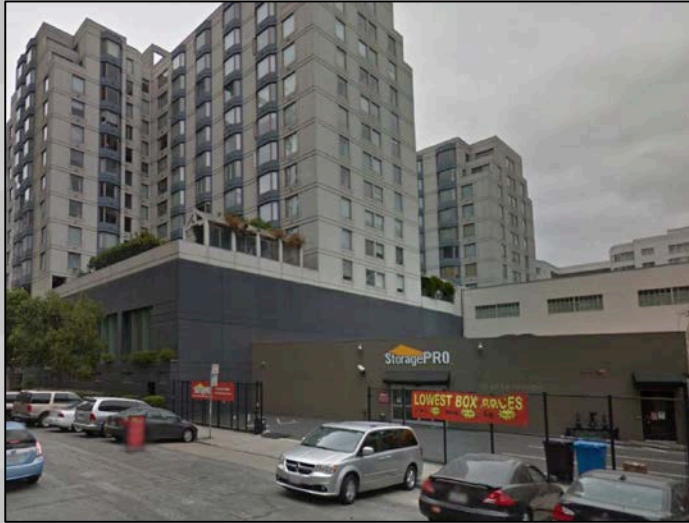


430 Main  
Street



# 430 MAIN STREET CURRENT CONDITIONS

The site is currently improved with an industrial warehouse and has no street level activation







# PROPOSED PROJECT OVERVIEW

Our proposed project will add 144 residential units of mixed income housing to 430 Main Street

**144 FOR-RENT APARTMENTS**

**STUDIO, ONE, AND TWO BEDROOM UNITS**

**19 BELOW MARKET RATE UNITS**

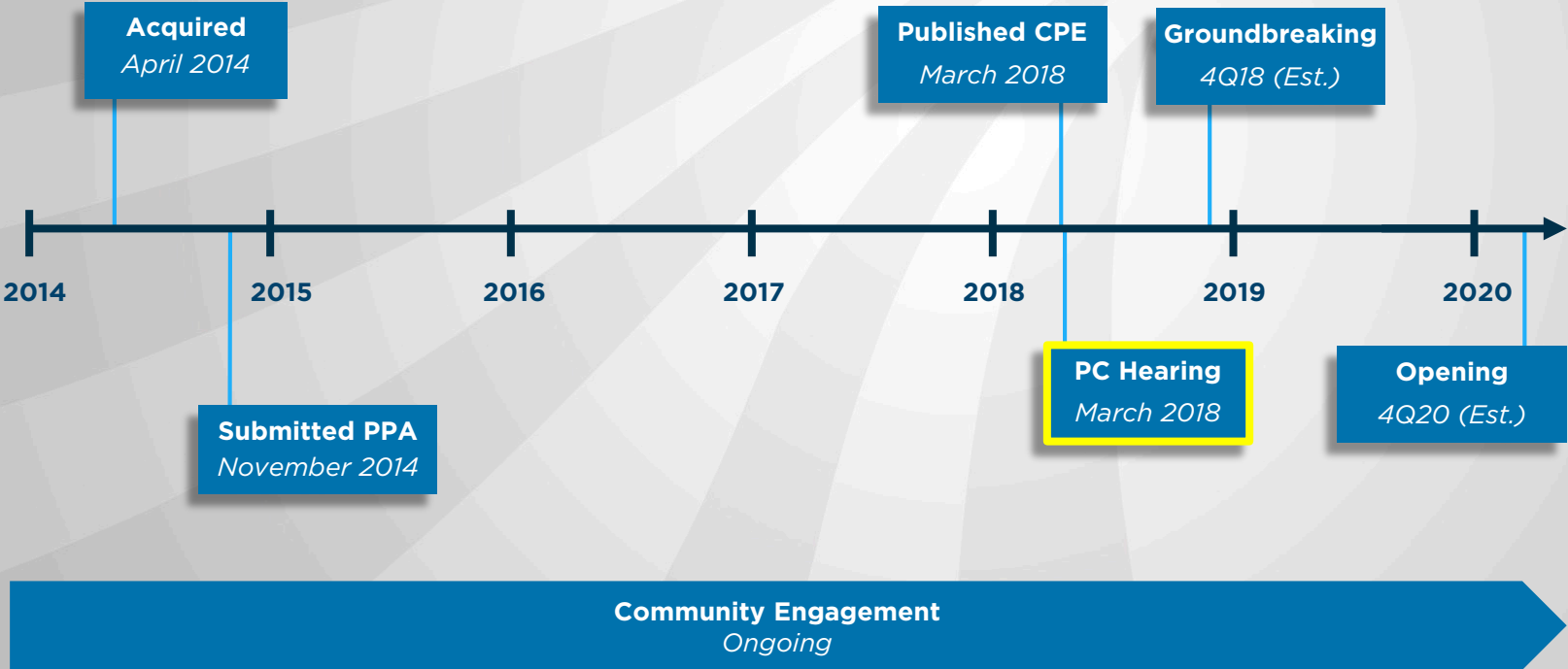
**119 BICYCLE PARKING SPACES**

**73 CAR SPACES (INC. CAR SHARE AND EV PARKING)**



# 430 MAIN STREET ENTITLEMENT TIMELINE

We submitted our PPA in November 2014



# 430 MAIN STREET DEVELOPMENT PROCESS

Throughout our entitlement process, we've conducted a robust community engagement effort

## TIDEWATER TEAM:

- Holds monthly office hours at Ada's Café
- Attends South Beach | Rincon Hill | Mission Bay Neighborhood Association meetings
- Partners with East Cut CBD for events and neighborhood improvement projects
- Attends nearby HOA meetings
- Engages with street level retail businesses and local nonprofits
- Attends and sponsors neighborhood events
- Held over 75 in person meetings with stakeholders

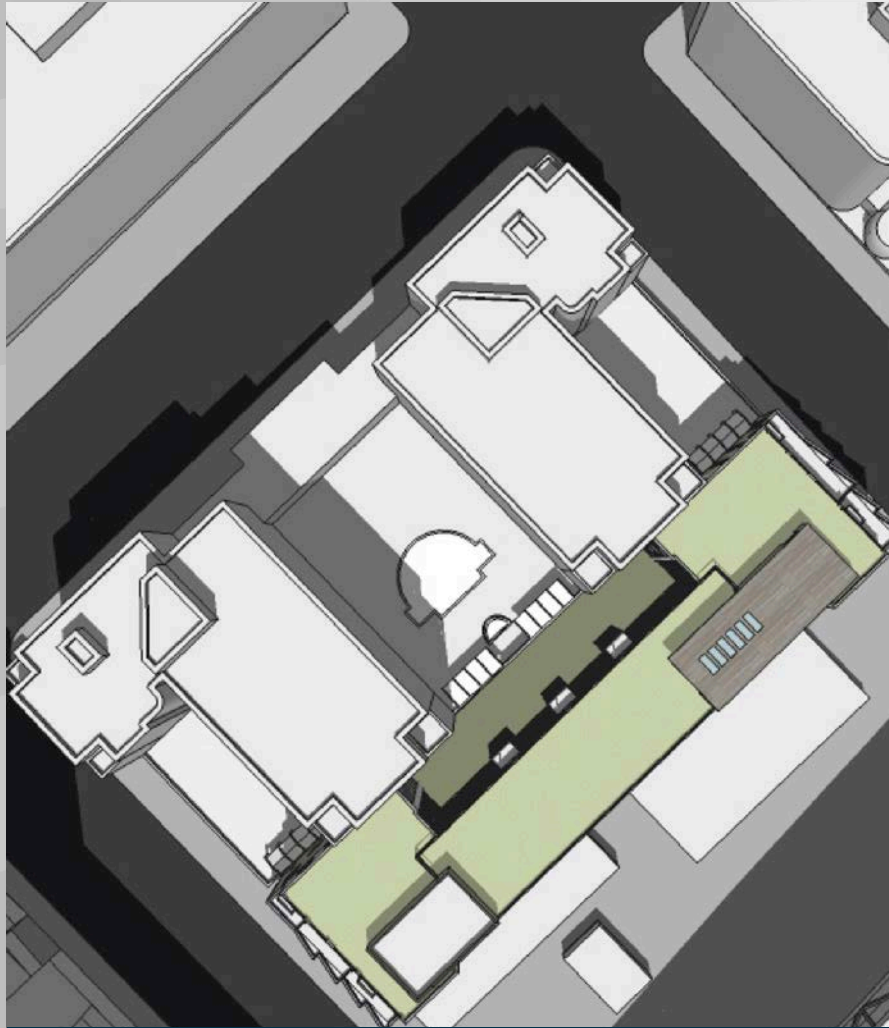


EAST CUT CBD NEIGHBORHOOD BLOCK PARTY

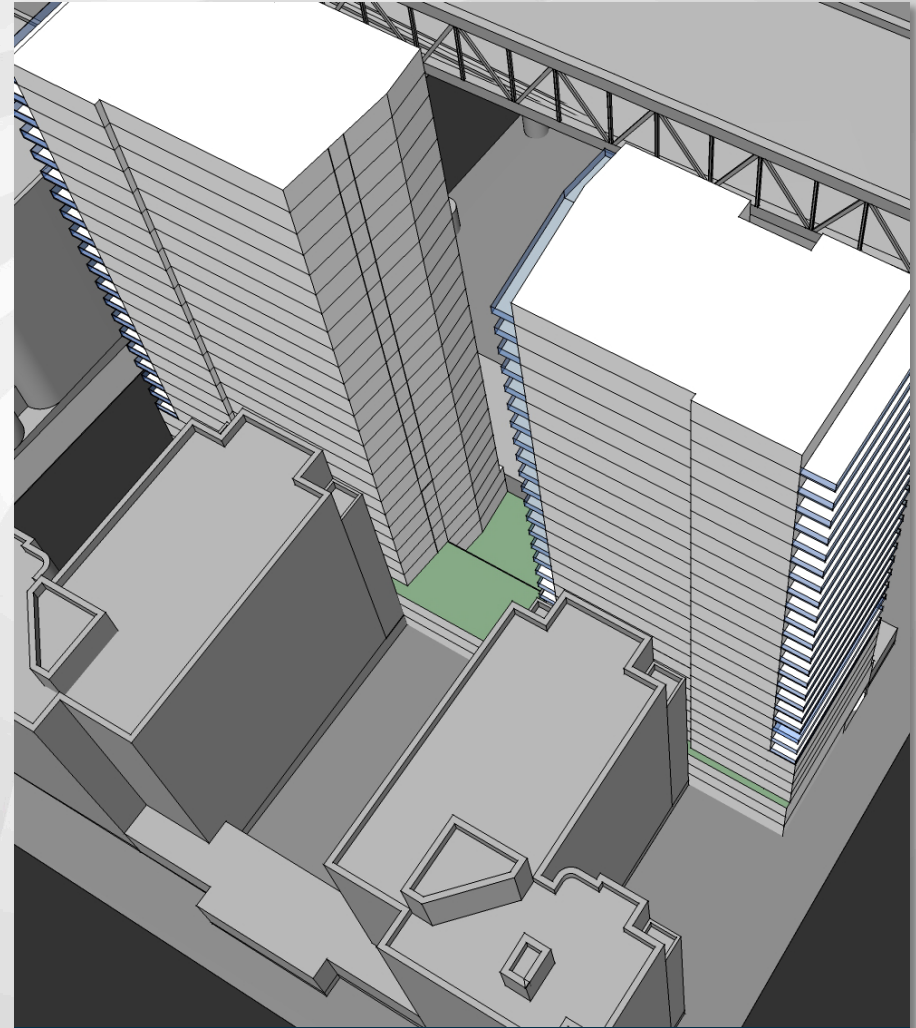


# ALTERNATIVE MASSINGS

In response to SF Planning and community stakeholders, we studied alternative massings



FLIPPED COURTYARD SCHEME



SPLIT-BUILDING SCHEME



# 430 MAIN STREET COMMUNITY SUPPORT

We have 34 letters of support from a diverse group of stakeholders

July 7, 2017

Ruth Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMO) is a better use of the space, and would add much-needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In concert with the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and having regular community meetings. They have responded to our concerns respectfully and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

  
Tom Wright  
Resident at Dejeux Towers (201 Harrison Street)

cc: Jonas Iselin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

BAYCREST RESIDENT

November 29, 2017

Ruth Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young and Irene Lepore of Tidewater have reached out to me as an owner at Portside (403 Main Street) and as the President of the South Beach / Rincon / Mission Bay Neighborhood Association. They show community support by regularly attending our association meetings even though most members are not directly affected by this project. They continue to offer to attend our Portside HOA meetings. And they took the time to come to my unit to show me shadow studies when I had expressed worries about being personally affected.


I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this site to feel more like a neighborhood. The proposed project would help us achieve that goal.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CCBD). Our CCBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

  
Catherine (Katy) Liddell  
Formerly Resident  
403 Main Street #B13  
San Francisco, CA 94105

cc: Jonas Iselin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

PORTSIDE RESIDENT & RINCON HILL COMMUNITY LEADER

South Beach Mission Bay Business Association  
C/o Backhouse Cafe  
430 Debarre Street  
San Francisco, CA 94107

July 18, 2017

Ruth Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Tidewater Capital has taken a sincere interest in working with the community to ensure the neighborhood's long-term viability and success. They have made a sincere effort to get to know the local community and its needs. San Francisco always needs community-minded developers.

The existing building is a small self-storage facility, which does not contribute to foot traffic and is essentially a dead space in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. We understand that Tidewater's proposed development will include 144 residential units along with onsite BMO. This residential use is a far better use of the space than the existing one, and would add much-needed housing to San Francisco's limited supply. I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater met with local residents on multiple occasions to address questions, hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. We support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Patrick Videman, Co President  
South Beach Mission Bay Business Association

cc: Jonas Iselin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

SOUTH BEACH MISSION BAY BUSINESS ASSOCIATION



August 22, 2017

Honorable Rodney Fong, President  
San Francisco Planning Commission  
1650 Mission Street, 4th Floor  
San Francisco, CA 94103

RE: Support Project Approval: 430 Main Street

Dear Commissioner Fong,

I am writing in support of the proposed development project at 430 Main Street. The developers at Tidewater Capital have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and involving themselves in local organizations such as the neighborhood CCBD. San Francisco needs more community-minded developers like Craig and Irene.

Anvil Builders Inc. ("Anvil") is a service-disabled Veteran-owned company which has been in business for seven plus years. I served and was injured in the Iraq War. Anvil will perform its own work. Specializing in excavation, wet & dry utilities, grading, site work, site cleanup etc. Tidewater Capital has engaged with Anvil Builders in preconstruction work. Tidewater Capital is signed Anvil's development and goals. Anvil Builders is a member of Laborers Local 243, Operatives Local 1 and Carpenters Local 23. Anvil Builders Inc. is a Local Business Enterprise (LBE), AA, DBE, DVB, MBE and SDBVOS.

The proposed development at 430 Main Street will create 144 units of much-needed mixed-income rental housing. The construction phase of this project, as well as its ongoing operations will create new jobs for the community.

I believe that 430 Main Street will be a welcome addition to this area of San Francisco. It will increase the housing stock, provide construction jobs, and improve the general infrastructure along Main Street. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

  
Jonas Iselin, Planning Commission Secretary  
cc: Jonas Iselin, Planning Commission Secretary, to be distributed to all Planning Commissioners

UNION LABOR; VETERAN OWNED COMPANY LBE, DBE, MBE

TOTAL LETTERS: 34

# 430 MAIN STREET PROJECT BENEFITS

The project has significant benefits to the community

CREATING approximately **170** jobs through union signatory GC

BUILDING **19** on-site Below Market Rate units

INSTALLING bike parking, street trees, and outdoor seating

JOINING the East Cut CBD to further capitalize their efforts

SUPPORTING local businesses through additional residents

CONTRIBUTING **\$6 Million** in Impact Fees

CONTRIBUTING **\$14 Million** in taxes over 10 years



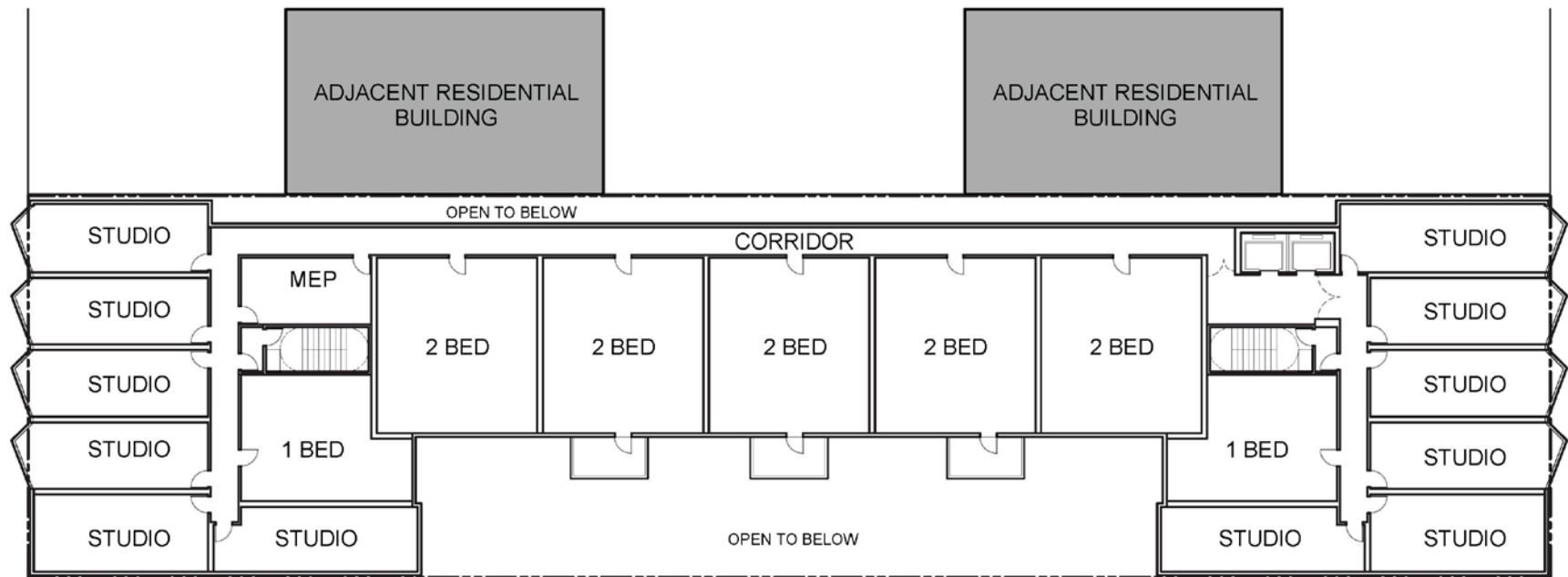




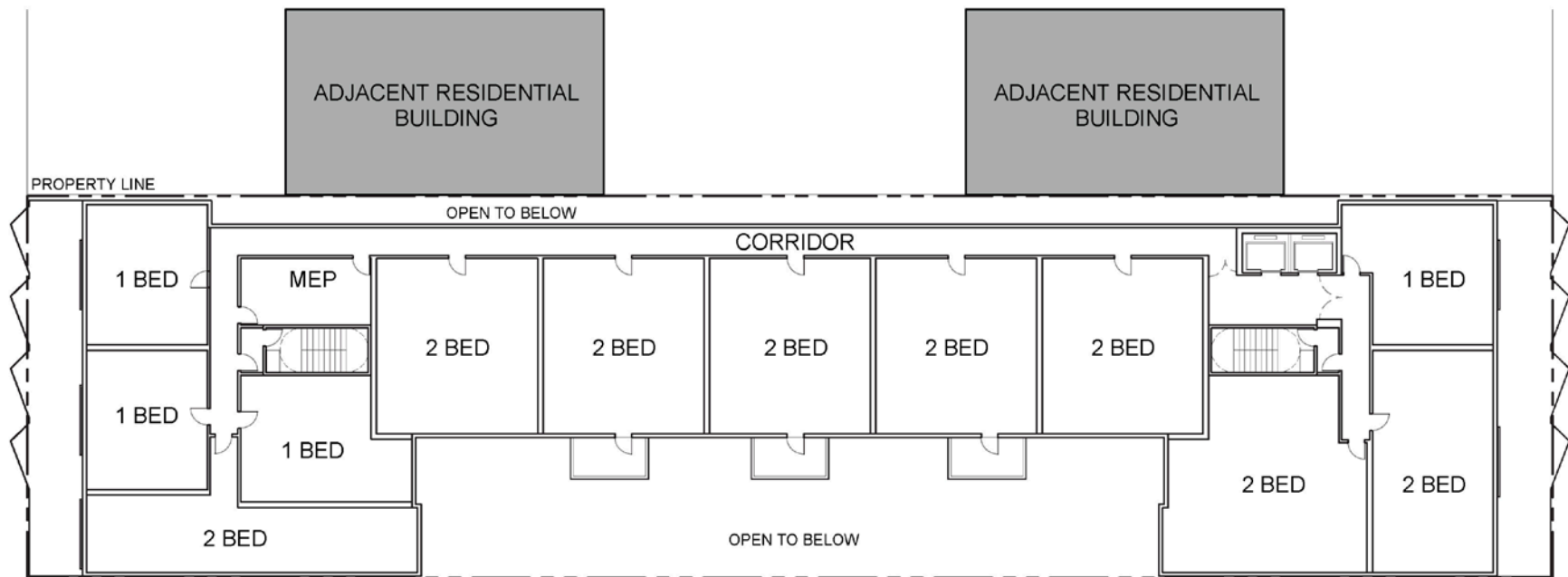




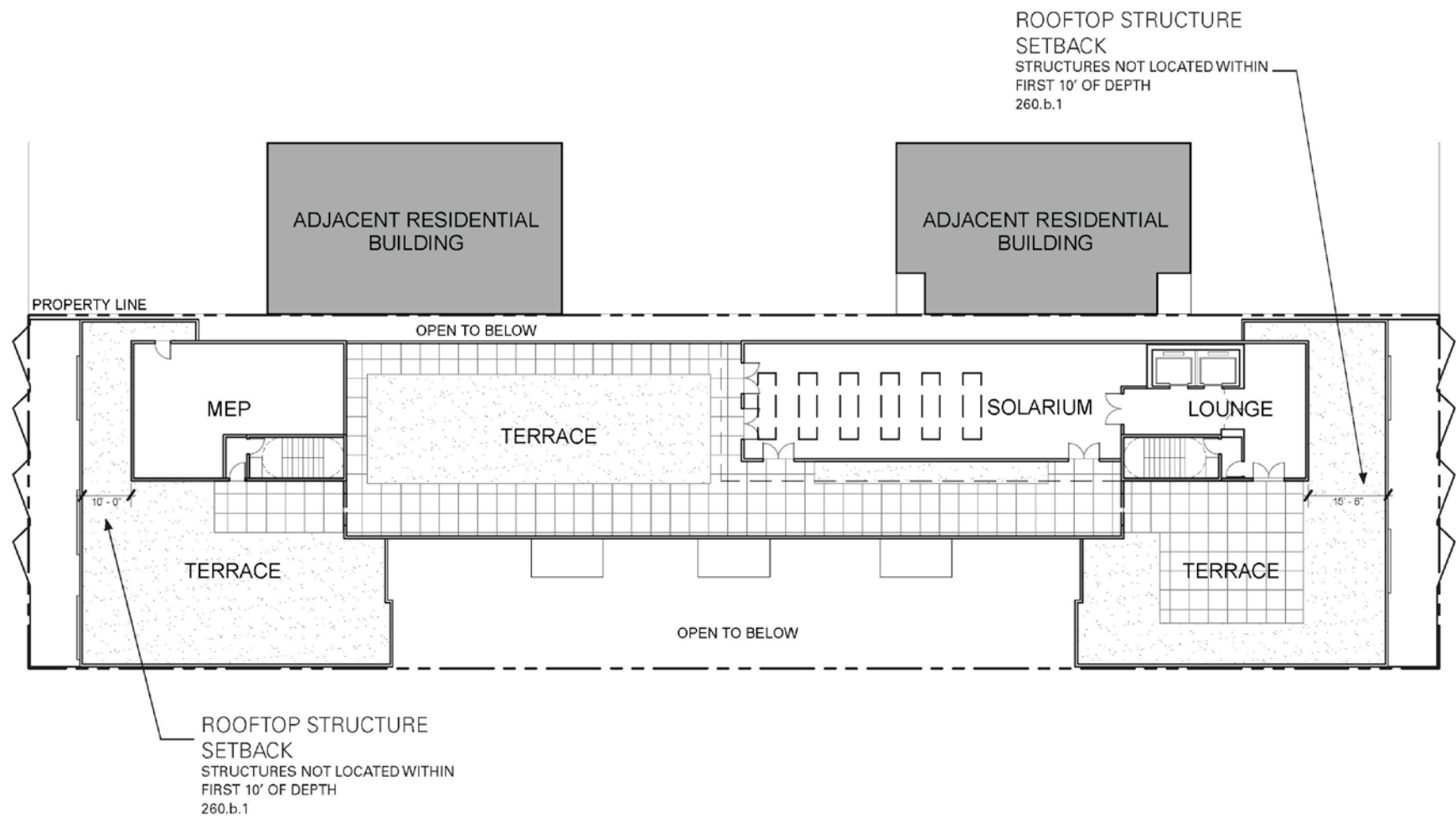
# TYPICAL LOWER FLOOR



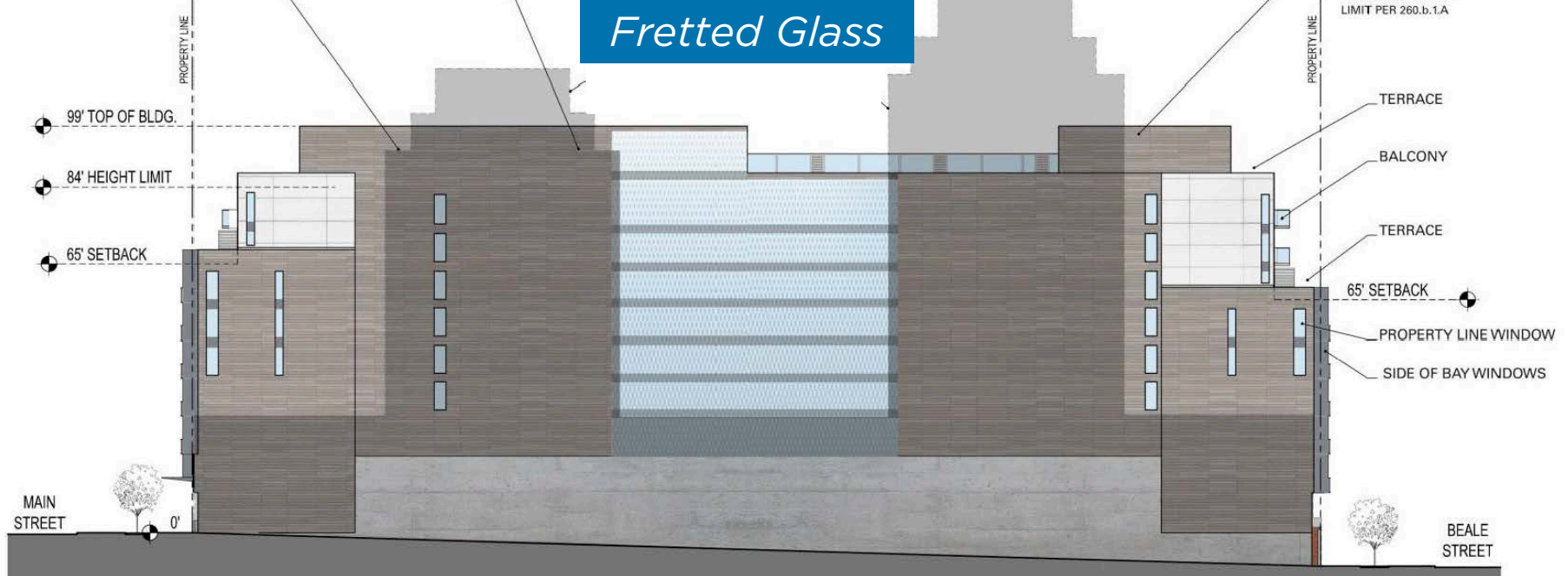
# TYPICAL UPPER FLOOR



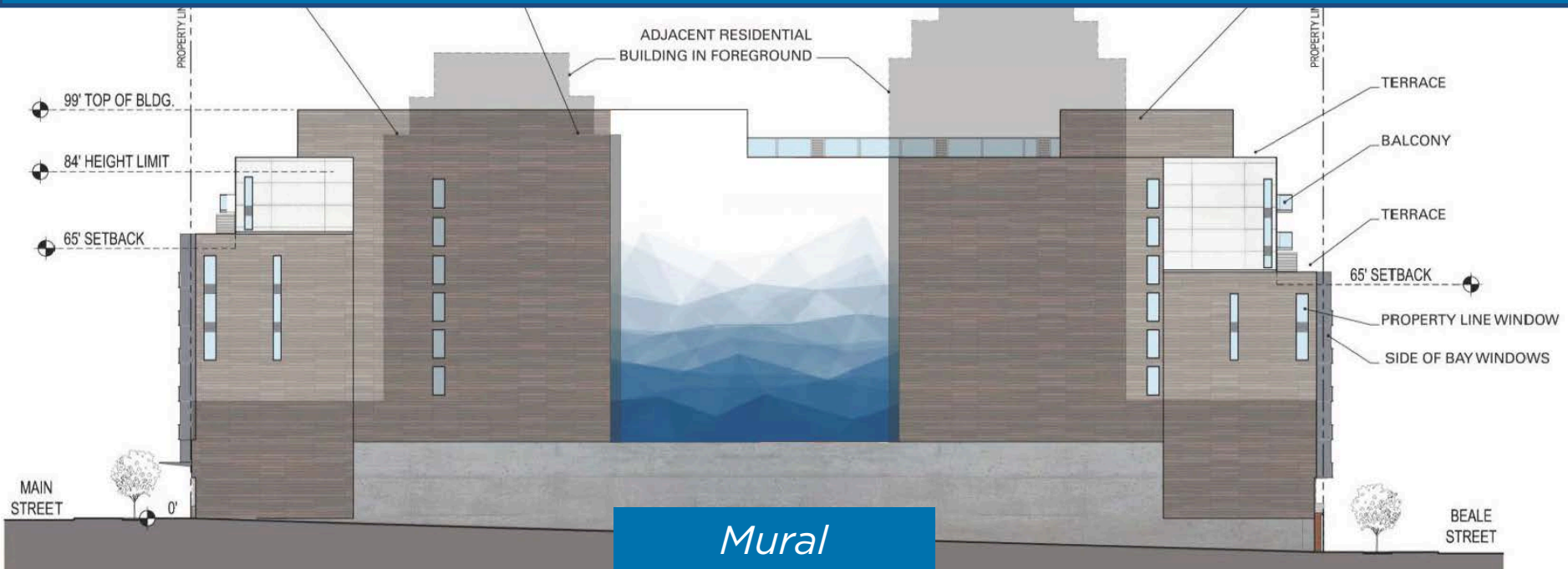
# ROOFTOP PLAN



## Fretted Glass



## Alternative North Façade Options









# WAR HORSE

War Horse Cities, 100 International Drive, Baltimore, MD 21202

[info@warhorsecities.com](mailto:info@warhorsecities.com)



Tidewater Capital, 564 Market Street, San Francisco, CA 94104

[info@tidewatercap.com](mailto:info@tidewatercap.com)

A dark, blue-toned photograph of the Golden Gate Bridge at night. The bridge's iconic towers and suspension cables are visible, with city lights and the bay in the background. The image has a semi-transparent geometric overlay consisting of several overlapping triangles and lines in shades of blue and white.

# 430

MAIN STREET  
*COMMUNITY FEEDBACK SUPPLEMENT*



# COMMUNITY OUTREACH: WHAT WE HEARD

The community requested we study various potential impacts of our proposed project, specifically:

## CEQA

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- Air Quality
- Shadow Coverage
- Traffic

## ARCHITECTURE

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- Alternative Massing
- Additional Height
- Streetscape Improvements

## OPERATIONS

- Beale Street Activity
- Construction Activity
- Retail Programming

# CEQA FEEDBACK: HOW WE RESPONDED

We actively worked to address the concerns and needs of our neighbors

	CONSTITUENTS	DEVELOPER ACTION	
AIR QUALITY <hr/> SHADOW COVERAGE <hr/> TRAFFIC	Closest neighbors; SF Planning	Comprehensive air quality study concluded there is no significant air quality impact of the development. Ramboll Environ's study was scoped by SF Planning and Bay Area Air Quality Management District.	 
	Neighboring HOAs; SF Planning	We shared a comprehensive study by SCB Architects of net new shadows created by the 430 Main development. We've also confirmed that this project will not cast a shadow on any public park and has minimal impact on our neighbors.	
	Neighbors; SF Planning	Kittelson & Associates completed a study of traffic impacts from the project.  The TIS found that the project would not have any significant impacts. Additionally, our development features a low car parking count and a high bicycle parking count.	

## ARCHITECTURE FEEDBACK: HOW WE RESPONDED

We actively worked to address the concerns and needs of our neighbors

## CONSTITUENTS

## DEVELOPER ACTION

## ALTERNATIVE MASSING

## Neighboring HOAs; SF Planning

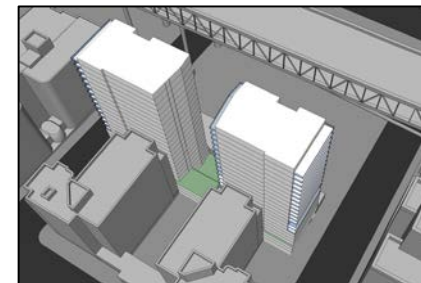
With the help of SCB Architects, we evaluated two alternative massing plans. Neither plan was viable, nor would they add mixed-income housing to the City.



## ADDITIONAL HEIGHT

BayCrest HOA

We presented to SF Planning an alternate plan: increased height in a two-tower scheme. Planning was not supportive of this design, nor were other neighbors.






# STREETSCAPE IMPROVEMENTS

## Neighbors

Our project includes a plan to significantly improve the streetscape along Main & Beale. We are committed to working with neighbors to create a more cohesive, pedestrian-friendly streetscape.



## OPERATIONS FEEDBACK: HOW WE RESPONDED

	CONSTITUENTS	DEVELOPER ACTION	
BEALE STREET ACTIVITY	Neighbors	We have committed to ensuring cleanliness and upkeep of our back of house space on Beale St, and plan to implement creative beautification measures in this area.	
	Neighbors	We will circulate the contact information of our General Contractor and will commit to no construction between 8pm and 7am.	
	Neighbors; SF Planning	While the underlying zoning does not allow for ground floor commercial in this area, adding approximately 200 additional residents to the neighborhood will greatly increase the viability of retail.	
CONSTRUCTION ACTIVITY			
RETAIL PROGRAMMING			

November 29, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young and Ilana Lipsett of Tidewater have reached out to me as an owner at Portside (403 Main Street) and as the President of the South Beach / Rincon / Mission Bay Neighborhood Association. They show community support by regularly attending our association meetings even though most members are not directly affected by this project. They continue to offer to attend our Portside HOA meetings. And they took the time to come to my unit to show me shadow studies when I had expressed worries about being personally affected.

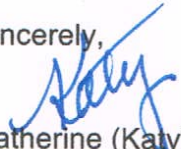
I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this to feel more like a neighborhood. The proposed project would help us achieve that goal.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CBD). Our CBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Catherine (Katy) Liddell  
Portside Resident  
403 Main Street #813  
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners





375 Beale Street  
Suite 500  
San Francisco, CA 94105  
p: 415.392.6952  
[www.degenkolb.com](http://www.degenkolb.com)

March 14, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, California 94103

RE: **Supporting Approval of Project: 430 Main Street**

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. I am a San Francisco homeowner, voter and taxpayer. I am a partner in an engineering firm that employs 60 workers at 375 Beale – 1 block from the proposed project. I am in support of the project because of the following:

**Eyes on the Street.** We need more eyes on the street in the area. The current storage facility has a small office with a large spiked gate in front, adjacent to a CalTrans lot. The proposed project will bring additional diversity of timing to the pedestrian traffic in the area, creating eyes on the street, especially before and after working hours.

**Small Retail Economic Driver.** When we moved our office from the Financial District to the Rincon area, I was struck by the lack of food options and ground floor retail. I believe this is a direct result of lack of economic drive for these establishments. New shops are now opening with the influx of office workers, but office use cannot sustain these shops – we need residential diversity. The current storage facility is not a viable economic driver for neighborhood health. The proposed density provided by 430 Main is a welcome change.

**Sea Level Rise.** Development is a necessary partner in addressing SLR. With a \$5B seawall liability, the waterfront areas need development, tax base and invested interest in making (and keeping) the waterfront viable. This project brings the kind of interest, investment and base that benefits the waterfront and thus all of San Francisco.

**Local Developer.** Tidewater Capital is a local active developer with ties to the community, interest in its health and a desire to make it better. I believe they bring the necessary perspective and capabilities to deliver a beneficial project and I look forward to the results and benefits.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Andrew Scott  
Principal, Degenkolb Engineers

cc: Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

ANS/rjw  
N:\ascott\180314ltr-430 Main Support Letter.docx

March 12, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street located near Rincon Hill and just outside The East Cut Community Benefit District. As a San Franciscan that cares deeply about our future and working as a steward of the surrounding neighborhood, I believe this project is right for the area.

The developers, Tidewater, have a great job engaging neighbors. I was so impressed with their listening sessions at Ada's Cafe and their ability to create a genuine dialogue with members of our community. Every step of the way they have done the right thing with outreach.

The existing building is an unattractive, inactive, small self-storage facility. This is not the proper use of valuable land at a time when our City is experiencing a mass exodus of San Franciscans due to housing costs and evictions. Further, the current self-storage facility does not contribute to the vibrancy or foot traffic in the area in its current state. The proposed development of a 144-unit residential building (with onsite BMR) is a much better use of the space and would add much needed units to San Francisco's overall housing supply. I welcome new housing that would make a near blighted property transform a block of San Francisco into a place for people to live and economic growth to happen.

430 Main Street is an opportunity to add to our housing stock at a time when we desperately need more housing units. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Thomas Kolbeck  
Director of Partnerships & Programming  
The East Cut Community Benefit District

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners





August 22, 2017

Honorable Rodney Fong, President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Support Project Approval: 430 Main Street

Dear Commissioner Fong,

I am writing in support of the proposed development project at 430 Main Street. The developers at Tidewater Capital have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and involving themselves in local organizations such as the neighborhood CBD. San Francisco needs more community-minded developers like Craig and Ross.

Anvil Builders Inc. ("Anvil") is a service disabled Veteran owned company which has been in business for seven plus years. I served and was injured in the Iraq War. Anvil self performs its own work. Specializing in excavation, wet & dry utilities, grading, site work, site concrete etc. Tidewater Capital has engaged with Anvil Builders in preconstruction work. Tidewater Capital is aligned Anvil's development and goals. Anvil Builders is a member of Laborers Local 261, Operators Local 3 and Carpenters Local 22. Anvil Builders Inc. is a Local Business Enterprise("LBE"), 8A, DBE, DVBE, MBE and SDVOSB.

The proposed development at 430 Main Street will create 144 units of much needed mixed-income rental housing. The construction phase of this project, as well as its ongoing operations will create new jobs for the community.

I believe that 430 Main Street will be a welcome addition to this area of San Francisco. It will increase the housing stock, provide construction jobs, and improve the general infrastructure along Main Street. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Hien Mahn Tran  
President & CEO  
HT@Anvilbuilders.com

cc: Jonas Ionin, Planning Commission Secretary, to be distributed to all Planning Commissioners

South Beach Mission Bay Business Association  
C/o Brickhouse Café  
426 Brannan Street  
San Francisco, CA 94107

July 18, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Tidewater Capital has taken a sincere interest in working with the community to ensure the neighborhood's long-term viability and success. They have made a sincere effort to get to know the local community and its needs. San Francisco always needs community-minded developers.

The existing building is a small self-storage facility, which does not contribute to foot traffic and is essentially a dark space in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. We understand that Tidewater's proposed development will include 144 residential units along with onsite BMR. This residential use is a far better use of the space than the existing one, and would add much needed housing to San Francisco's limited supply. I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater met with local residents on multiple occasions to address questions, hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. We support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Patrick Valentino, Co President  
South Beach Mission Bay Business Association

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

July 7, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Tom Wight  
Resident at Baycrest Towers (201 Harrison Street)

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 5, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Eileen Tillman

SOMA Resident (48 years)

cc:

Jonas Ionin, Planning Commission Secretary

To be distributed to all Planning Commissioners

12/12/17

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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Sincerely,

Kristen Hall

Employee in a neighboring building ([2 Bryant Street](#))

**Kristen Hall, LEED AP w/spec ND**  
Sr Urban Designer, Associate

**Perkins+Will**  
[2 Bryant Street, Suite 300, San Francisco, CA 94105](#)  
t [415.546.2940](#)  
[kristen.hall@perkinswill.com](mailto:kristen.hall@perkinswill.com)



March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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Sincerely,



Name (Print): **BELINDA HUANG**

Affiliation: **YIMBY**

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 6, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

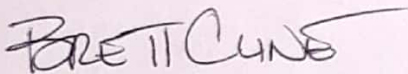
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Sincerely,



Brett Cline  
S.F. Resident/Arts Advocate

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 29, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


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Sincerely,

  
Brian Lucas  
333 1<sup>st</sup> Street, Unit N205  
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 25, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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Sincerely,



Jay D. Shaffer  
Partner & Co-Founder, Colton Commercial & Partners, Inc.

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

July 5, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting our HOA on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Dixon Johns  
Resident of Portside, 403 Main Street

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



July 6, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting our residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink that reads "Evans Grenier". The signature is written in a cursive, flowing style.

Evans Grenier  
Neighbor

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Francisco Melli-Huber

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 21, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Shroy", followed by a long horizontal line extending to the right.

March 13, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street, a project whose developers have taken an active interest in working with our community to ensure the neighborhood's long-term viability and success. SoMa is undergoing a period of rapid transition, but to be a successful and vibrant neighborhood for residents, we need more housing (and the local businesses/amenities that more full-time residents encourage).

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing, the current inefficient use of space hinders further positive growth and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to my neighborhood in San Francisco, and urge you to approve the project and expedite its completion as best you can.

Sincerely,

Hunter Oatman-Stanford  
855 Folsom Street, #502  
San Francisco, CA 94107

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print):

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



7/21/2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Justin Su  
Resident of 673 Brannan St, San Francisco

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): LAURA FINGAL-SURMA

Affiliation: PROGRESS NOE VALLEY

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 29, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

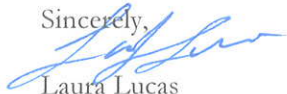
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Laura Lucas  
333 1<sup>st</sup> Street, Unit N205  
San Francisco, CA 94105

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print): Martin Bourquin

Affiliation: Taxpayer!

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

*Pls build the housing!!*

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Name (Print):

 Matthew Castillon

Affiliation:

 SF YIMBY

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Matthew Wilde

Affiliation: SF Resident

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 9, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

We the undersigned are writing in support of the proposed development project at 430 Main Street. We represent a group of neighbors in the community, and we believe this project to be a great example of the kind of smart infill development that the city needs to be building in the current state of the housing market.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or current needs of the area. This neighborhood is rapidly changing and growing, and the current inefficient use of space hinders growth of a more vibrant neighborhood. Tidewater's proposed development of a 144-unit residential building (with 13% onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As residents of SoMa, we welcome a new development that would both increase the vibrancy and safety of our neighborhood and work towards closing the housing deficit.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

We believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and represent a positive step forward for the neighborhood. We support the 430 Main Street project and urge the Planning Commission to approve the project without delay.

Sincerely,

Rebecca Peacock (1 St Francis Pl)  
Justin Su (673 Brannan St)  
Christopher Whelan (430 Beale St)  
Mike Sizemore (1113 Keppler Ct)  
Co-Organizers of The New SOMA Neighborhood Coalition: [facebook.com/NewSOMASF](https://facebook.com/NewSOMASF)

cc:Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

July 5, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers, Craig Young, Matt Klimerman, and Ilana Lipsett of Tidewater Capital, have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Craig, Matt, and Ilana.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting the residents of 403 Main on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Nick Deaver  
Former Resident of 403 Main Street

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



September 1, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Rich:

I hope all is well and that you're enjoying your summer. I look forward to connecting when our meetings kick up again on Fort Mason.

I am writing in support of the proposed development project at 430 Main St. The developers are well known to me and have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Best Regards,

A handwritten signature in dark ink, appearing to read "D. Williams", written over a horizontal line.

Dennis Williams  
Northmarq Capital

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 21, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

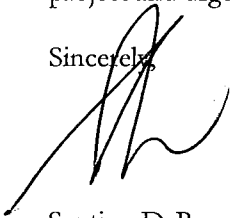
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Santino DeRose', written over the word 'Sincerely,'.

Santino DeRose  
San Francisco Property Owner, Employer, & Resident

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in black ink that reads "Theo Gordon". The signature is written in a cursive, slightly stylized font. The first letter "T" is large and has a long horizontal stroke that extends to the left.

Name (Print):

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 7, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

In contrast to the site's previous developer, Tidewater has approached development of this site with care, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to our concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood.

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Name (Print): Vadim Graboyt

Affiliation:

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

February 26, 2018

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

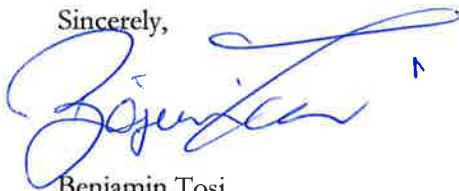
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Sincerely,



Benjamin Tosi  
US Bocce Team  
Ferry Bocce League  
benji@boccevollo.com

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

**Project Address:** 430 Main Street

**Project Sponsor:** Tidewater Capital

**Date of SFHAC Review:** April 27, 2016

## Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

## Criteria for SFHAC Endorsement

1. The development must have been presented to the SFHAC Project Review Committee

2. The Project must score a minimum of 3/5 on any given guideline

<i><b>Guideline</b></i>	<i><b>Comments</b></i>	<i><b>Grade</b></i>
<b>Land Use</b>	A storage warehouse and small commercial space currently occupy the lot. The space is underutilized with several blank walls. Housing is a significantly better use, considering the site's proximity to jobs, transit and neighborhood amenities.	5
<b>Affordability</b>	The rental project is currently planned to include 17 below-market-rate (BMR) units, or 12 percent of the total unit count. The project sponsor should consider using the inclusionary "dial", which would allow for more BMRs at a great range of incomes, should that option be available to them.	3
<b>Density</b>	The building will provide 144 dense homes, averaging about 670 square feet, with a mix of studios, one and two-bedrooms. Our members feel the plans make efficient use of this narrow lot and take advantage of the building envelope.	5
<b>Community Input</b>	The project team stated they've met with most of the homeowner associations within four blocks of the site. The primary concern expressed from residents has been increased traffic as a result of new residents moving to the neighborhood. Our members encourage the project sponsor to continue their outreach and respond to any legitimate feedback that can readily be accommodated. With that said, SFHAC does not encourage parking above the as-of-right ratio, regardless of community concern.	5

<b>Urban Design</b>	SFHAC's members believe the project team has designed an attractive building on a challenging, narrow lot. Per the Rincon Hill Plan, the sidewalks along Main Street will be widened, helping to create a significantly better pedestrian experience. A couple of people brought up concerns over the ground floor townhomes along Beale Street and finding ways to encourage more active ground-floor uses.	5
<b>Parking &amp; Alternative Transportation</b>	The current plan has too much car parking and not enough bike parking, especially given its location. SFHAC strongly encourages one bike parking space per bedroom in new projects. The car parking ratio should also be brought down below 0.5 spaces per bedroom. We understand your current plan of 101 spaces is in response to neighborhood concern over traffic, but increasing the parking works against San Francisco's transit-first policy. SFHAC supports new development that encourages people to get around with alternative modes of transportation, other than a private automobile.	3
<b>Environmental Features</b>	The project has not revealed any concrete plans, but stated they would meet at least LEED Silver or an equivalent grading system. SFHAC encourages stronger features that further green the building, particularly those that address water conservation and recycling.	3
<b>Preservation</b>	There are no structures of significant cultural or historic merit on or near the site that would be impacted by the proposed project.	N/A
<b>Additional Comments</b>	There are no comments to add.	
<b>Final Comments</b>	The SFHAC endorses the proposed project at 430 Main Street, with the reservations about car and bike parking.	4.1/5





# code tenderloin

August 21, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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Sincerely,

Del Seymour  
Code Tenderloin Director  
Tenderloin Walking Tours Founder  
St. Francis TL HIP Board Member  
Local People Without Homes Coordinating Board Member  
Swords To Plowshares Director  
Gubbio Project Director  
Better Market Street Project Committee Person  
(415) 574-1641

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

August 11, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

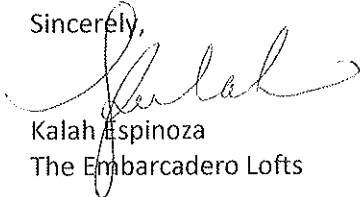
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Sincerely,



Kalah Espinoza  
The Embarcadero Lofts

cc:

Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

March 15, 2018

Delivered Via Email and Messenger (doug.vu@sfgov.org)

President Rich Hillis  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 429 Beale Street, 430 Main Street  
Planning Department File No. 2014-002033DNX

Dear President Hillis and Commissioners:

As a supplement to this package on our project at 430 Main Street, we wish to highlight the extensive effort we undertook to engage California's state transportation authority, Caltrans, in a dialogue about activating the under-utilized site they control (the "Caltrans Maintenance Yard") which abuts our site. We believed that by consummating a public-private partnership with Caltrans, we could enhance the activation and vibrancy of their site for the benefit of the neighborhood and expand the footprint of our project thereby increasing the quantity of proposed mixed-income housing units in our development. *See Attachment: Planning Commission Caltrans Supplement.*

We undertook this endeavor in three phases. First, we began with a big idea to combine our property with the Caltrans Maintenance Yard and redevelop the entirety of the site with two apartment buildings and a public park (the "Full Redevelopment Scheme"). After the Full Redevelopment Scheme was deemed unfeasible by Caltrans, we scaled it back to a more modest proposal of a land or air rights acquisition (the "Partial Redevelopment Scheme"). The Partial Redevelopment Scheme expanded our building and allowed us to seed a public private partnership with Caltrans, which we thought would lead to an opportunity for a more comprehensive full site redevelopment. Finally, towards the middle of last year we elected to dual track our continued discussions around the Partial Redevelopment Scheme with the resumption of our base case pursuit of a 144-unit project (the "Base Project").

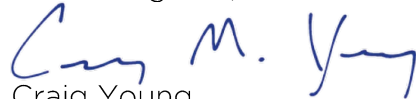
The vision for a full redevelopment began with an acknowledgement that the Caltrans Maintenance Yard, not unlike our existing site at 429 Beale Street and 430 Main Street, features an industrial and under-utilized land use pattern which is significantly out of place in an urban setting like San Francisco and inconsistent with the goals of the Rincon Hill Area Plan. We hired a team of landscape architects from Surface Design to put together plans for an active and vibrant public park sitting between two apartment buildings at either end of the site. The two buildings would include an expanded, 229-unit, version of our Base Project and a second site dedicated to a 200-unit 100% affordable housing project. Acknowledging that Caltrans had some functions critical to the maintenance of the Bay Bridge housed on the Maintenance Yard, we proposed to elevate the park on top of new structures which would house the Maintenance Yard's existing uses and maintain its current functionality.

Unfortunately, after nearly 18 months of discussing this grandiose vision with Caltrans, we ultimately conceded it was not a viable option for them, primarily due to security concerns related to having such an active and public use directly under the Bay Bridge.

Towards the end of 2015, we turned our attention to the Partial Redevelopment Scheme which maintained the initially envisioned expansion of our project but abandoned the more robust plan for the public park and accompanying re-configuration of Caltrans' operations. This plan was ultimately deemed a more modest and achievable goal by Caltrans and we held dozens of meetings, calls, and correspondences to discuss the project with the agency. At one point, we even drafted legislation for the State Assembly to compel Caltrans to sell us the land and/or air rights required to realize this vision, but ultimately withdrew from that attempt at the bidding of Caltrans' senior leadership. While this project would have unlocked an additional 85 units of mixed-income housing, further public streetscape improvements, additional taxes and impact fees, and other public benefits which typically accompany residential development, we conceded that to attempt to move forward without Caltrans' endorsement of the plan would not set a good public policy precedent.

Ultimately, after another roughly 18 months of pursuing the Partial Redevelopment Scheme, and with a definitive response from Caltrans regarding the long-term need of this land as a maintenance facility in its current form, we elected to resume the pursuit of our Base Case project. We did, however, continue to dual track a continued pursuit of the Partial Redevelopment Scheme but we were ultimately unable to make any headway with Caltrans on this pursuit. At this point we see no viable way to move forward with a Caltrans partnership on the site and we are confident that Caltrans has no plans to change the current use, configuration, or plans for their site so long as the Bay Bridge stands. That said, we hope that by documenting this effort we can illustrate our earnest desire to realize the greatest public benefits possible with our project and our ongoing desire to work in partnership with public agencies and the communities in which we operate to pioneer creative land use concepts. We gave it our all!

Warm Regards,



Craig Young  
Managing Principal  
Tidewater Capital



A dark, blue-toned photograph of the Golden Gate Bridge at night, with city lights visible in the background. The bridge's suspension cables and towers are prominent.

# 430

MAIN STREET

*CALTRANS SUPPLEMENT*

**WAR HORSE**

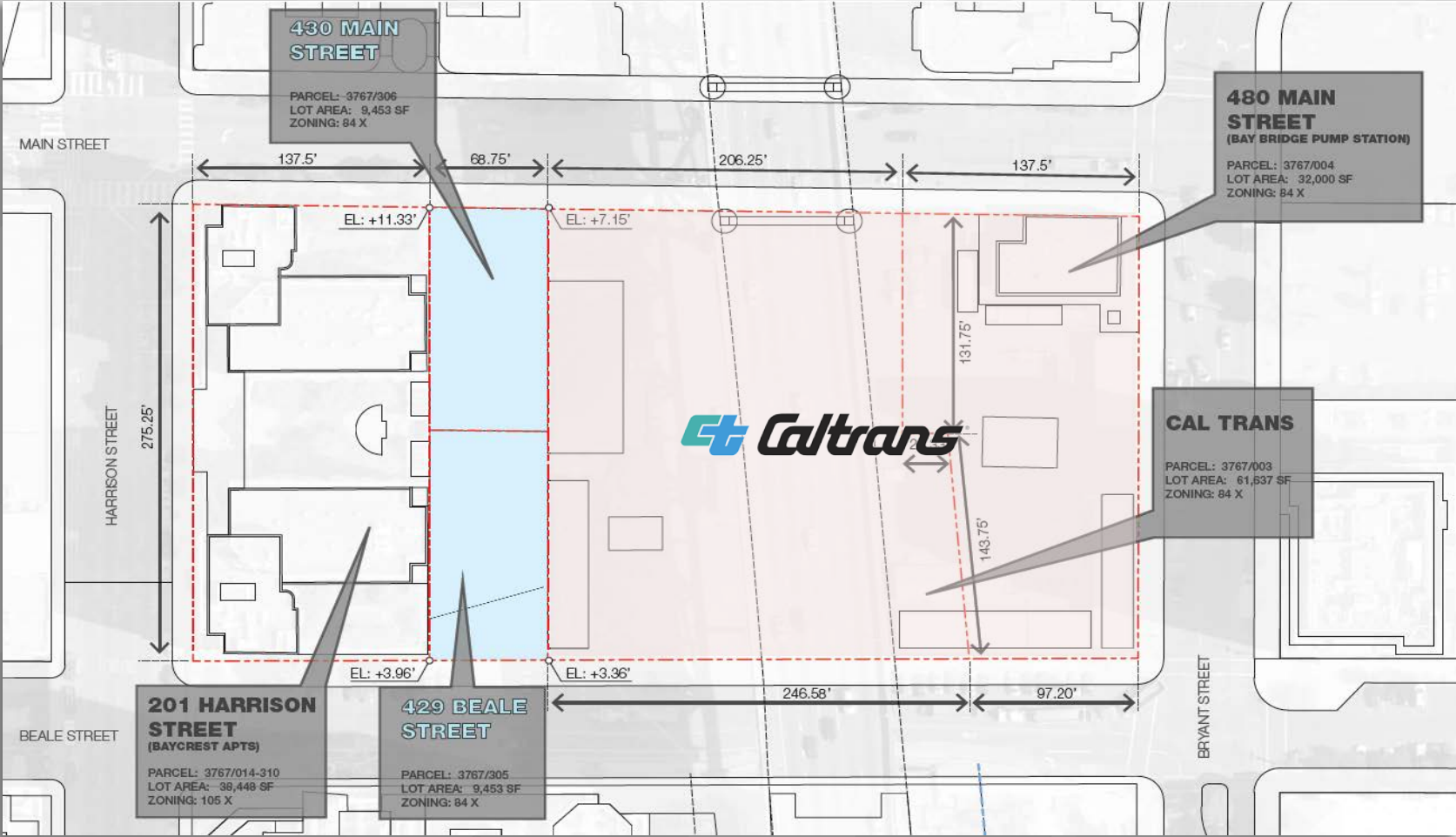


**TIDEWATER**  
CAPITAL



# CALTRANS: SEEKING INNOVATIVE SOLUTIONS

Shortly after acquiring 430 Main, we engaged Caltrans to explore how best to activate this underutilized block



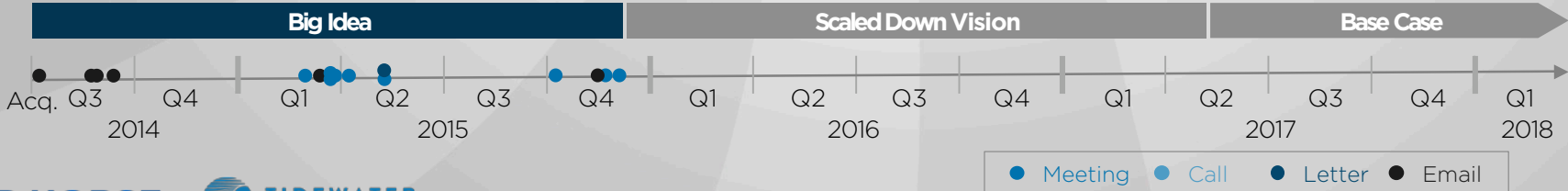
# CALTRANS: THE BIG IDEA

We started with a BIG IDEA and approached Caltrans about a partnership to redevelop the entirety of their paint yard



## 3 PHASE APPROACH

- Purchase Caltrans land to add more mixed income housing
- Construct elevated park over Caltrans operating yard
- Create lot for 200-unit affordable residential development on the corner of Beale and Bryant



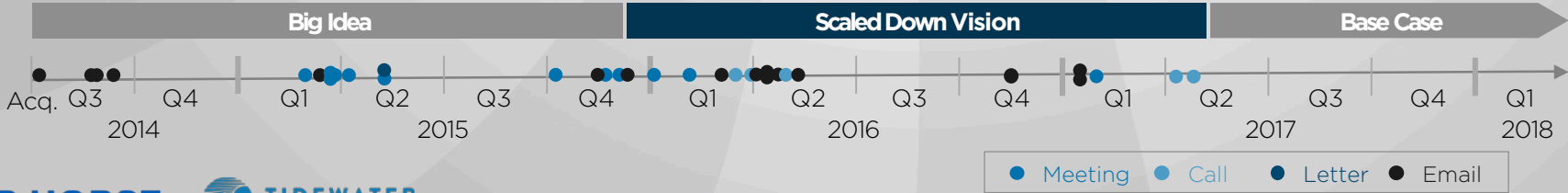
# CALTRANS: SCALED DOWN APPROACH

In an effort to expedite conversations with Caltrans, we adjusted our plan to a more scaled down approach



## ACQUIRE A PORTION OF THE PAINTYARD

- Acquire 50' sliver of Caltrans facility
- Add an additional 85 units of mixed-income housing (20% Affordable)
- Introduced legislation in the California State Legislature to require Caltrans to dispose of the land



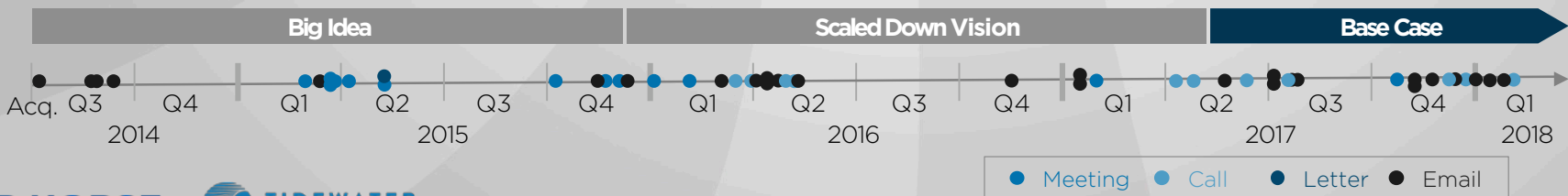


# CALTRANS: CURRENT STATUS

Caltrans determined the yard is critical to their operations, so we resumed our pursuit of the base case project



3+ years, 50+ meetings, calls, and correspondences with Caltrans





# 430 MAIN

## 309.1 LARGE PROJECT AUTHORIZATION APPLICATION

NPDR UPDATE 2014046 | 2018.03.14

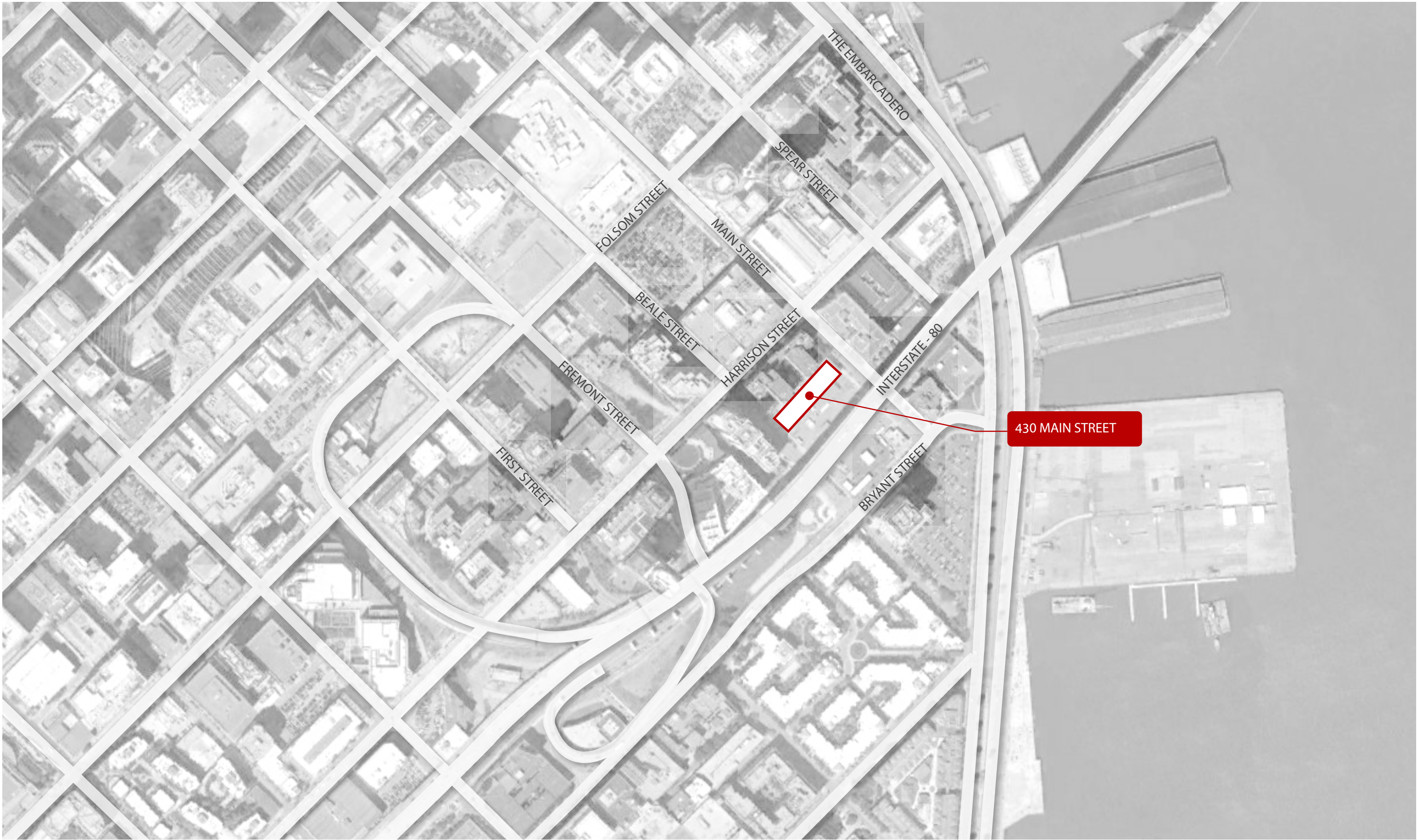
LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC



ARCHITECT  
SOLOMON CORDWELL BUENZ  
255 CALIFORNIA STREET, SUITE 300  
SAN FRANCISCO, CA 94111  
T 415.216.2450

DEVELOPER  
LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC  
564 MARKET STREET  
SAN FRANCISCO, CA 94104  
T 415.787.3520



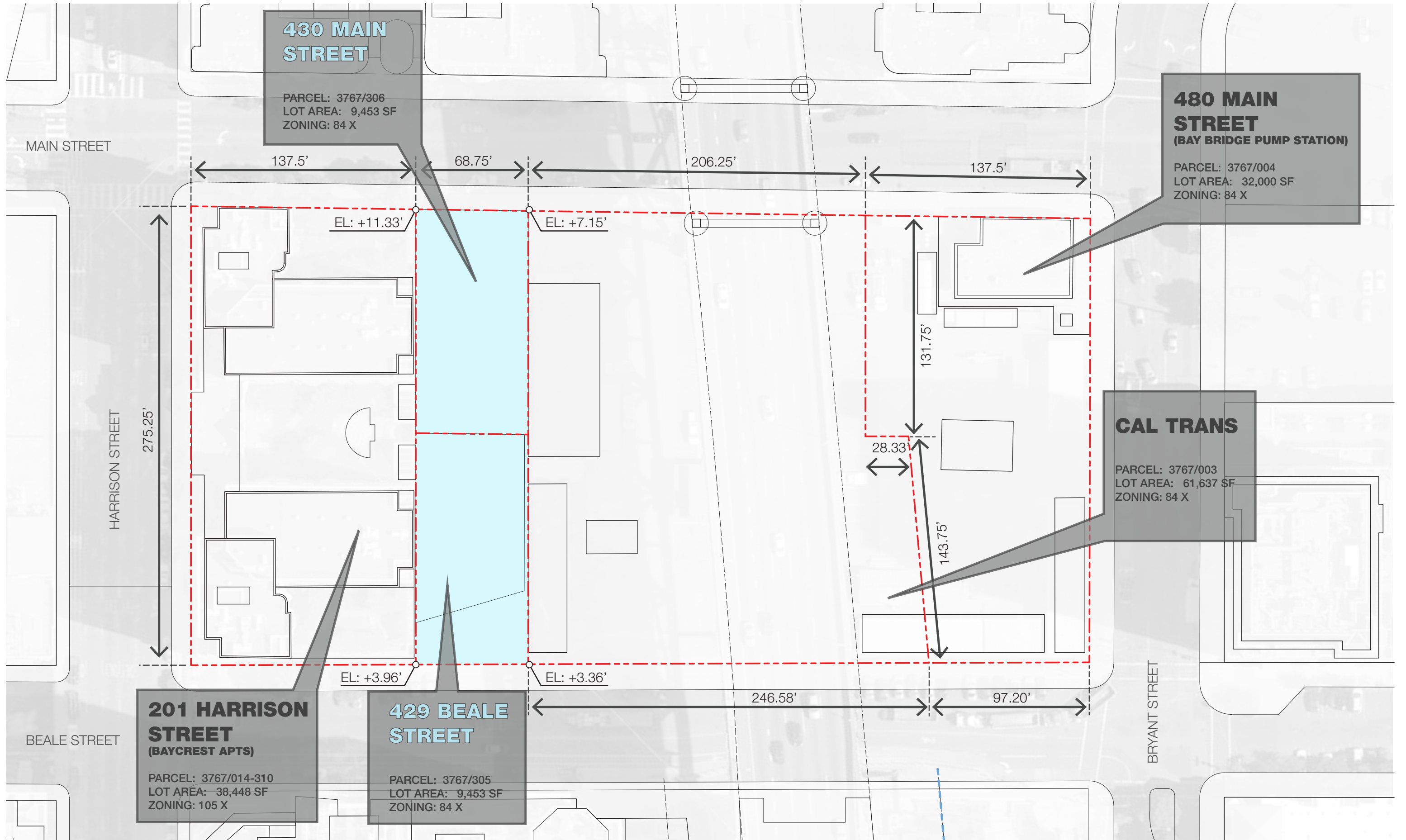


**SITE** 430 MAIN STREET

430 MAIN | LCL GLOBAL - 429 BEALE & 430 MAIN STREET, LLC | SAN FRANCISCO, CA



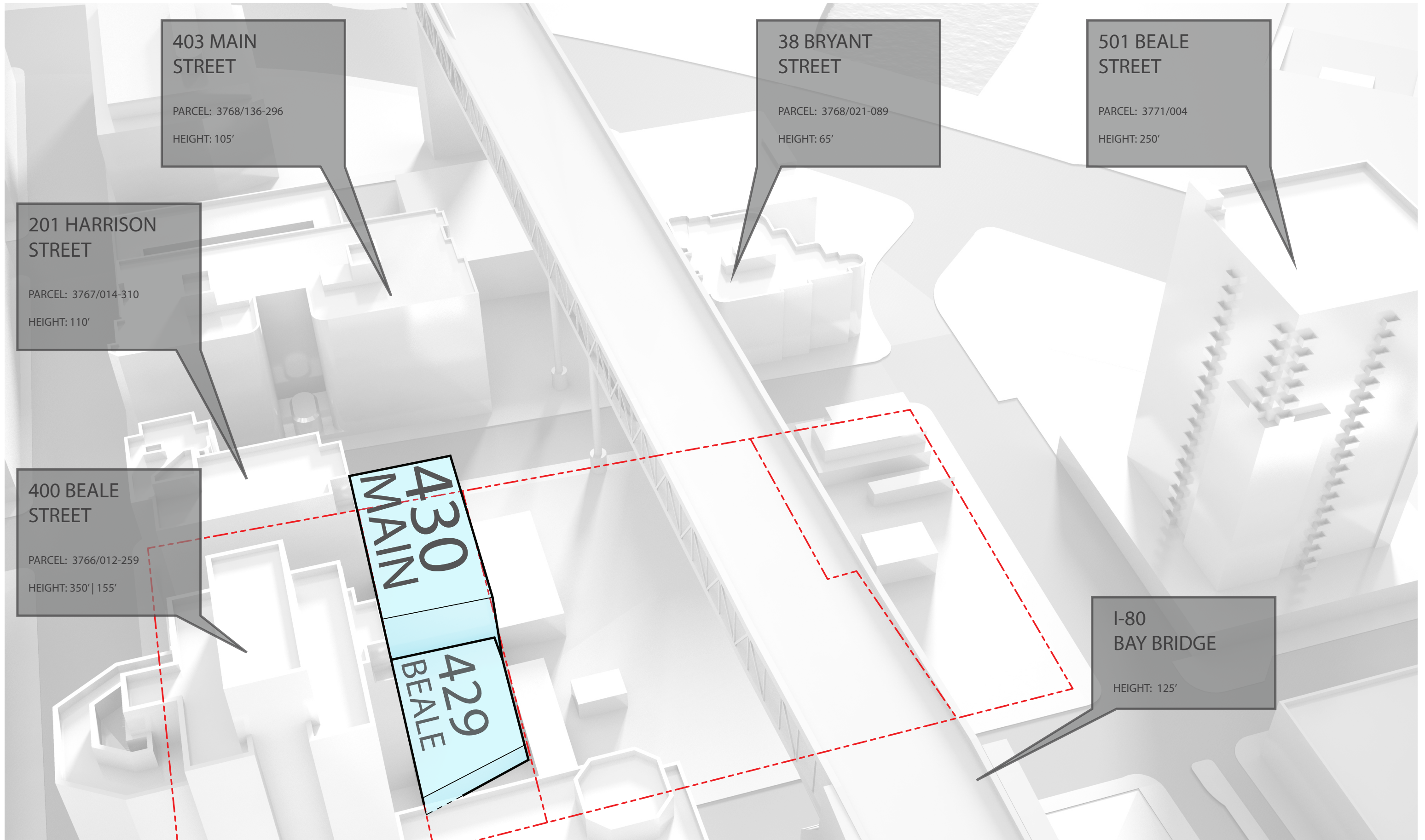




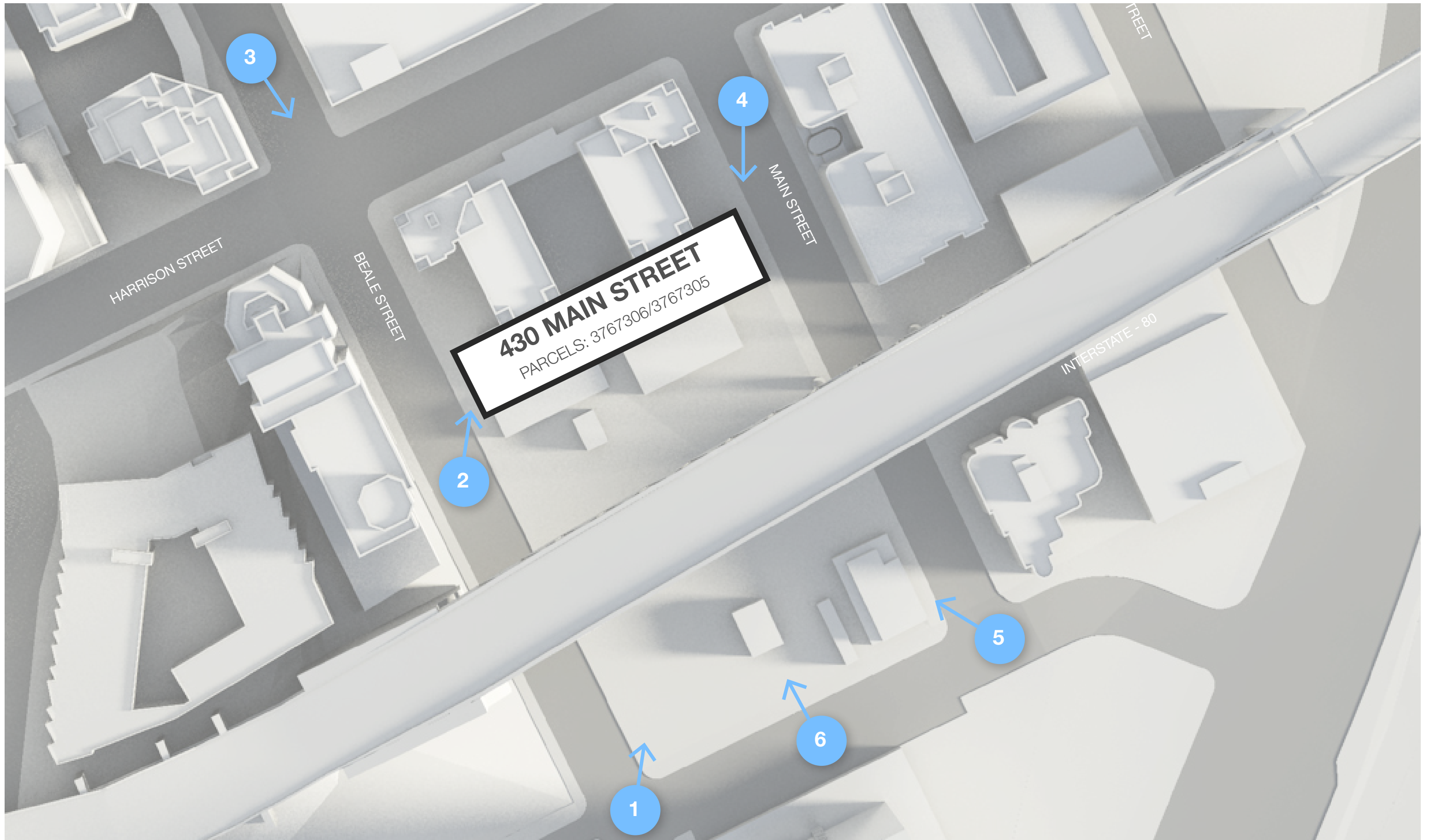
EXISTING SITE ADJACENT PARCELS







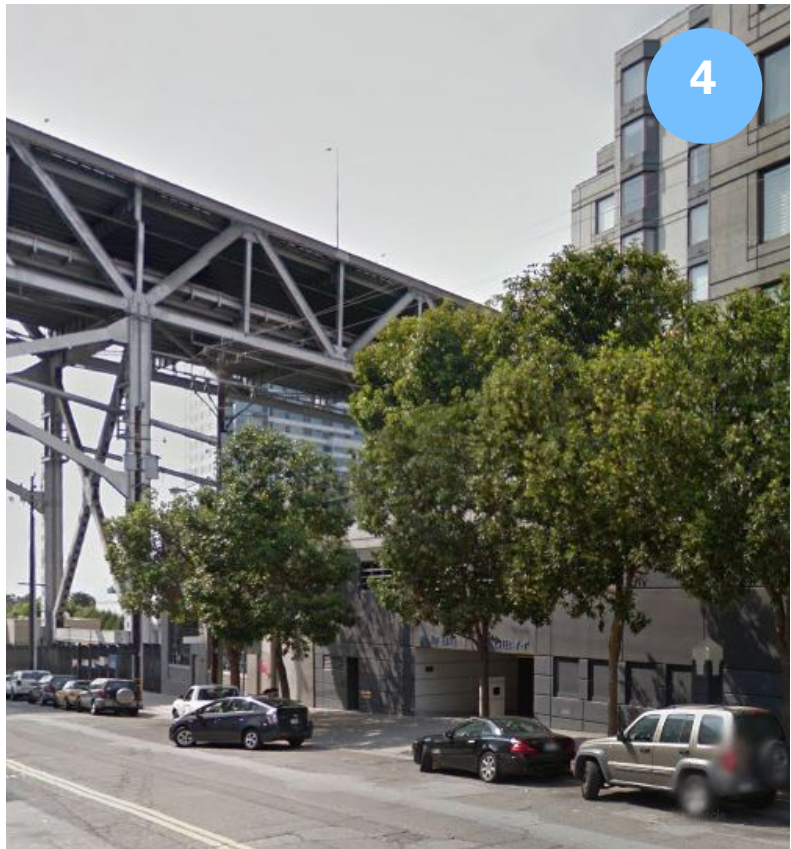
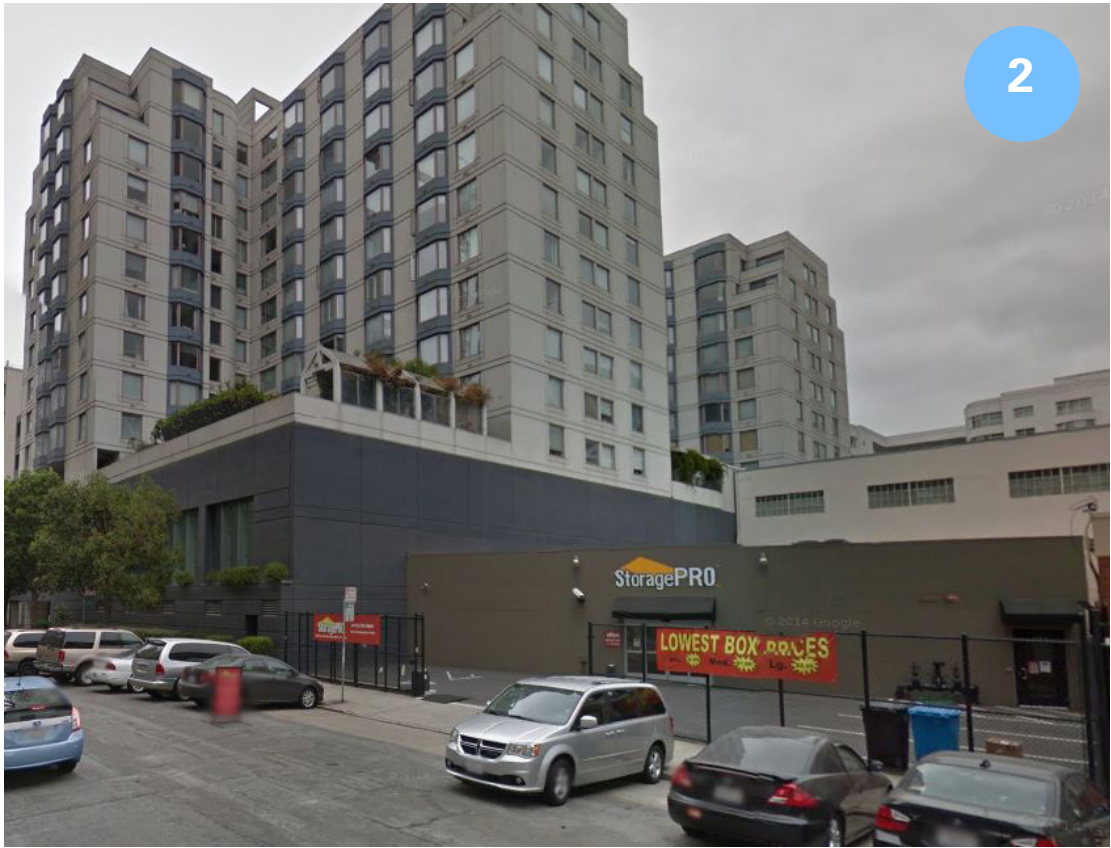
EXISTING SITE AERIAL VIEW



EXISTING SITE PHOTO LEGEND

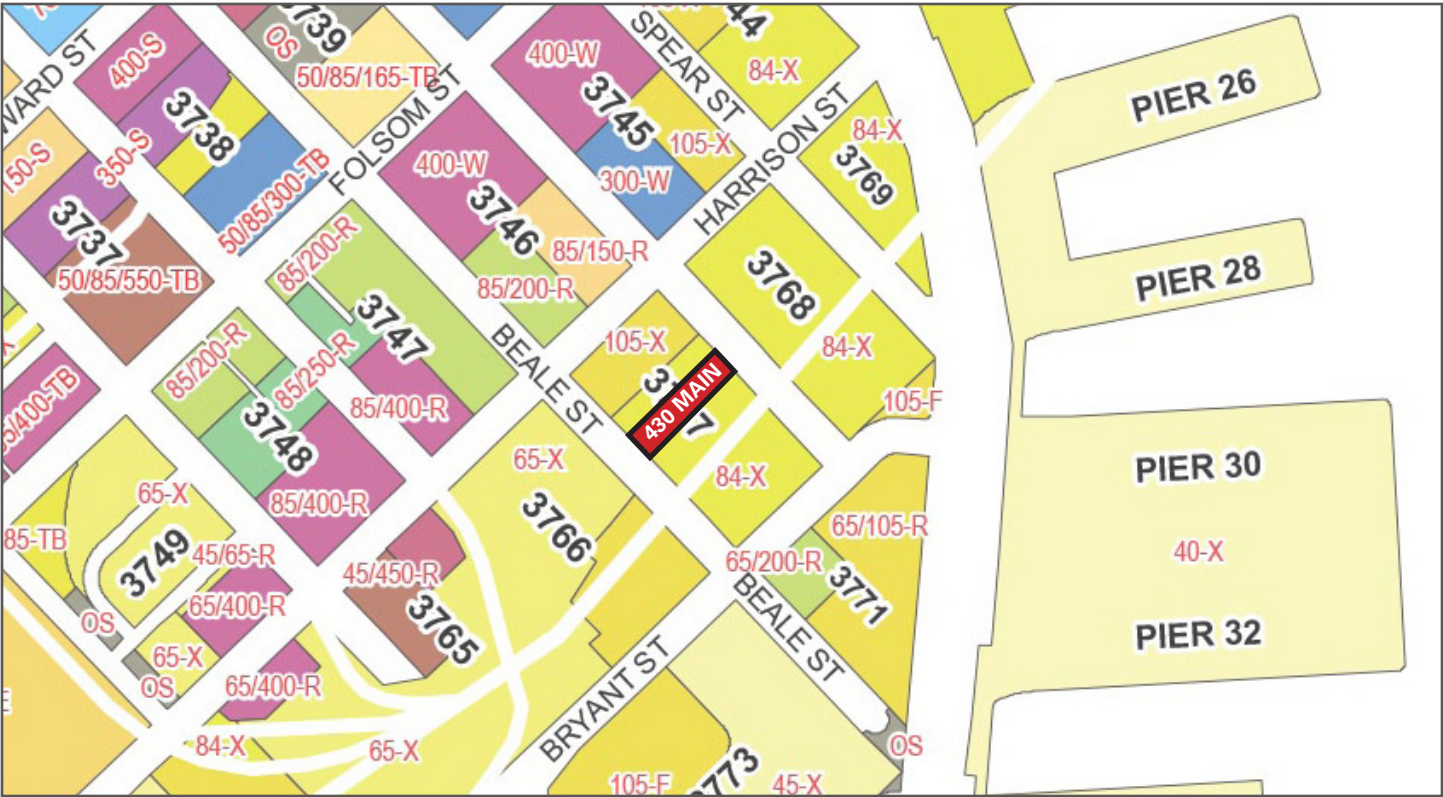




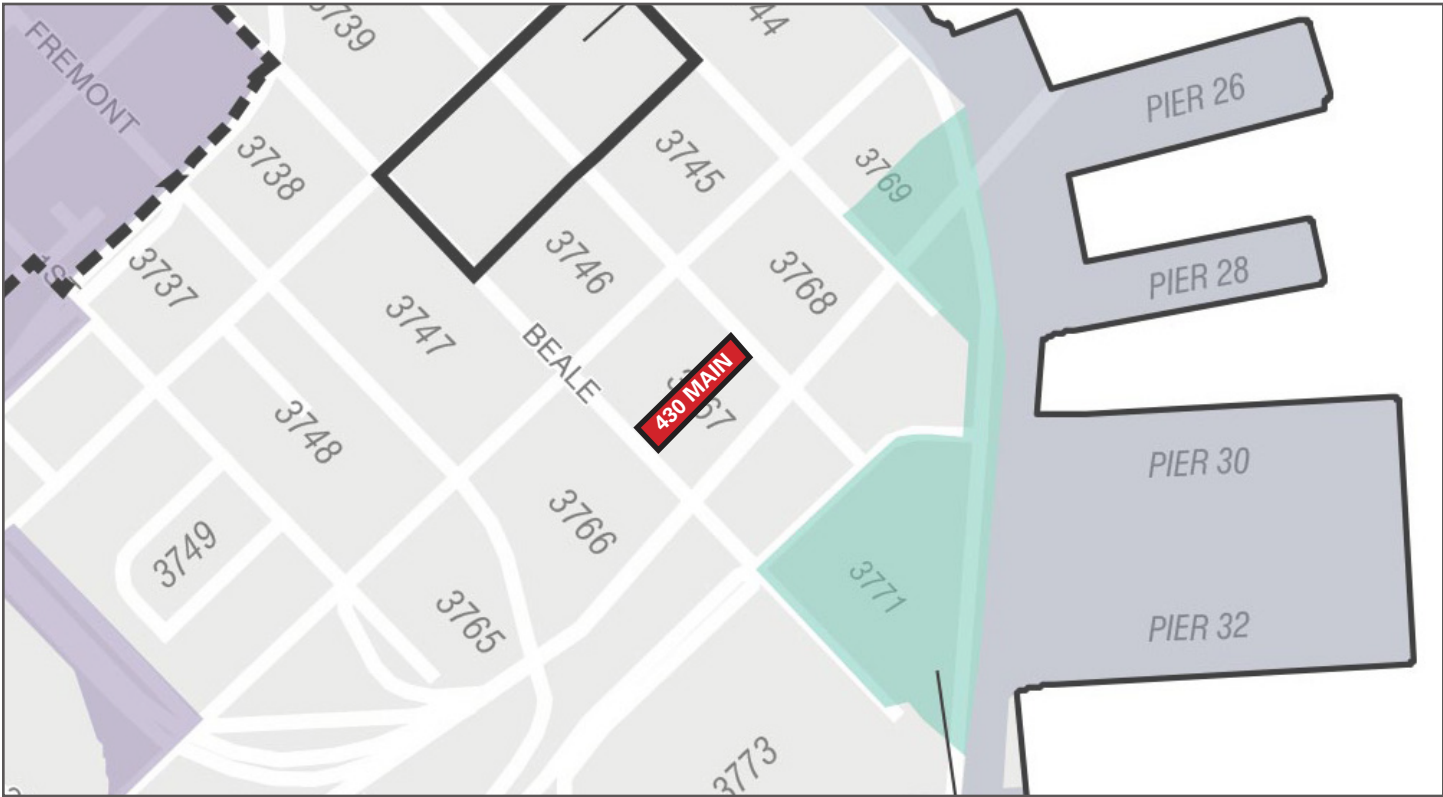


EXISTING SITE CONTEXT PHOTOS

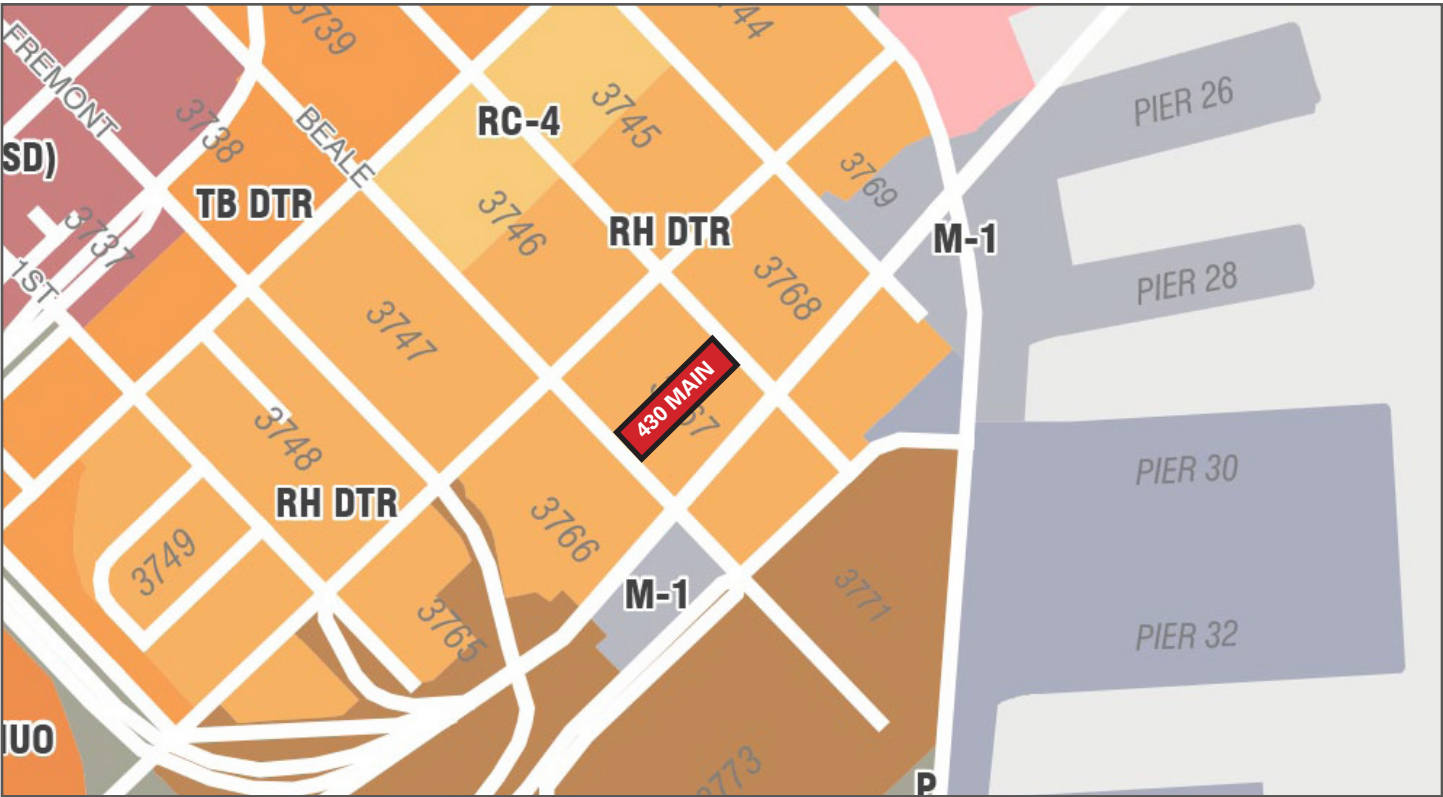




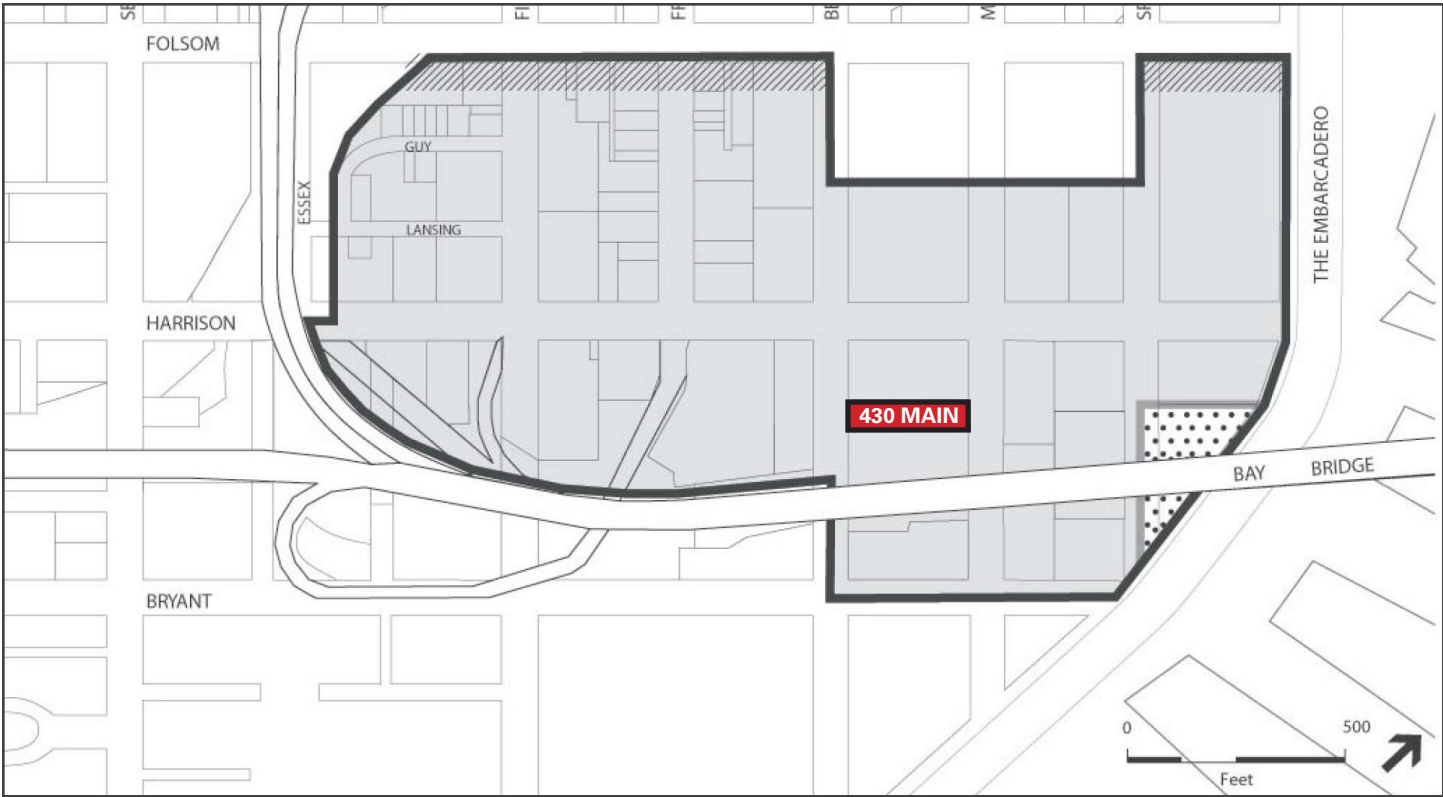
HEIGHT / BULK DISTRICT - 84-X-1



SAN FRANCISCO SUD MAP ZONE 1



ZONING DISTRICT - RH DTR



RINCON HILL LAND USE PLAN



	REFERENCE	NOTES
ASSESSORS BLOCK	Map	Block 3767; Lots 305, 306
ZONING USE DISTRICT	Map ZN01	RH-DTR
HEIGHT & BULK DISTRICT	Map HT01	84-X
SPECIAL USE DISTRICT	Map SU01	None; adjacent WATERFRONT SUD3
PRESERVATION DISTRICT	Map PD01	None
SITE AREA	Survey	18,906
FLOOR AREA RATIO (FAR)	124(b)	Floor Area Ratio limits shall not apply to dwellings or other residential uses
REQUIRED SETBACKS	239	Between 3' and 10' on main & beale; additional 10' above 65' on both streets
REAR YARDS / COURTS	827	80% coverage limit at first floor where not all units face directly onto street
ADJACENCIES		Multi-family Dwellings to the North, Caltrans Maintenance Depot to the South
MID-BLOCK PEDESTRIAN PATHWAY REQUIREMENTS	RH Map 8	Not required per Rincon Hill Area Plan Map 8
UNIT SEPARATION / EXPOSURE REQUIREMENTS	140	25'-0" min horizontal dimension, inreasing 5'-0" at each floor starting 2 floors above unit in question
SOLAR / OVERSHADOWING REQUIREMENTS	295	No new shadows to be cast on property desingated for acquisition by the Recreation Park Commission
WIND REQUIREMENTS	RH 3.9	Minimize the creation of surface winds near the base of buildings
RESIDENTIAL DENSITY LIMITS	827.47	No limit per 207.5(d)
UNIT MIX CONTROLS	827	Minimum 40% of dwelling units to have 2 or more bedrooms
OPEN SPACE REQUIREMENTS	135(d)(4)	75 sqft per unit; minimum 40% must be common to all residences
STREET FRONTAGE - ACTIVE USES	827.14	required on both frontages
STREET FRONTAGE - ABOVE GRADE PARKING SETBACK	145.1	Minimum 25' on gound floor, 15' on floor above
OFF-STREET PARKING - RESIDENTIAL	827	None required; up to 0.5:1 permitted; up to 1:1 per 151.1€
OFF-STREET LOADING - RESIDENTIAL & OFFICE	827	None required; 2 maximum per 152.2
REQUIRED CAR SHARE - RESIDENTIAL	166(d)	1 required for 50-200 units
BICYCLE REQUIREMENTS - RESIDENTIAL	155.2.11	Class 1: 100 spaces +1 space for every 4 over 100 (112); Class 2: 1 per 20 dwelling units (8)
STREET TREE REQUIREMENTS	138.1	required: 1 per 20' of frontage with remaining fraction >10 requiring additional tree (3 required)
SIDEWALK WIDENING REQUIREMENTS	138.1.2.A	Not Required; project does not contain 250 feet of lot frontage

BUILDING SUMMARY

SITE AREA: 18,900  
DEVELOPABLE: no limit

RESIDENTIAL					Sec 140 Exempt Units	PARKING		GROSS AREA* SQFT	PRIVATE BALCONIES	PRIVATE TERRACES	COMMON OPEN SPACE	TOTAL OPEN SPACE	LOT* COVERAGE
Floor	UNITS/FLR	ST	1B	2B		SPACES	SQFT		# of Balconies	# of Terraces			
ROOF									4,000	-			
9	12	0	4	8	0	0	0	13,070	3	0	0	225	69%
8	12	0	4	8	0	0	0	13,070	3	2	0	375	69%
7	15	4	4	7	8	0	0	13,870	3	3	0	450	73%
6	17	8	2	7	9	0	0	14,620	3	0	0	225	76%
5	17	8	2	7	9	0	0	14,620	3	0	0	225	76%
4	19	12	2	5	9	0	0	14,620	3	0	0	225	76%
3	19	12	2	5	9	0	0	15,250	3	0	0	225	80%
2	19	12	2	5	9	0	0	15,120	3	0	0	225	80%
1	14	4	3	7	9	0	0	14,740	0	5	0	375	80%
M	0	0	0	0	-	Bikes 111	2,000	7,300	-	-	-	-	-
B	0	0	0	0	-	Cars 73	16,230	17,720	-	-	-	-	-
144					62	73	18,230	158,000	24	10	8,250	10,800	
TOTAL UNITS		ST	1B	2B	Units	SPACES	GSF	GSF			SF	SF	
41.7%		17.4%	41.0%	43%									

PARKING

1.0 parking spaces per unit conditionally allowed  
144 Dwelling Units proposed

72 parking spaces Permitted (144 x 0.5)  
144 parking spaces Contionally allowed (144 x 1.0)  
72 resident parking spaces Proposed (144 x 0.5)

1 Car Share parking space Required  
1 Car Share parking space Proposed

111 Class 1 bicycle spaces Required (100 x 1 plus 44 x 0.25)  
8 Class 2 bicycle spaces Required (144 / 20)  
Minimum 111 Class 1 bicycle spaces Provided  
8 Class 2 bicycle spaces Provided

OPEN SPACE REQUIRED

75 square feet per Dwelling Unit Required (min 40% common)  
144 Dwelling Units proposed

10,800 sqft total Open Space Required (144 x 75)  
4,320 sqft Common Open Space Required (10,800 x 0.4)

10,800 sqft Total Open Space Proposed  
8,250 sqft Common Open Space Proposed

\* Lot Coverage calculation excludes bay windows that are included in Gross Area

NOTE: PLEASE NOTE THAT AREA CALCULATIONS ARE BASED ON CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO REVISION AS STRUCTURAL AND MECHANICAL SYSTEMS ARE INTEGRATED AS THE DESIGN DEVELOPS.

PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project.

1. Rincon Hill Area Plan. The subject property falls within the area covered by the Rincon Hill Area Plan in the General Plan. As proposed, the project is generally consistent with the overarching objectives of the Plan. The project sponsor is encouraged to read the full plan, which can be viewed at [http://www.sf-planning.org/ftp/General\\_Plan/Rincon\\_Hill.htm#RIN\\_SAT\\_5\\_1](http://www.sf-planning.org/ftp/General_Plan/Rincon_Hill.htm#RIN_SAT_5_1).

RESPONSE: NOTED

2. Interdepartmental Project Review. An Interdepartmental Project Review is required for all new construction that is eight stories or more, or located within a seismic hazard zone. An application is available in the Planning Department lobby at 1650 Mission Street, Suite 400 or at the Planning Information Center (PIC) at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org).

RESPONSE: NOTED

3. Lot Coverage. Section 825(b)(2) limits lot coverage to 80 percent at all residential levels except on levels in which all residential units face onto a public right-of-way or mid-block pedestrian path meeting the minimum standards of this Section. As part of your formal application, please submit scaled plans that illustrate/confirm the numerical data in your PPA application.

RESPONSE: Please refer to page 32 for compliance exhibits.

4. Open Space – Residential. Section 827.49 requires 75 square feet of open space for each dwelling unit, of which at least 40 percent is required to be common to all dwelling units on the property. As part of your formal application, please submit scaled plans that illustrate/confirm the calculations in your PPA application.

RESPONSE: Project complies with open space requirements. Please refer to page 34-36 for compliance exhibits

5. Streetscape Improvements. Per Section 827(a)(10), streetscape improvements are required along Beale and Main Streets, and a Streetscape Plan must be submitted that may include sidewalk widening, street trees, lighting, decorative paving, seating and landscaping in accordance with the Rincon Hill Streetscape Master Plan. To determine what streetscape improvements are required on these streets, please see [http://www.sf-planning.org/ftp/files/Citywide/Rincon\\_Hill/Rincon\\_Hill\\_Streetscape\\_Master\\_Plan\\_2011\\_Update\\_cs5.pdf](http://www.sf-planning.org/ftp/files/Citywide/Rincon_Hill/Rincon_Hill_Streetscape_Master_Plan_2011_Update_cs5.pdf).

In addition, Section 138.1 requires one minimum 24-inch box street tree for every twenty feet of frontage for new construction. The proposed project requires three trees each along Beale and Main Streets. Project sponsors should contact San Francisco Public Works (Public Works) as early as possible to understand the process and requirements for permitting street improvements. For more information on process, guidelines, and requirements for street improvements, refer to [www.sfbetterstreets.org](http://www.sfbetterstreets.org). Required streetscape and pedestrian improvements are not eligible for in-kind fee credit.

RESPONSE: Project will provide Streetscape Improvements in accordance with the Rincon Hill Streetscape Master Plan. Project Sponsor will discuss the specifics of the Project's compliance in future conversations with Planning staff prior to finalizing its Streetscape Improvement strategy.

6. Standards for Bird Safe Buildings. Planning Code Section 139 outlines bird-safe standards for new construction to reduce bird mortality from circumstances that are known to pose a high risk to birds and are considered to be "bird hazards." Feature-related hazards may create increased risk to birds and need to be mitigated. Any feature-related hazards, such as free-standing glass walls, wind barriers, or balconies must have broken glazed segments 24 square feet or smaller in size. Please review the standards and indicate the method of treatments that comply with these requirements, where applicable in your formal application.

RESPONSE: Project will comply with the Bird Safe Buildings requirements. Details of compliance strategy to be included in future Site Permit application.

7. Exposure. Section 140 requires that each dwelling unit have at least one room that meets the 120- square-foot minimum superficial floor area requirement of Section 503 of the Housing Code face directly on a right-of-way or an appropriately sized courtyard. It appears the proposed units that face the interior courtyard at levels L3 through L9 do not meet the dimensional requirements under Section 140(a)(2). Please revise your proposal to meet this requirement, or you may request and justify an exposure exception through the Section 309.1 Determination of Compliance process. The Department generally encourages projects to minimize the number of units needing an exposure exception.

RESPONSE: Project site is only 68'-9" in width and is requesting an exemption to the Unit Exposure requirements for 62 units (43%). This is 14 fewer units than would have been included in this request at the time of the PPA submission. The adjacent property to the south is owned by the California Department of Transportation and is primarily a surface parking lot and vehicle maintenance yard beneath the Bay Bridge which is effectively similar to a right of way. Project Sponsor requests this to be considered as such when reviewing the requested exemption. Please refer to page 37 for unit exposure exhibits.

8. Upper Story Setbacks. Please submit dimensioned and scaled elevations and cross-sections in your formal application to confirm the upper stories are adequately set back above the height of 65-feet, as measured consistent with the methods identified under Sections 102.12 and 260.

RESPONSE: Project will comply with Upper Story Setback requirements. Please refer to pages 24-28 for exhibits.

9. Building Height and Height Exceptions. Please submit dimensioned and scaled elevations and cross-sections in your formal application to confirm the proposed building complies with the 84-foot height maximum and the exceptions permitted for rooftop mechanical rooms, penthouses, and other features, as measured consistent with the methods identified under Sections 102.12 and 260.

RESPONSE: Please refer to pages 24-28 for exhibits.

10. Parking and Loading Access. Please submit dimensioned and scaled cross-sections that also identify the existing grade in your formal application to confirm the proposed off-street parking complies with Section 825(b)(5)(A) for sloping sites.

RESPONSE: Project will comply with off street parking requirements. Please refer to page 27 for exhibits.

11. Bicycle Parking. Planning Code Section/Table 155.2.11 requires this project to provide at least seven Class 2 bicycle parking spaces. Please identify the location of these required spaces in your formal application.

REPOSE: Project will comply with Bicycle Parking requirements. Class 2 Bicycle parking will be located near project entrances on both Main and Beale streets. Please refer to pages 14-15 for exhibits.

12. Car Sharing. Planning Code Section 166 requires this project to provide at least one car share space. Provision of a required car-share parking space shall satisfy or may substitute for any required residential parking; however, such space shall not be counted against the maximum number of parking spaces allowed by this Code as a principal or accessory use. Please identify the location of this required space in your formal application.

RESPONSE: Project will comply with Car Sharing requirements. 1 dedicated car share space will be provided. Please refer to page 14 for exhibit.

13. Unbundled Parking. Planning Code Section 167 requires that all off-street parking spaces accessory to residential uses in new structures shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to the owners or renters of two bedroom units, and then to the owners or renters of other units. Renters or buyers of on-site inclusionary affordable units provided pursuant to Section 415 shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units, and at a price determined by the Mayor's Office of Housing, subject to procedures adopted by the Planning Commission notwithstanding any other provision of Section 415. Please indicate acknowledgement of this requirement in your formal application.

RESPONSE: Project will comply with Unbundled Parking requirements.

14. Lighting. Pursuant to Section 825(b)(4), pedestrian-scaled lighting shall be provided as an integral element of all building facades and shall be designed and located to accentuate the uses facing the street. Pedestrian-scaled lighting shall be incorporated into all facades and landscaped setback areas in the form of wall sconces, entry illumination and low-level lighting set into edging features. Lighting should be designed to accentuate ground floor retail and residential entries. Incandescent or color-corrected lighting sources must be used. Please demonstrate compliance with this requirement in your formal application.

*RESONSE: Project will comply with pedestrian-scaled lighting requirements. Detailed lighting plans will be included in future Site Permit application.*

15. Ground-Level Wind Currents. Pursuant to Section 825(d), the project sponsor would be required to confirm whether the new building would cause ground-level wind currents to exceed more than 10 percent of the time year-round, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of substantial pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. Therefore, a wind tunnel study would be required. If necessary, the building would have to be shaped, or other wind-baffling measures adopted to address the requirements of Section 825(d).

*RESPONSE: Project will comply with Ground-Level Wind Currents requirements. Project Sponsor will address requirements in consultation with the Environmental Planner.*

16. Inclusionary Housing. Affordable housing is required for a project proposing ten or more dwelling units. The project sponsor must submit an “Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,” to the Planning Department identifying the method of compliance, on-site, off-site, or in-lieu fee. Any on-site affordable dwelling-units proposed as part of the project must be designated as owner-occupied units, not rental units. Affordable units designated as on-site units shall be sold as ownership units and shall remain as ownership units for the life of the project. Affordable dwelling units that are built off-site must be built within the area bounded by Market Street, the Embarcadero, King Street, Division Street, and South Van Ness Avenue.

For your information, if a project proposes rental units, it may be eligible for an On-site Alternative to the Affordable Housing Fee if it has demonstrated to the Planning Department that the affordable units are either: 1) ownership only or 2) not subject to the Costa Hawkins Rental Housing Act (a Costa Hawkins exception). Affordable units are not subject to the Costa Hawkins Rental Housing Act under the exception provided in Civil Code Sections 1954.50 through one of the following two methods: 1) direct financial construction from a public entity or, 2) development bonus or other form of public assistance.

A Costa Hawkins exception agreement is drafted by the City Attorney. You must state in your submittal how the project qualifies for a Costa Hawkins exception, if applicable. The request should be addressed to the Director of Current Planning. If the project is deemed eligible, the Department will contact the City Attorney to begin drafting of the agreement.

*RESPONSE: Project Sponsor will participate in the City’s Inclusionary Housing Program.*

17. Rincon Hill Community Improvement Fee. Planning Code Section 418 requires a fee per square foot for any residential tower in the Rincon Hill area, minus a credit per square foot for the existing commercial use to be removed. Be advised these rates are indexed every January 1st.

Project sponsors may propose to directly provide community improvements to the City. In such a case, the City may enter into an In-Kind Improvements Agreement with the sponsor and issue a fee waiver for the Rincon Hill Area Impact Fee from the Planning Commission, for an equivalent amount to the value of the improvements. An example of in-kind improvements may be additional streetscape improvements beyond what is required, such as planted medians or additional sidewalk widening for the remaining portion of the block. The in-kind agreement process is further explained in Section 418.3(e) of the Planning Code

*RESONSE: Noted.*

18. First Source Hiring Agreement. A First Source Hiring Agreement is required for any project proposing to construct 25,000 gross square feet or more. For more information, please contact: Ken Nim, Workforce Compliance Officer CityBuild, Office of Economic and Workforce Development City and County of San Francisco, 50 Van Ness, San Francisco, CA 94102 (415) 581-2303

*RESPONSE: Noted.*

19. Stormwater. If the project results in a ground surface disturbance of 5,000 ft2 or greater, it is subject to San Francisco’s stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare of a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines including:

(a) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems, OR

(b) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.

*RESPONSE: Project will comply with Stormwater requirements. Details of compliance strategy will be included in future Site Permit application.*

20. Recycled Water. The project site is located within one of San Francisco’s designated recycled water use areas. Projects located in recycled water use areas are required to install recycled water systems for irrigation, cooling, and/or toilet and urinal flushing in accordance with the Recycled (or Reclaimed) Water Use Ordinance, adopted as Article 22 of the San Francisco Public Works Code. New construction or major alterations with a total cumulative area of 40,000 square feet or more; any new, modified, or existing irrigated areas of 10,000 square feet or more; and all subdivisions are required to comply. The proposed project would be required to comply with these requirements. For more information about the recycled water requirements, please visit <http://www.sfwater.org/index.aspx?page=687>.

*RESPONSE: Project will comply with Recycled Water requirements. Details of compliance strategy will be included in future Site Permit application.*

**PRELIMINARY DESIGN COMMENTS:**

The project is located in the Rincon Hill Downtown Residential district near the Bay Bridge and the Embarcadero. The area is undergoing significant growth and includes buildings that range from two- story to high-rise heights mostly with residential use and ground-floor retail. The materials used in the area are primarily masonry, light in color, but also include glass curtain wall. The following comments address preliminary design issues that may significantly impact the proposed project:

1. Site Design, Open Space, and Massing. The Planning Department suggests that the project sponsor consider mirroring the project massing along the side lot line to relate to the adjacent property courtyard or in some other way conjoining open space to add to the existing courtyard and further it as a pattern within the block to the benefit of both properties.

*RESPONSE: Due to the narrow width of the site the proposed project cannot effectively mirror the massing of the adjacent building in a way that benefits either project. If the proposed project were mirrored over 40% of dwelling units would have their section 140 exposure invalidated by the proximity of the north property line, or would have their only windows on the south property line. Per item 7 above the CalTrans lot to the south will provide effectively compliant exposure to proposed dwelling units. Project has voluntarily set back 5'-0" from north property line to increase the apparent dimension of the adjacent property’s court and dwelling units are oriented away from the court to provide the maximum amount of privacy to the adjacent property’s dwelling units.*

2. Street Frontage. The Planning Department recommends that the ground-floor residential be paired along Beale Street such that two units are adjacent to one another with the driveway shifted on one side to afford a larger continuous active use frontage as the lot is narrow. Please see the Planning Department Ground Floor Residential Guidelines for more detailed recommendations on creating townhouse entries.

*RESPONSE: Project has accepted the Planning Department’s suggestion and paired the Beale Street townhouse units together. Please refer to page 14,16 for plans and page 30 for rendered perspective.*

3. Architecture. As the architecture is diagrammatic, the Planning Department does not have comments at this time. The Planning Department suggests, however, that the intent of townhouses be strongly considered in the architecture of the lower stories as that is a significant design goal of the Rincon Hill area.

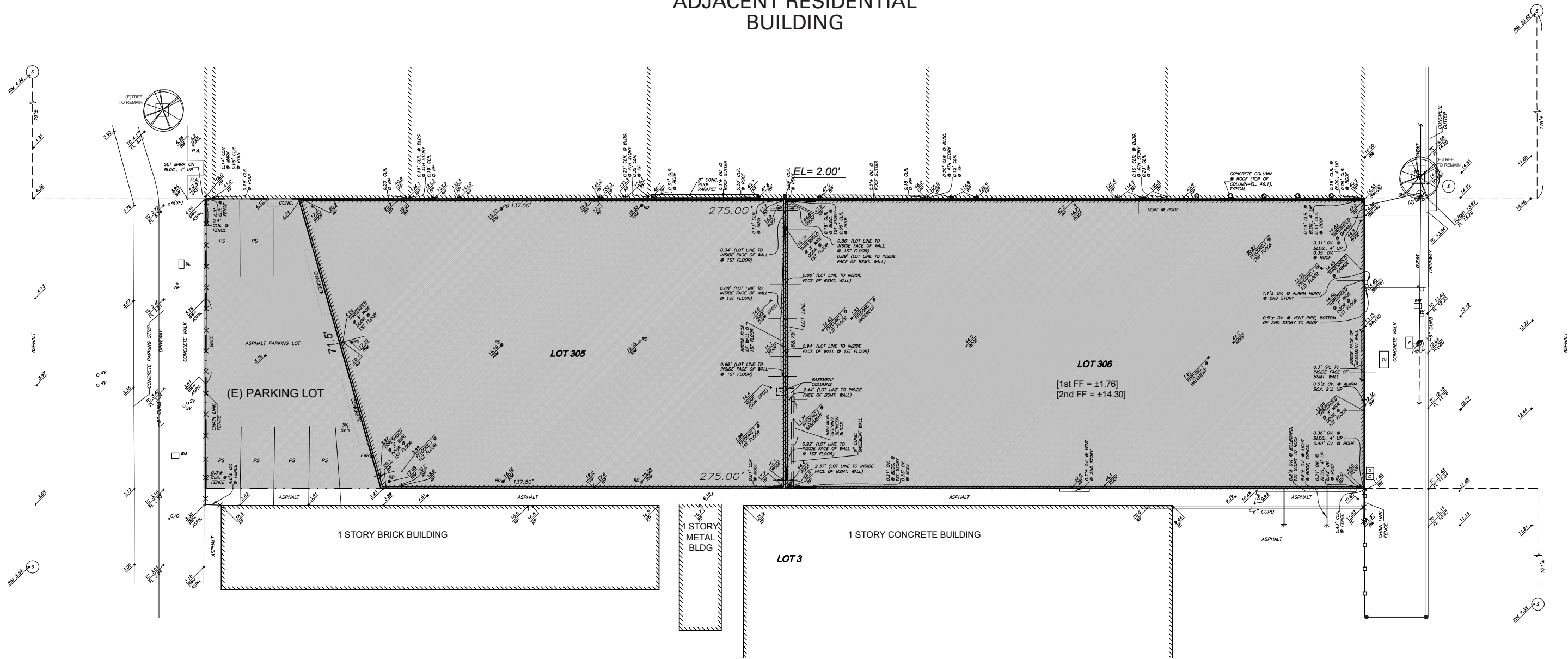
*RESPONSE: Project has included more detail to show how the townhouses will support the aesthetic goals of the Rincon Hill area. Please refer to page 29 for rendered persepctive.*

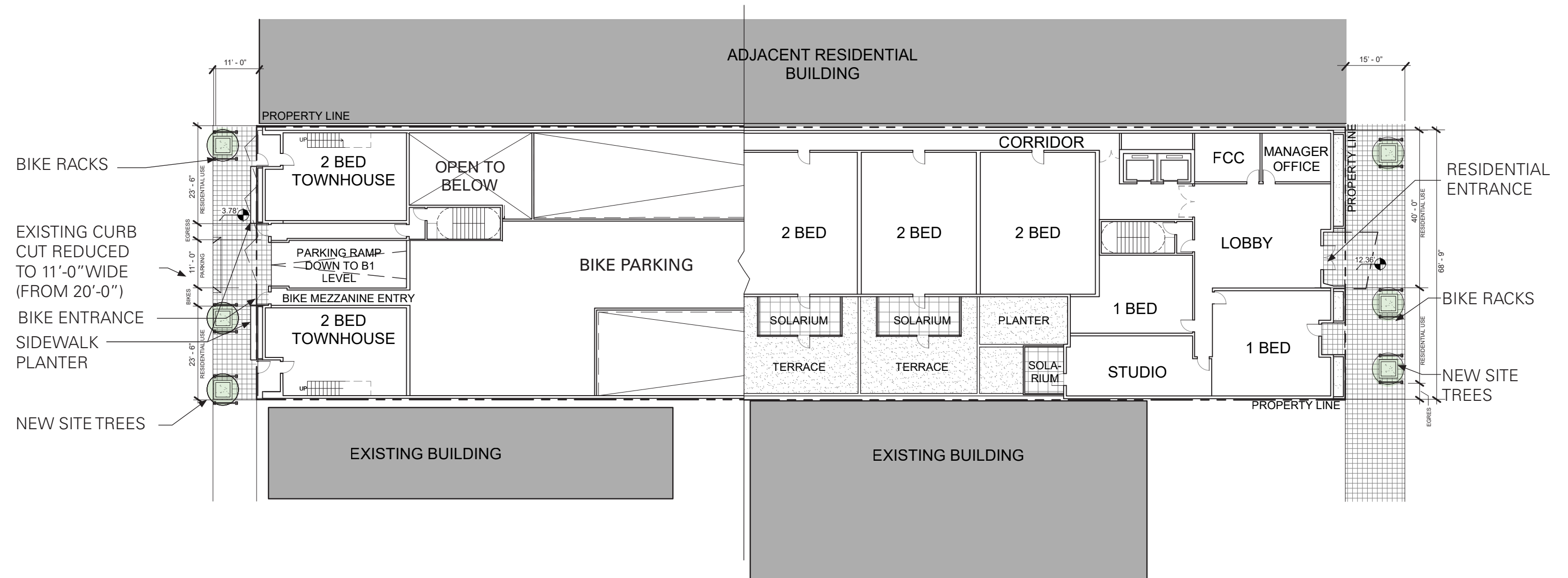
END OF COMMENT RESPONSES





ADJACENT RESIDENTIAL  
BUILDING

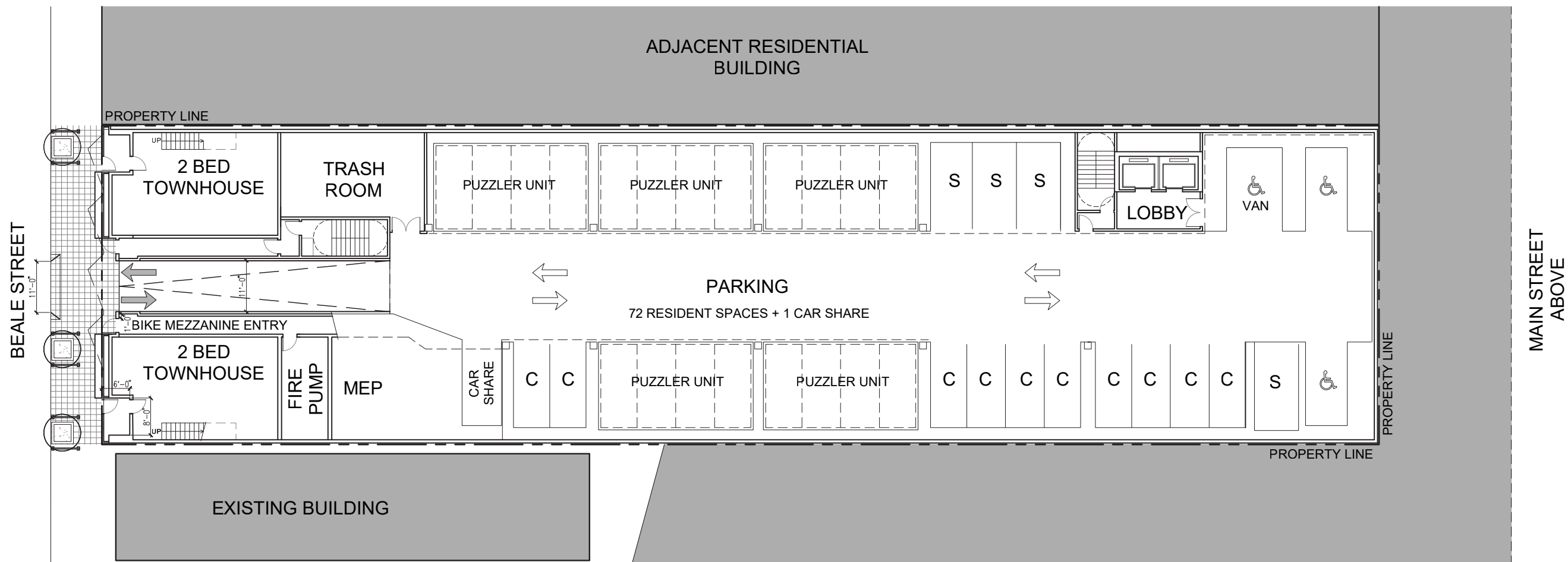




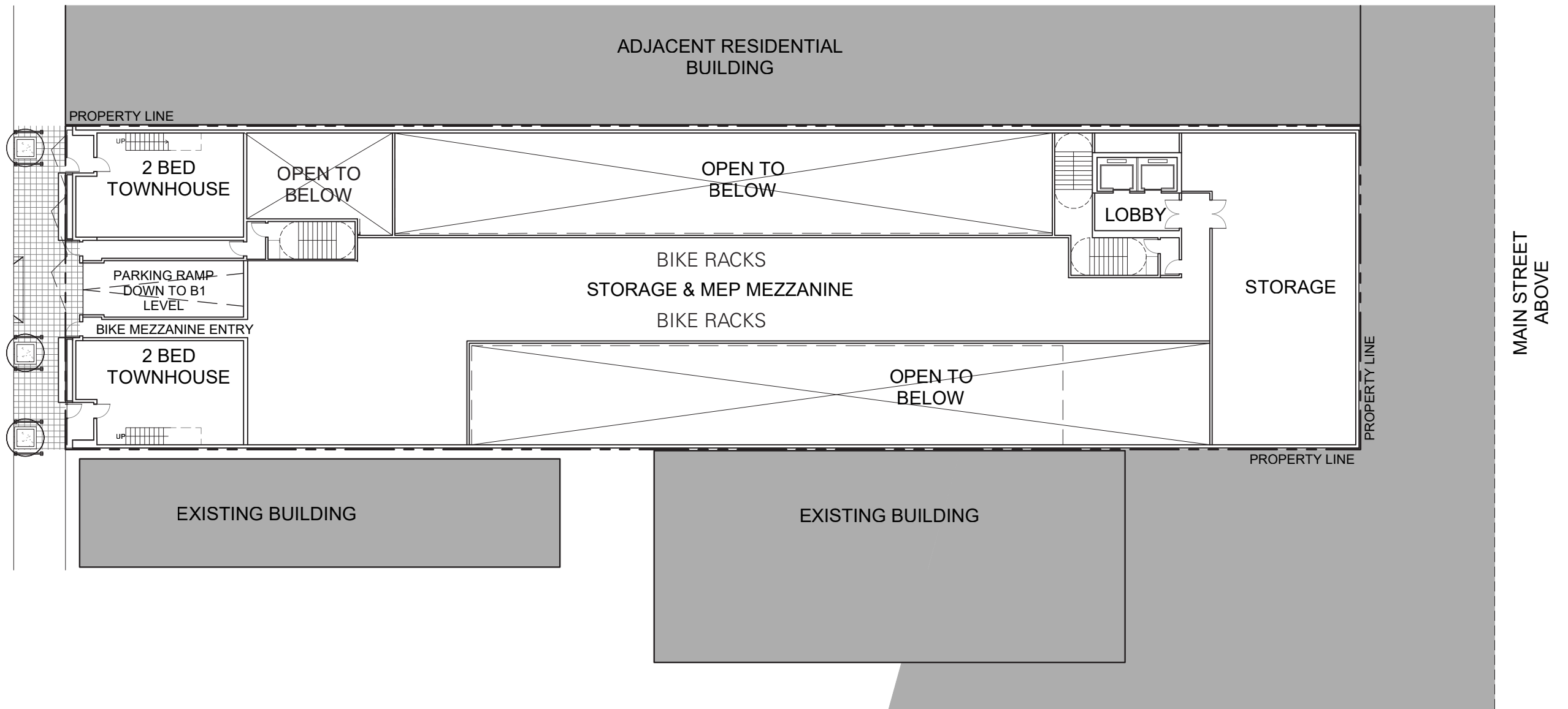
\* PER PLANNING CODE 145.1(B)(2)(A) THE RESIDENTIAL UNITS QUALIFY AS ACTIVE USE AS THEY PROVIDE DIRECT, INDIVIDUAL PEDESTRIAN ACCESS TO THE STREET. PER SECTION 145.1(B)(2)(C) THE BUILDING LOBBY ALSO QUALIFIES AS ACTIVE USE. PER SECTION 145.1(B)(3) THE PARKING ACCESS, BUILDING EGRESS AND ACCESS TO MECHANICAL AREAS ARE ALLOWABLE EXCEPTIONS. THERE ARE NO NON RESIDENTIAL ACTIVE USES ON THE STREET FRONTAGES, SECTION 145.1(B)(6) IS NOT APPLICABLE.

## PROPOSED SITE PLAN





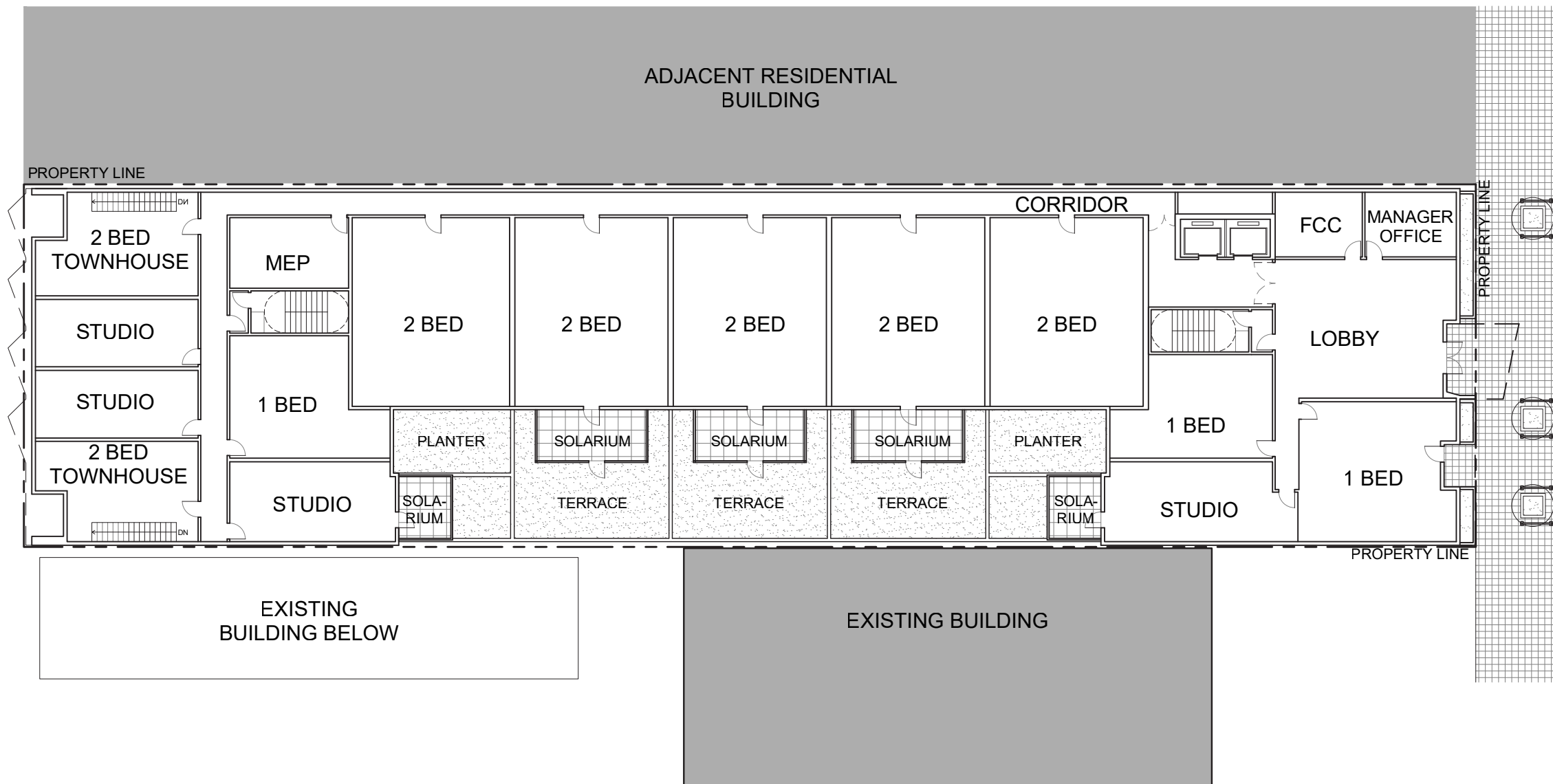
FLOOR PLAN - BASEMENT LEVEL



## FLOOR PLAN - MEZZANINE



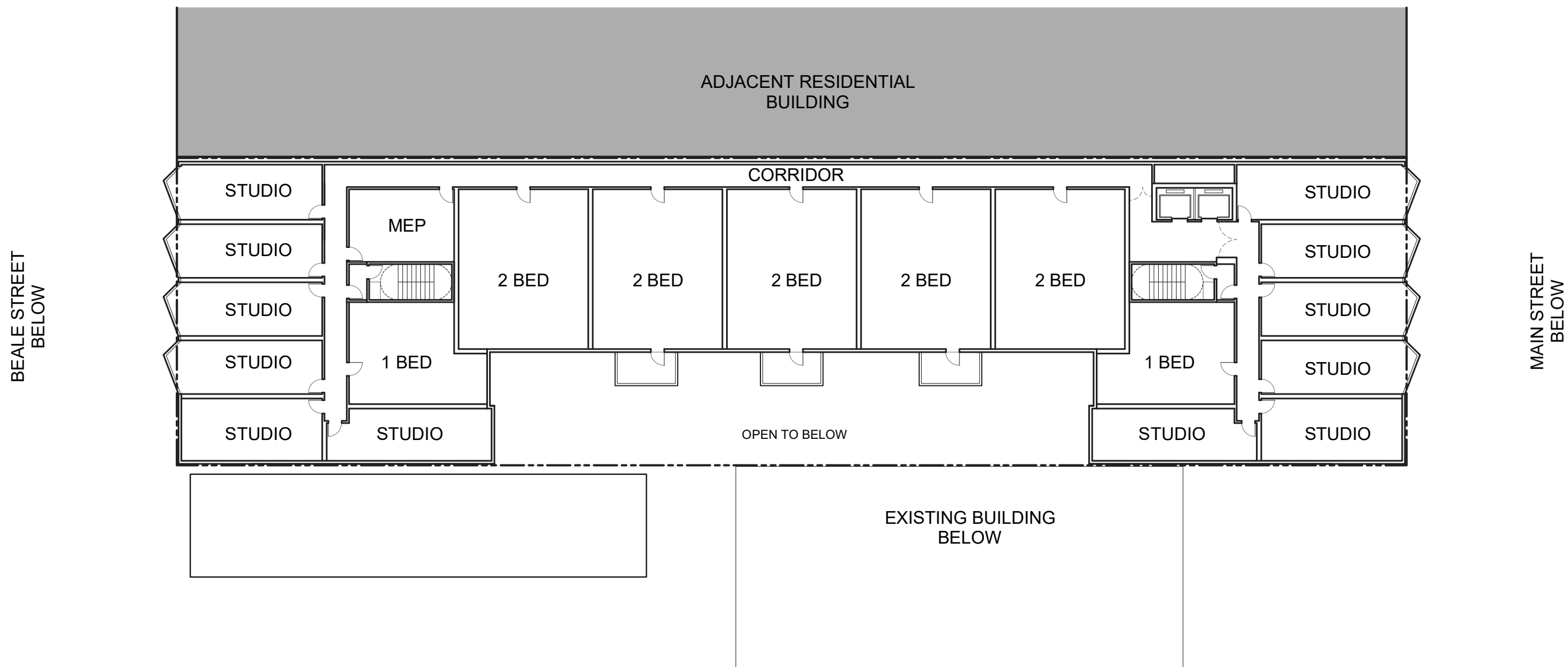
BEALE STREET  
BELOW



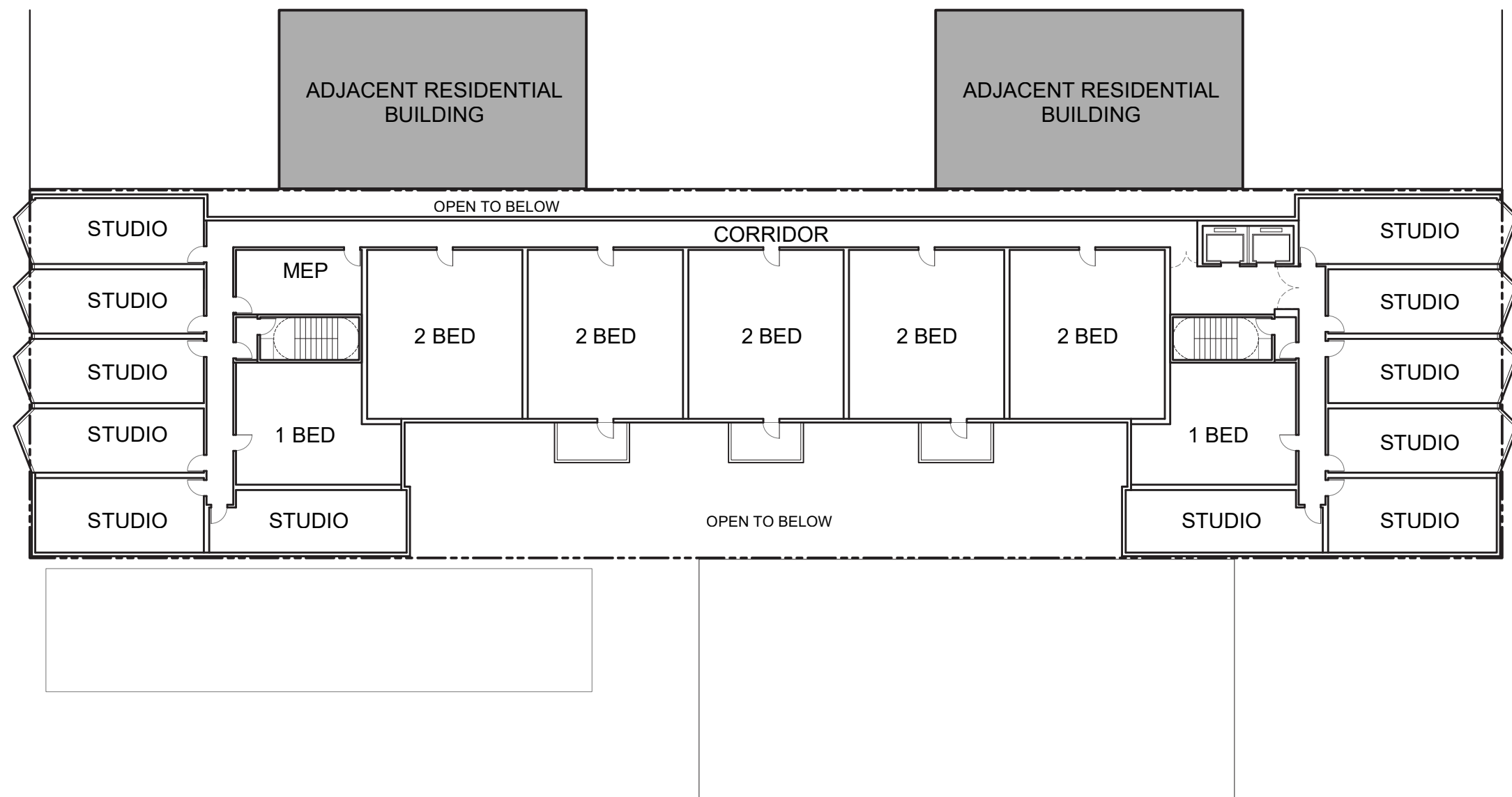
MAIN STREET

## FLOOR PLAN - GROUND LEVEL

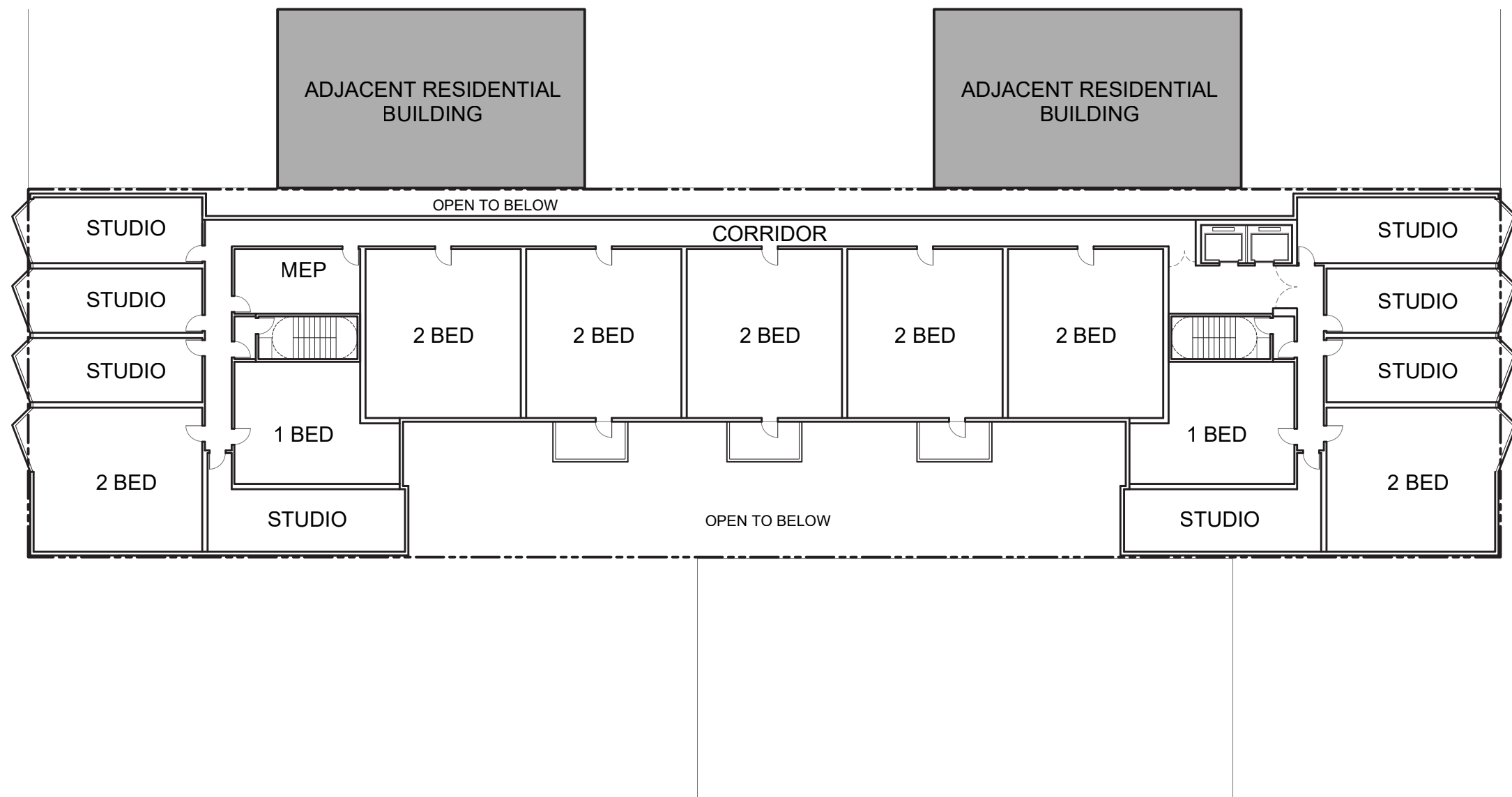




FLOOR PLAN - LEVELS 2-3

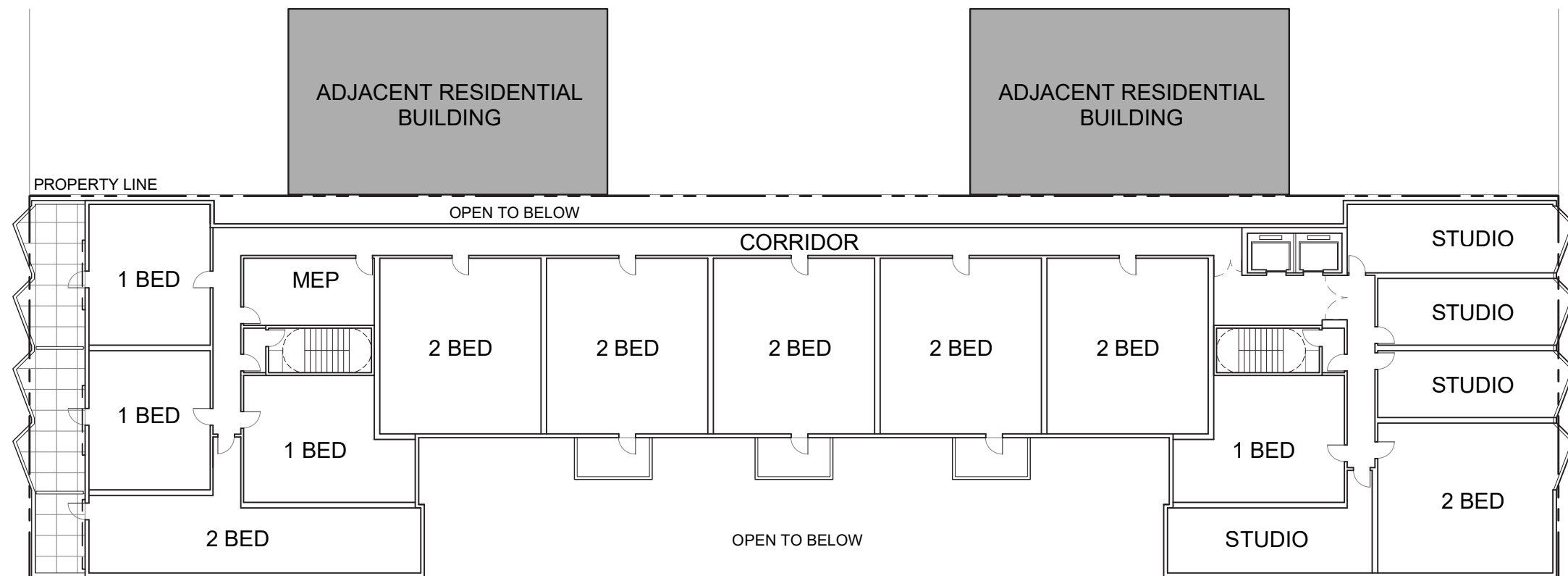


# FLOOR PLAN - LEVEL 4



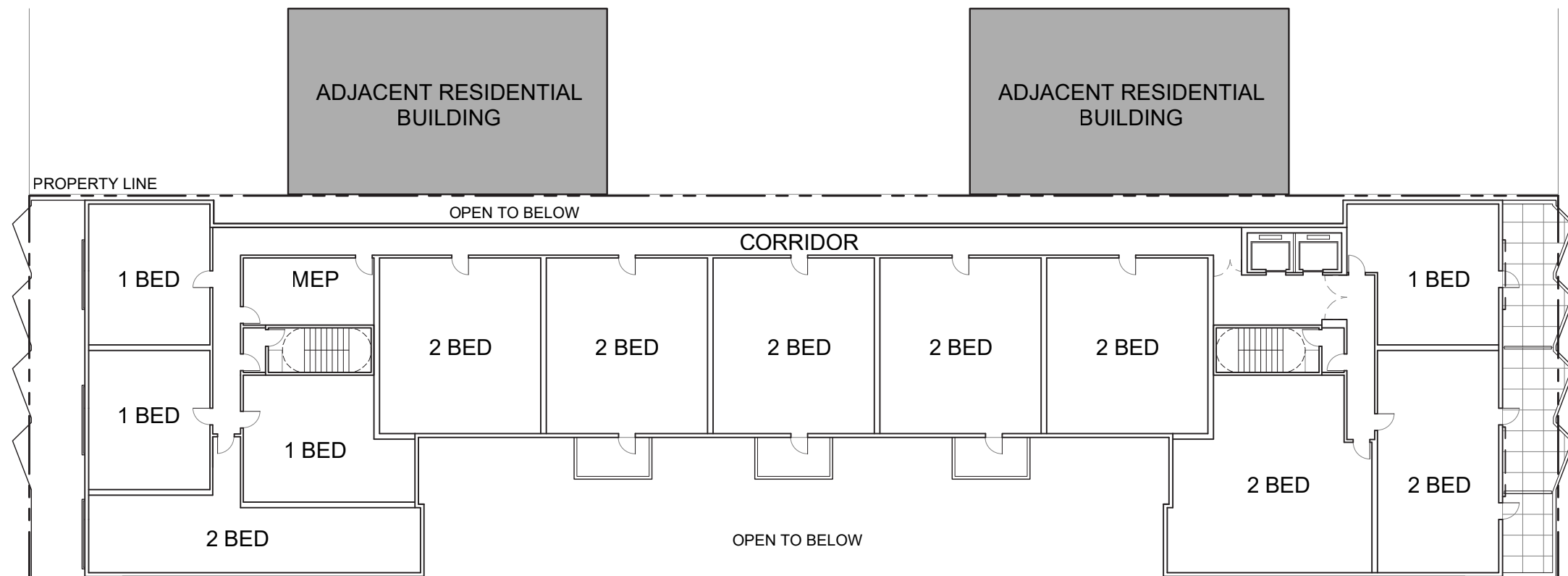
# FLOOR PLAN - LEVELS 5-6





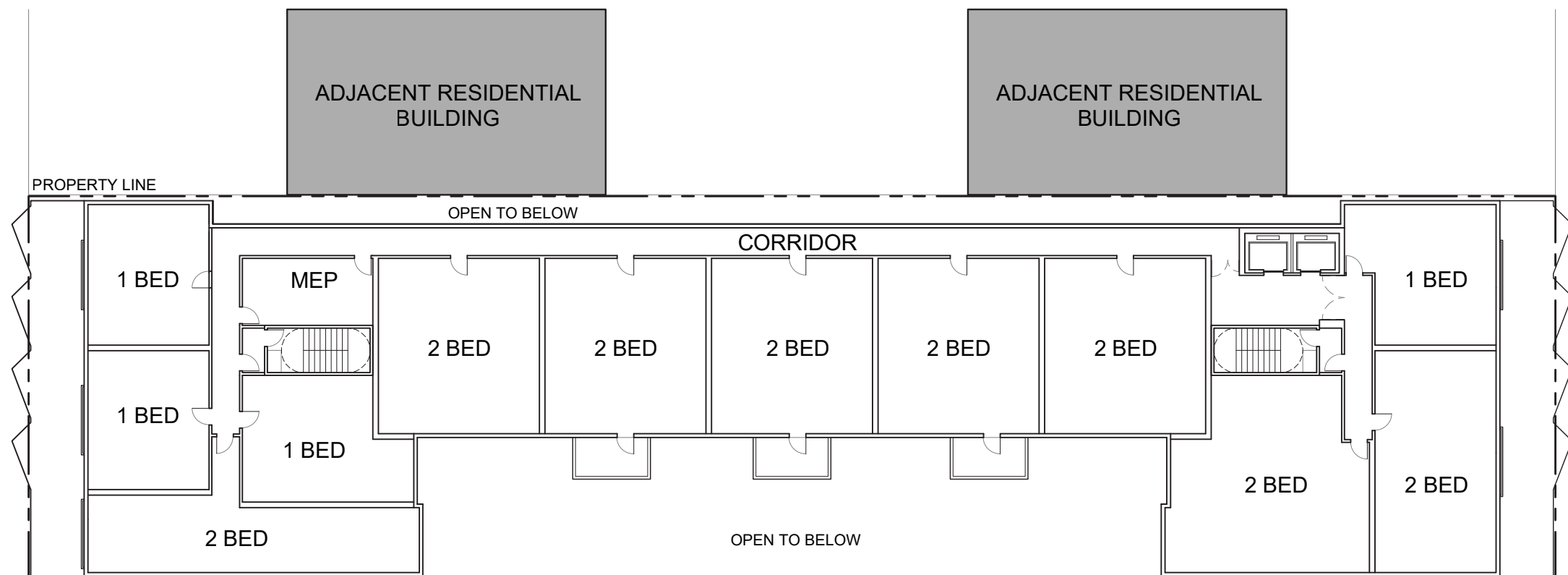
FLOOR PLAN - LEVEL 7





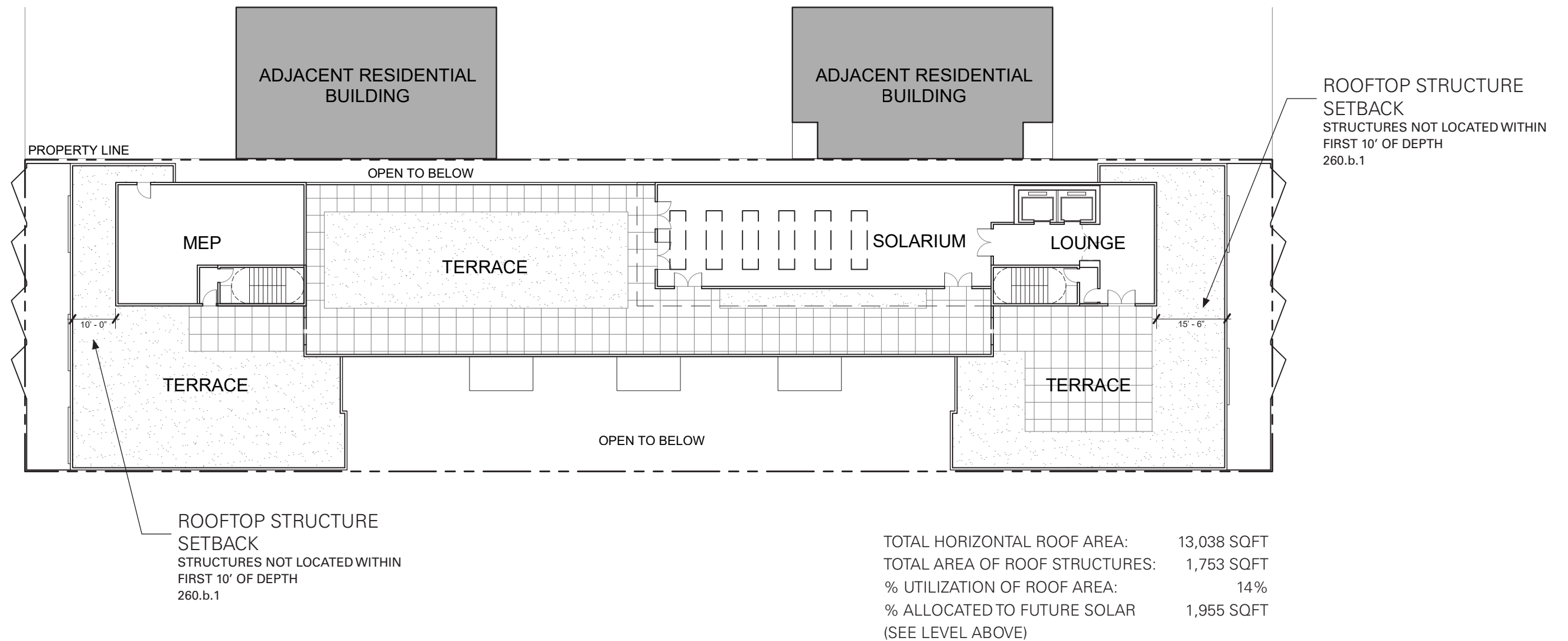
FLOOR PLAN - LEVEL 8



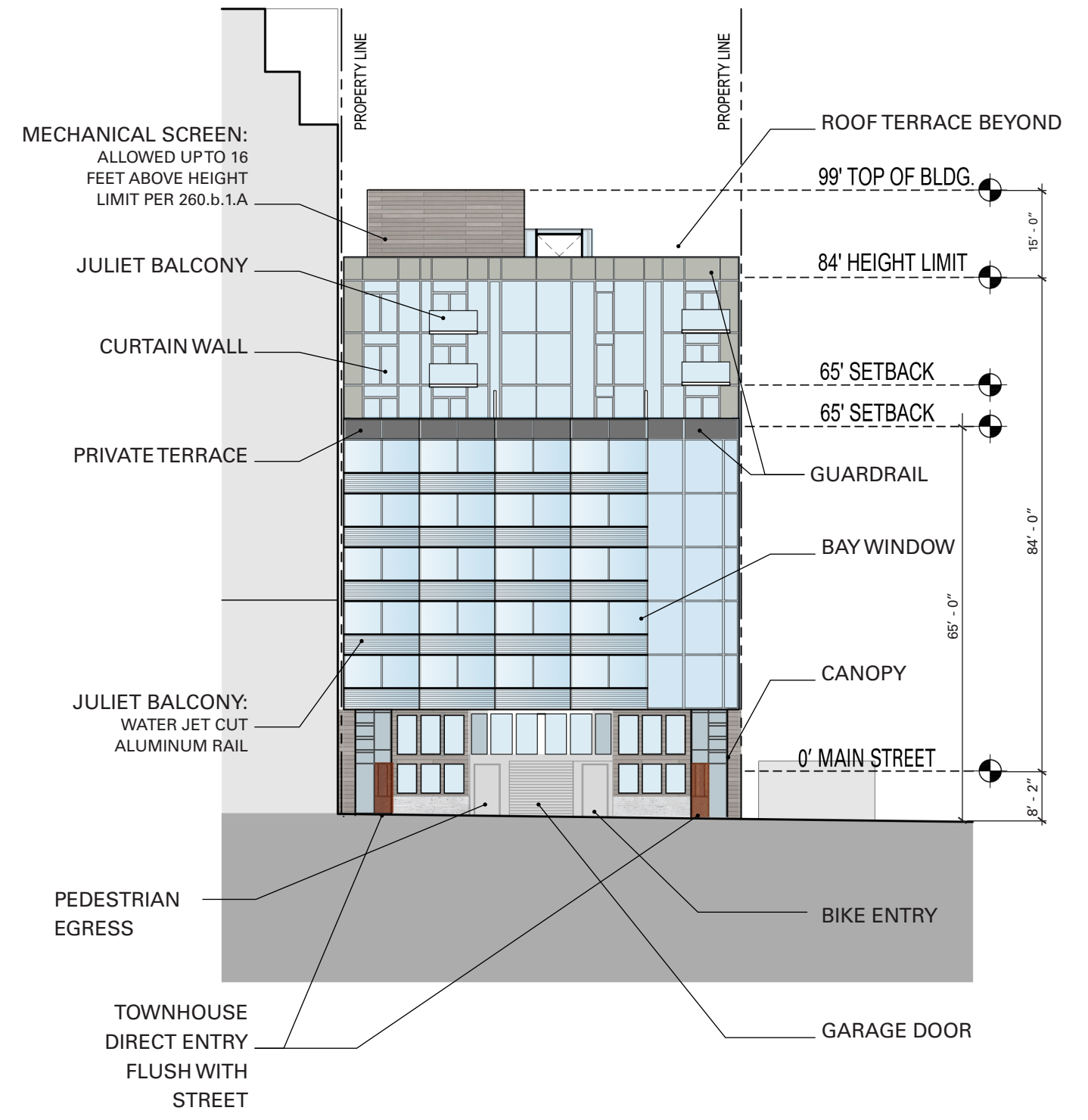
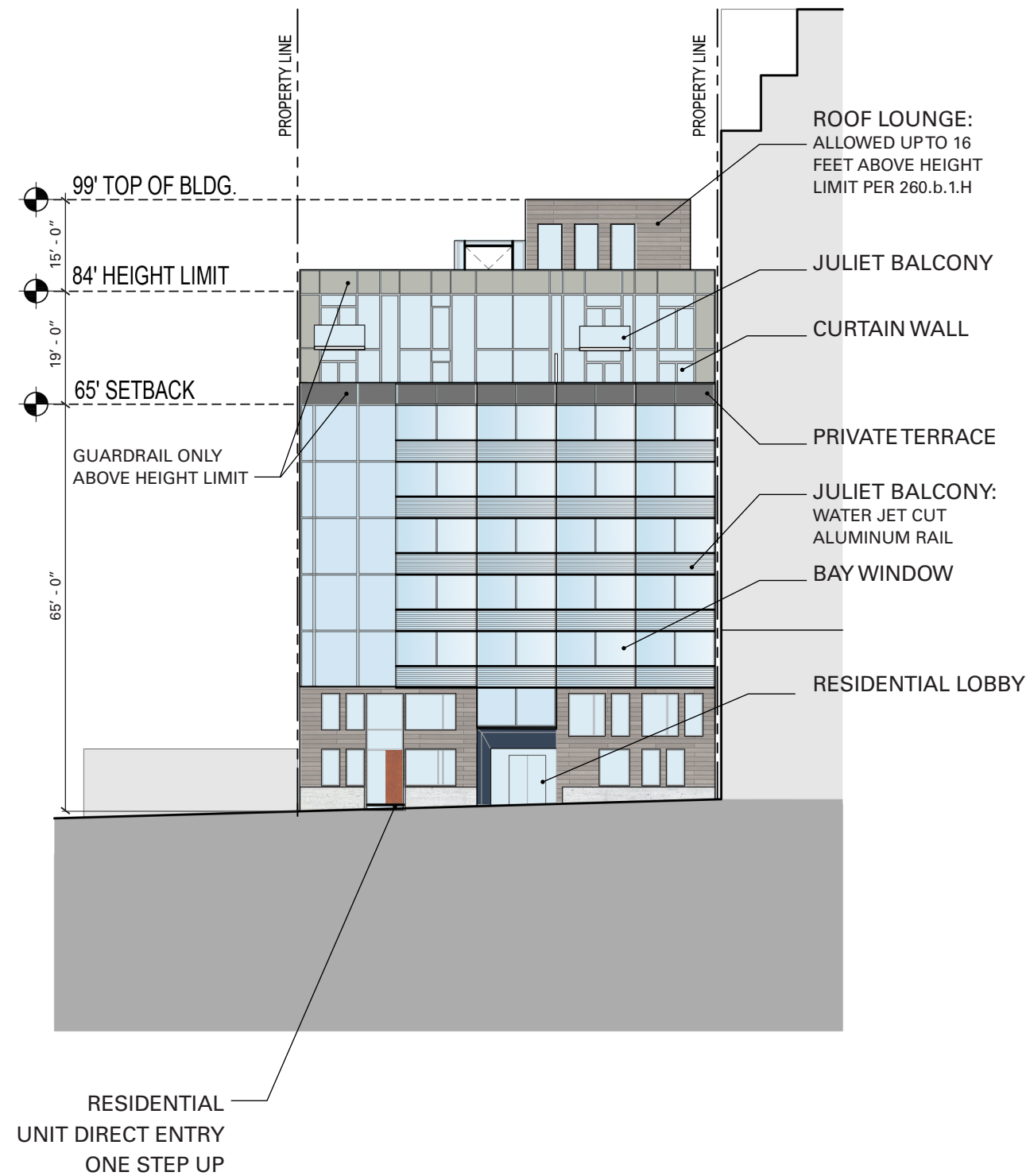


FLOOR PLAN - LEVEL 9



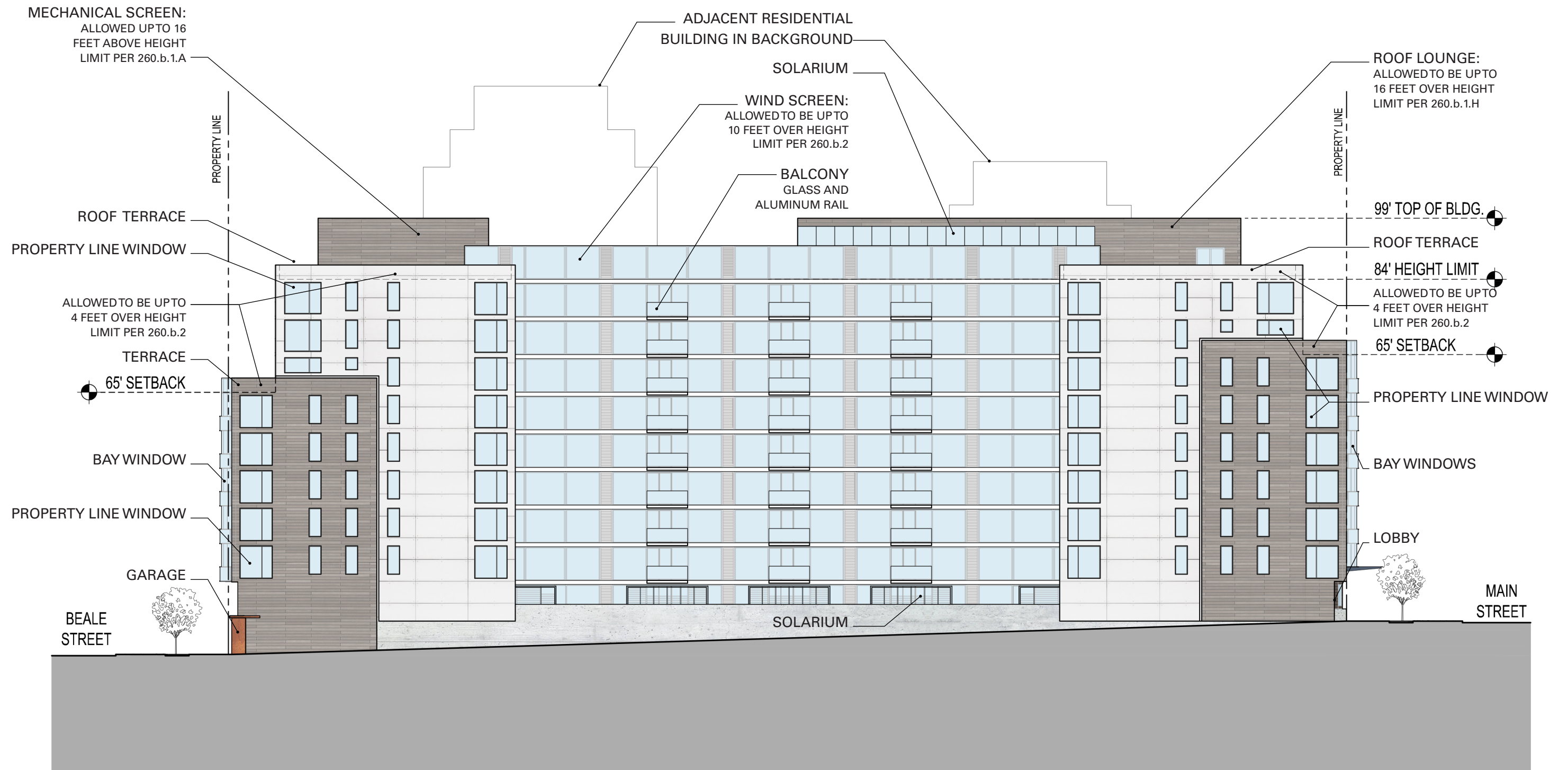


## FLOOR PLAN - ROOF TERRACE

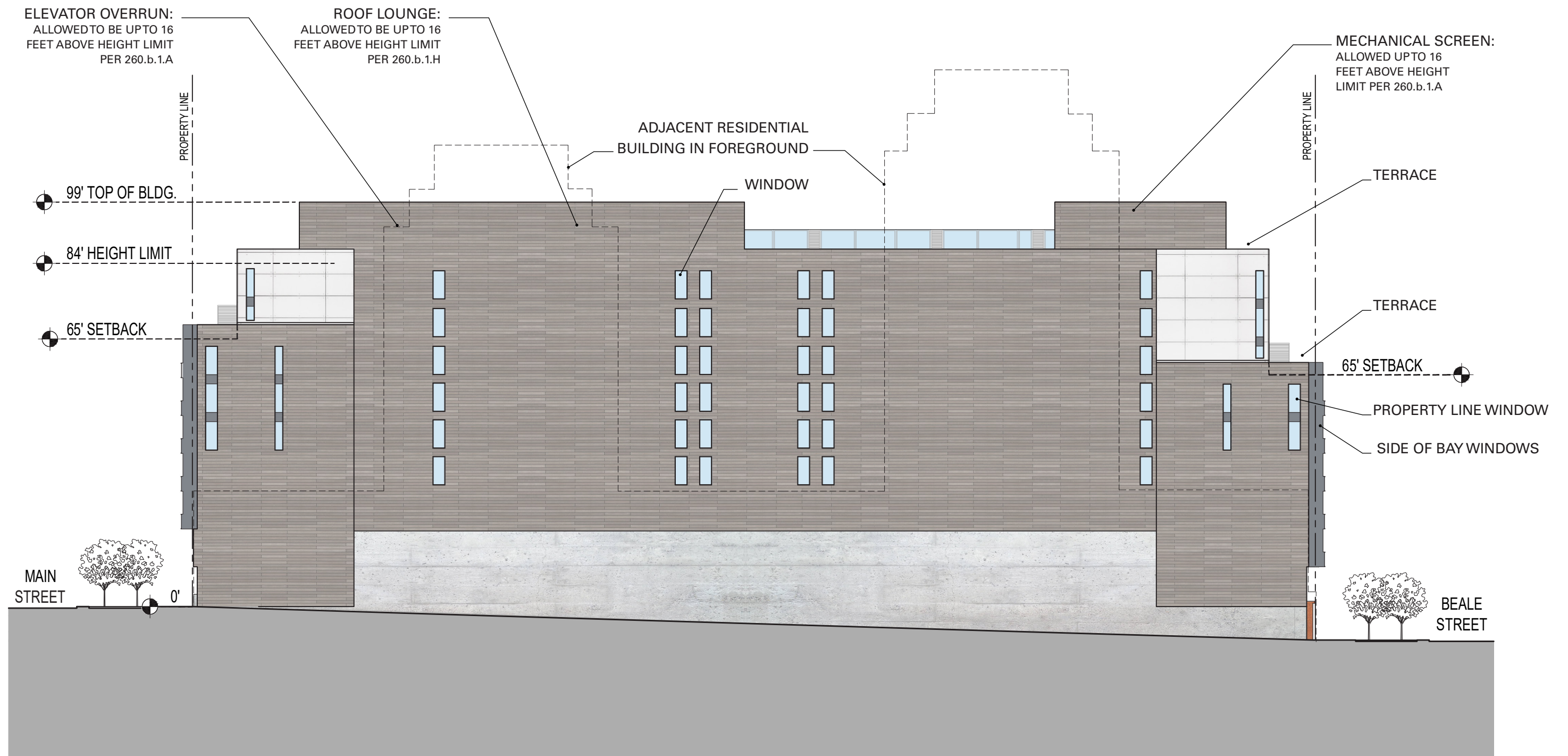


## EAST AND WEST ELEVATIONS





# SOUTH ELEVATION

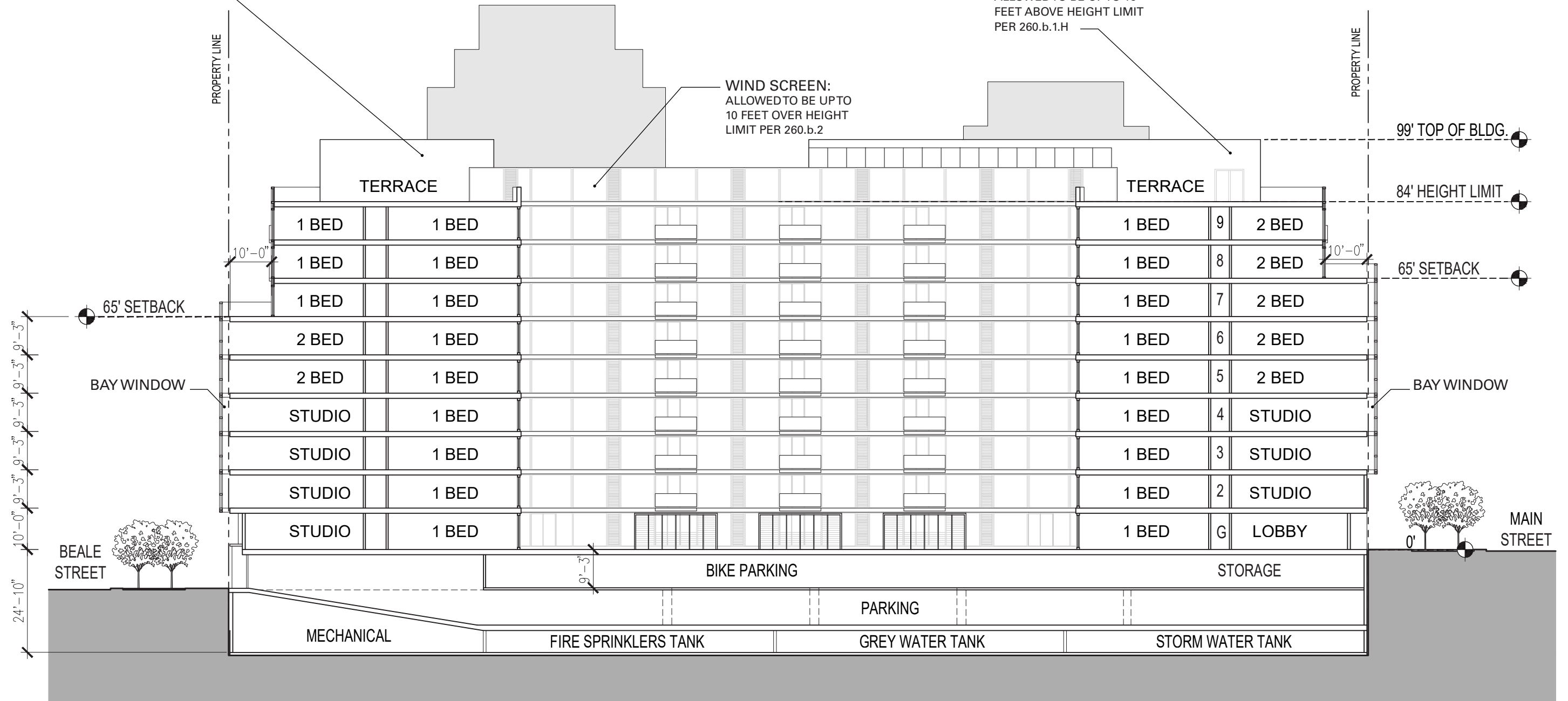


## NORTH ELEVATION

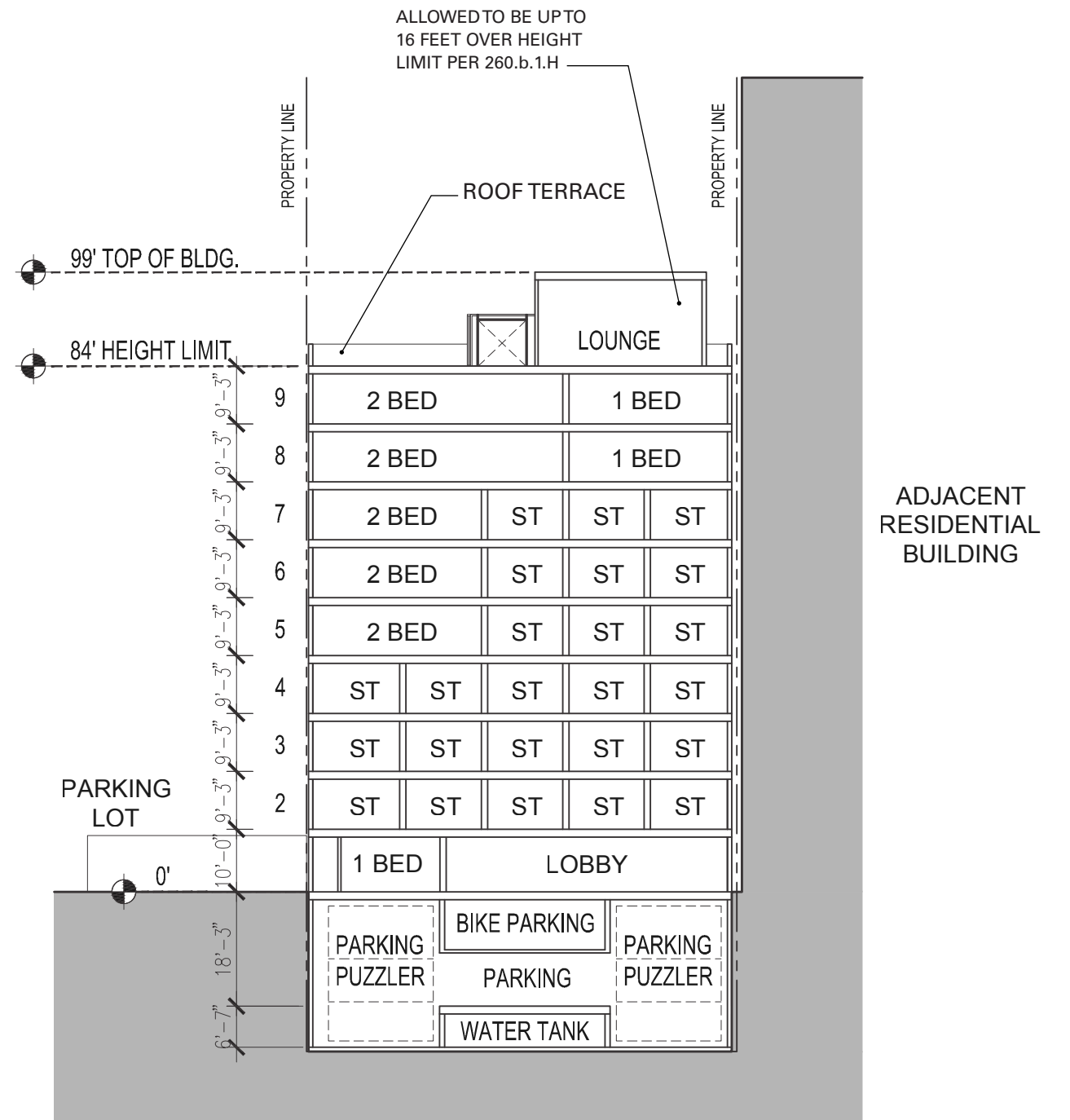
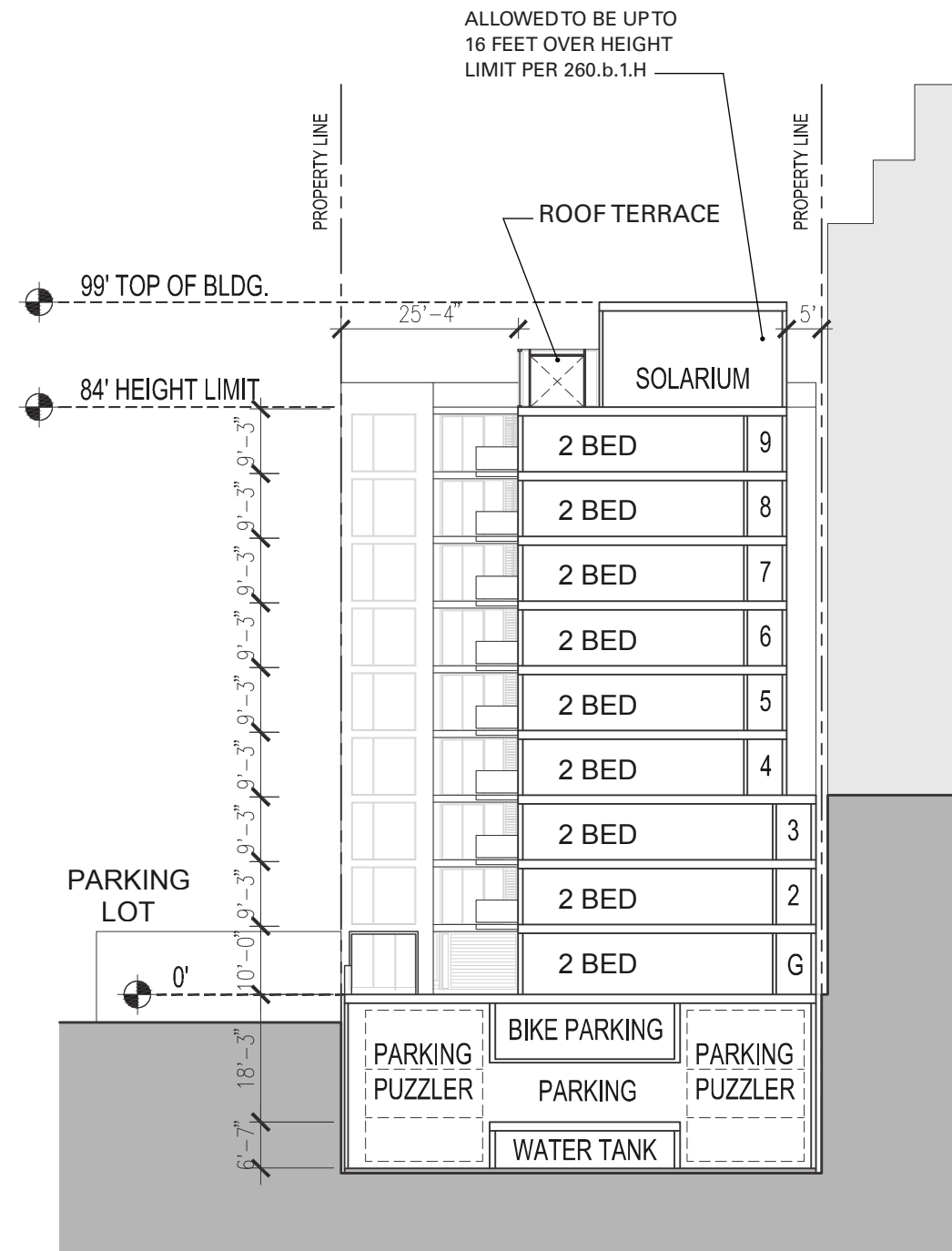
MECHANICAL SCREEN:  
ALLOWED UPTO 16  
FEET ABOVE HEIGHT  
LIMIT PER 260.b.1.A

ROOF LOUNGE:  
ALLOWED TO BE UPTO 16  
FEET ABOVE HEIGHT LIMIT  
PER 260.b.1.H

WIND SCREEN:  
ALLOWED TO BE UPTO  
10 FEET OVER HEIGHT  
LIMIT PER 260.b.2



## BUILDING SECTION







PERSPECTIVE VIEW





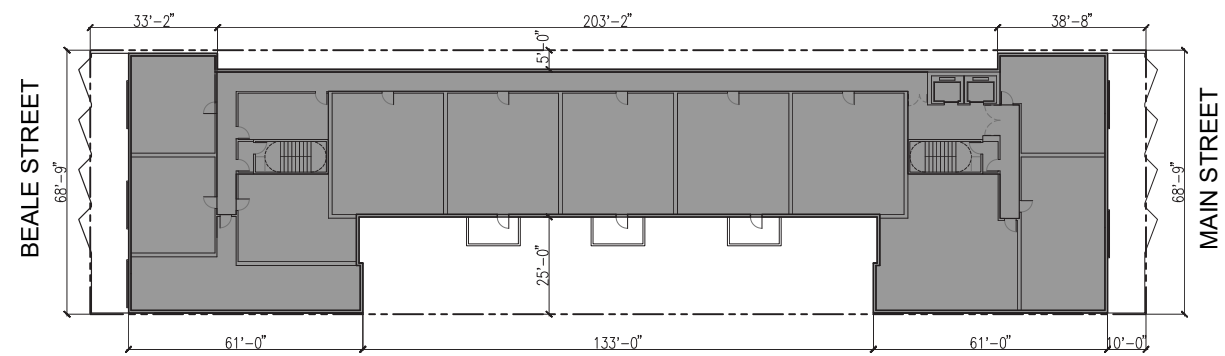
PERSPECTIVE VIEW



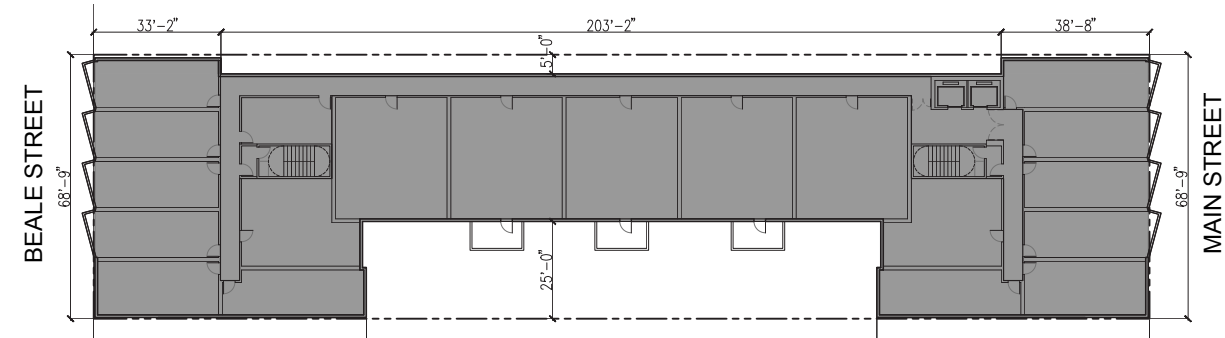


# PERSPECTIVE VIEW

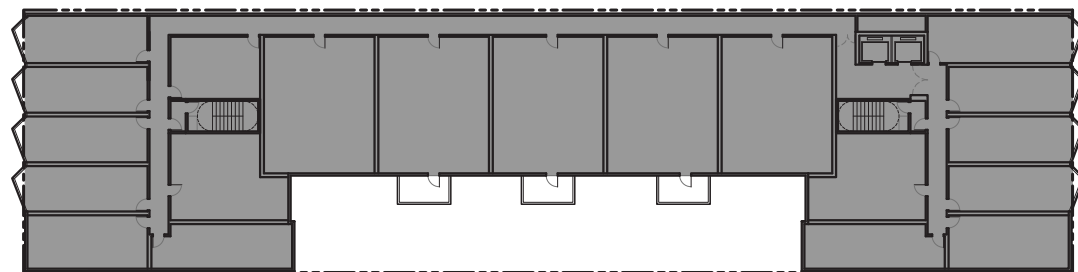




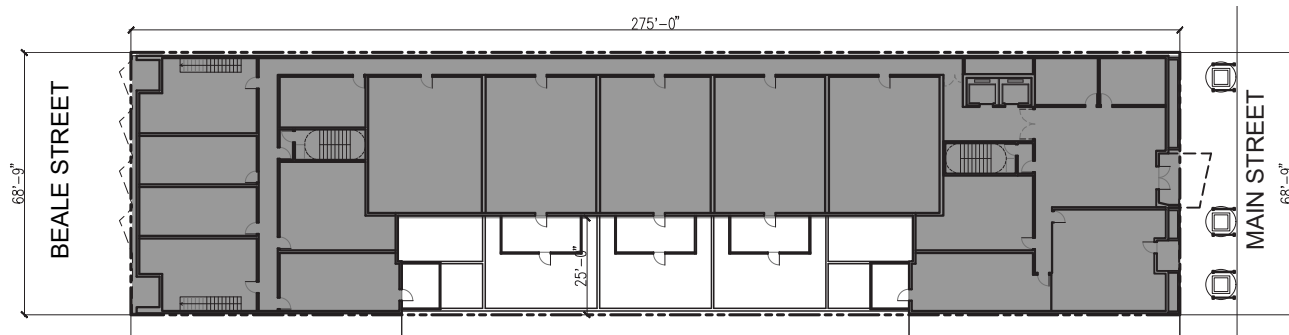
A LEVEL 9 - 69% SITE COVERAGE



B TYPICAL LOWER FLOOR - 76% SITE COVERAGE



C FLOOR 02 & 03 - 80% SITE COVERAGE

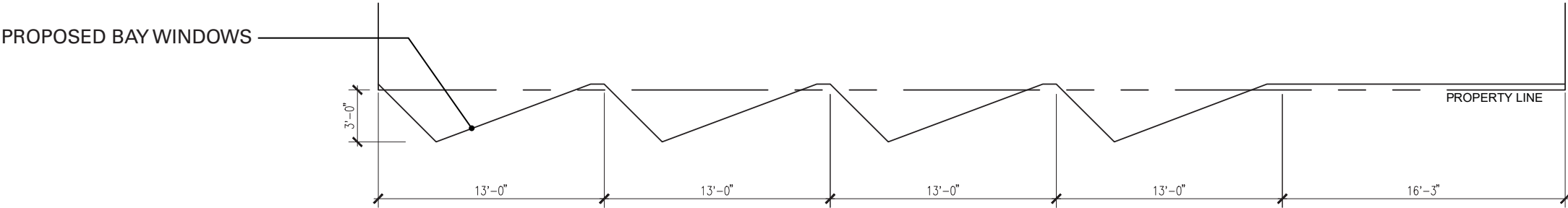


D GROUND LEVEL - 80% SITE COVERAGE

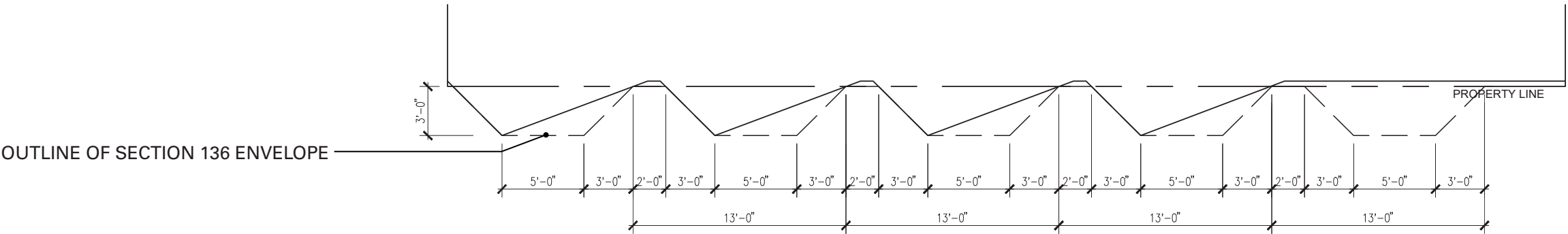
Floor	UNITS/FLR	ST	1B	2B	GROSS AREA* SQFT	LOT* COVERAGE
ROOF					4,000	-
9	12	0	4	8	13,070	69%
8	12	0	4	8	13,070	69%
7	15	4	4	7	13,870	73%
6	17	8	2	7	14,620	76%
5	17	8	2	7	14,620	76%
4	19	12	2	5	14,620	76%
3	19	12	2	5	15,250	80%
2	19	12	2	5	15,120	80%
1	14	4	3	7	14,740	80%
M	0	0	0	0	7,300	-
B	0	0	0	0	17,720	-
TOTAL UNITS					158,000 GSF	

## LOT COVERAGE

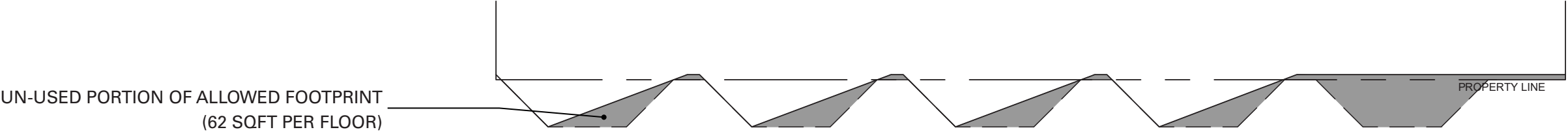




A PROPOSED BAY WINDOW RHYTHM



B SECTION 136 BAY WINDOW REQUIREMENTS



C PROPOSED ALLOWED BAY WINDOW AREA UN-USED



PRIVATE BALCONIES  
75 SQFT EACH

SOLARIUMS  
75 SQFT EACH

SOLARIUM, 2400 SQFT COMMON OPEN SPACE AS  
PER PLANNING CODE SECTION 135(g)(3)

FREE STANDING GLASS WIND SCREEN IS A FEATURE  
SPECIFIC HAZARD AND SHALL BE TREATED WITH A  
FRIT PATTERN PER BIRD-SAFE BUILDING REQUIRE-  
MENTS

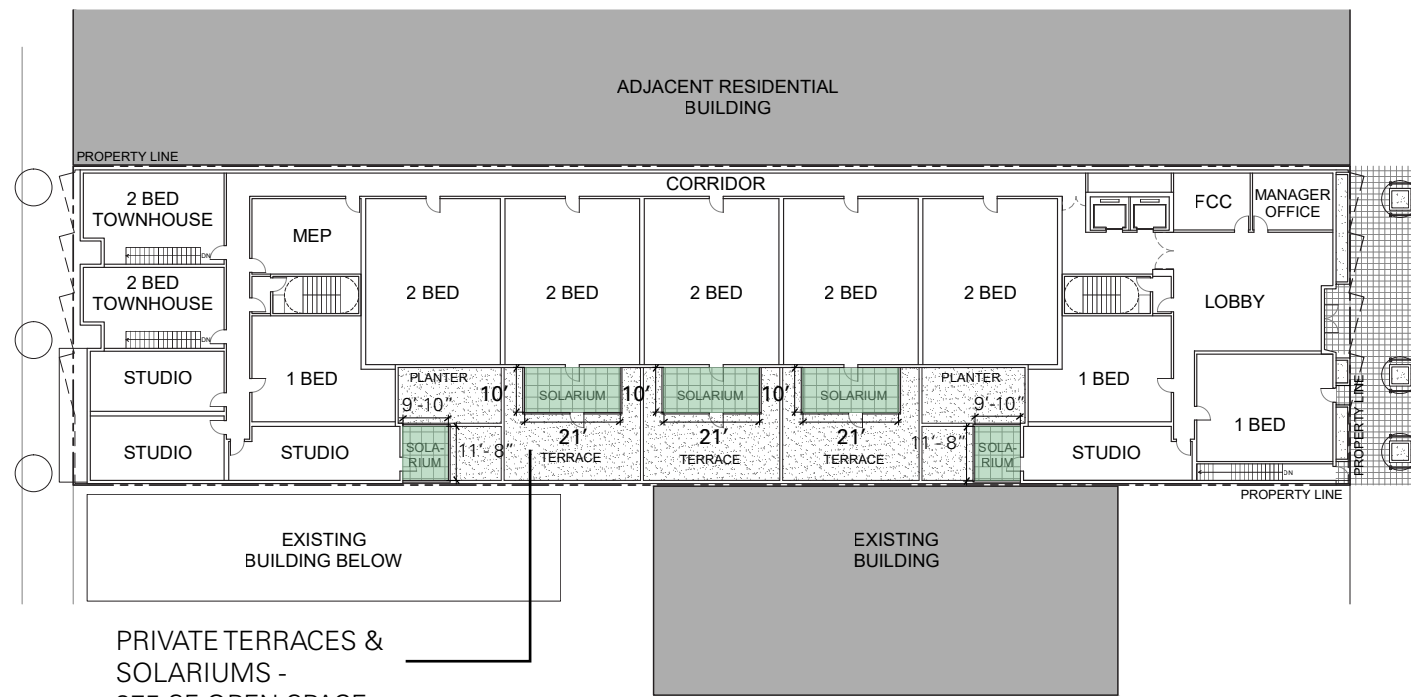
ROOF TERRACES, 5250 SQFT COMMON OPEN SPACE

PRIVATE TERRACES, 75 SQFT EACH

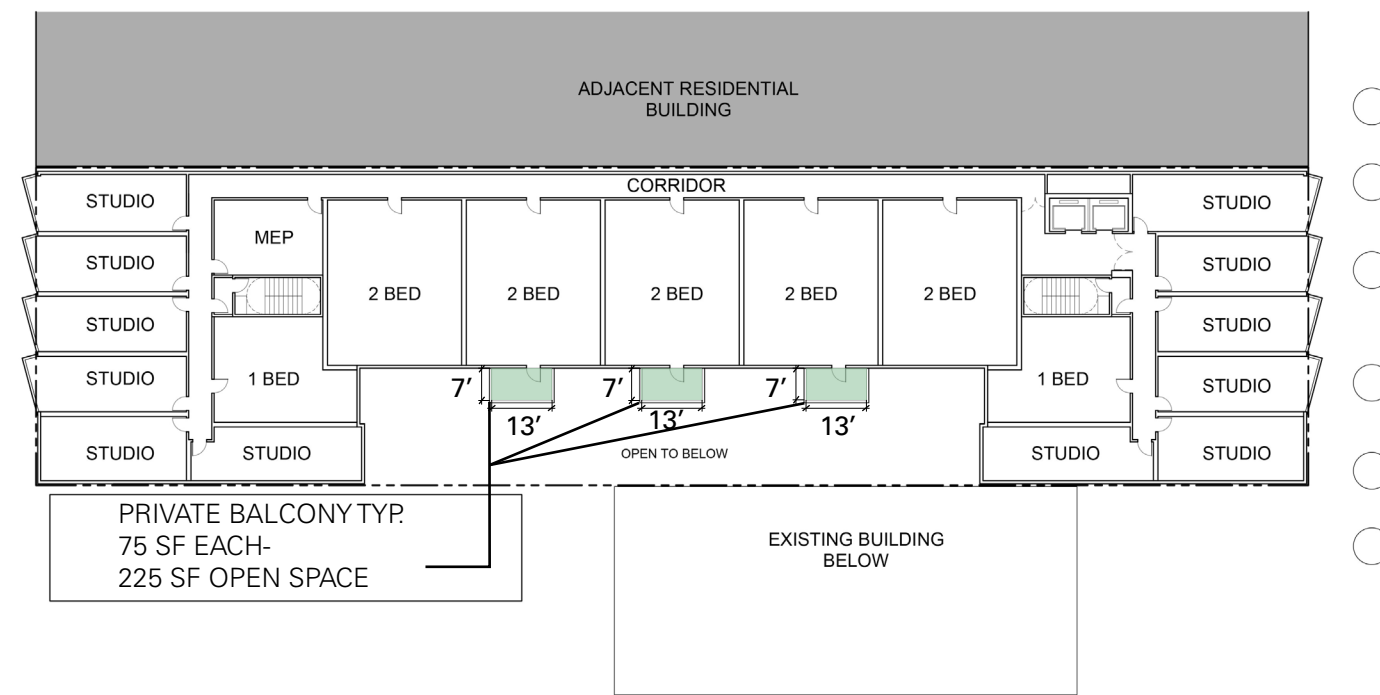
PRIVATE TERRACES  
MIN 75 SQFT EACH

Floor	UNITS/FLR	PRIVATE BALCONIES # of Balconies	PRIVATE TERRACES # of Terraces	COMMON OPEN SPACE	TOTAL OPEN SPACE
	ROOF	-		8,250	8,250
9	12	3	0	0	225
8	12	3	2	0	375
7	15	3	3	0	450
6	17	3	0	0	225
5	17	3	0	0	225
4	19	3	0	0	225
3	19	3	0	0	225
2	19	3	0	0	225
1	14	0	5	0	375
M	0	-	-	-	-
B	0	-	-	-	-
TOTAL UNITS		24	10	8,250 SF	10,800 SF

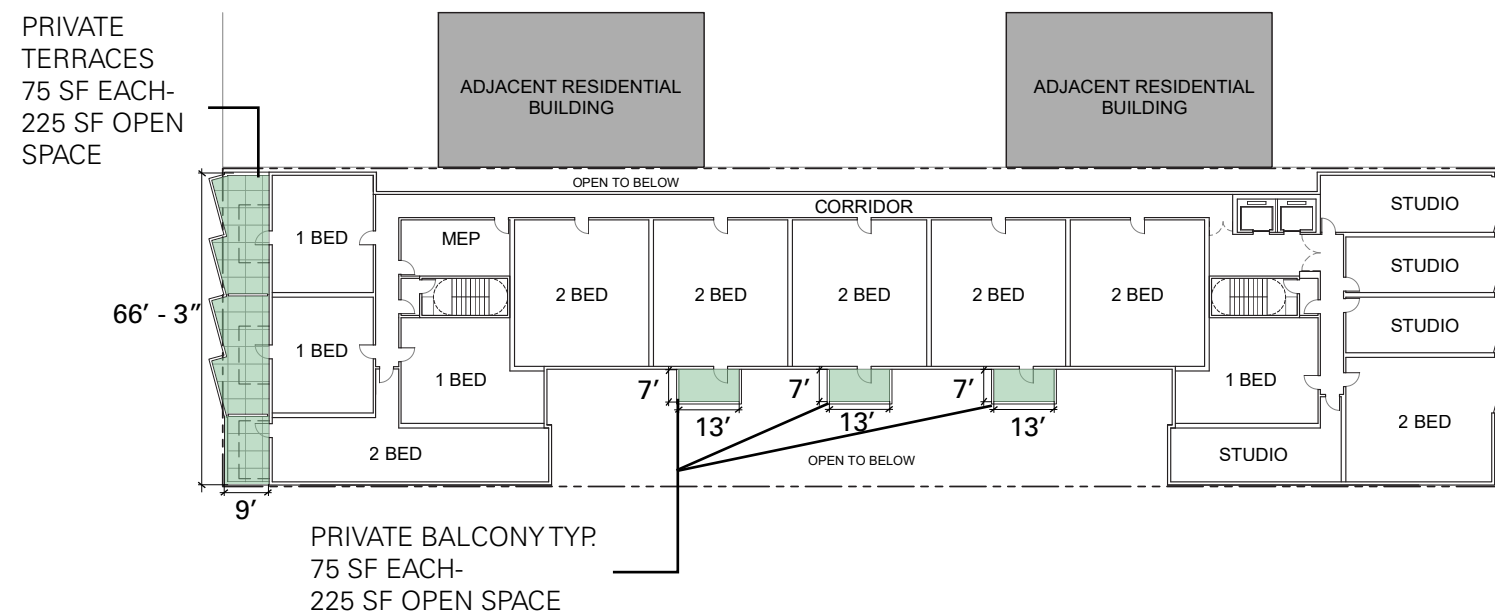
## OPEN SPACE



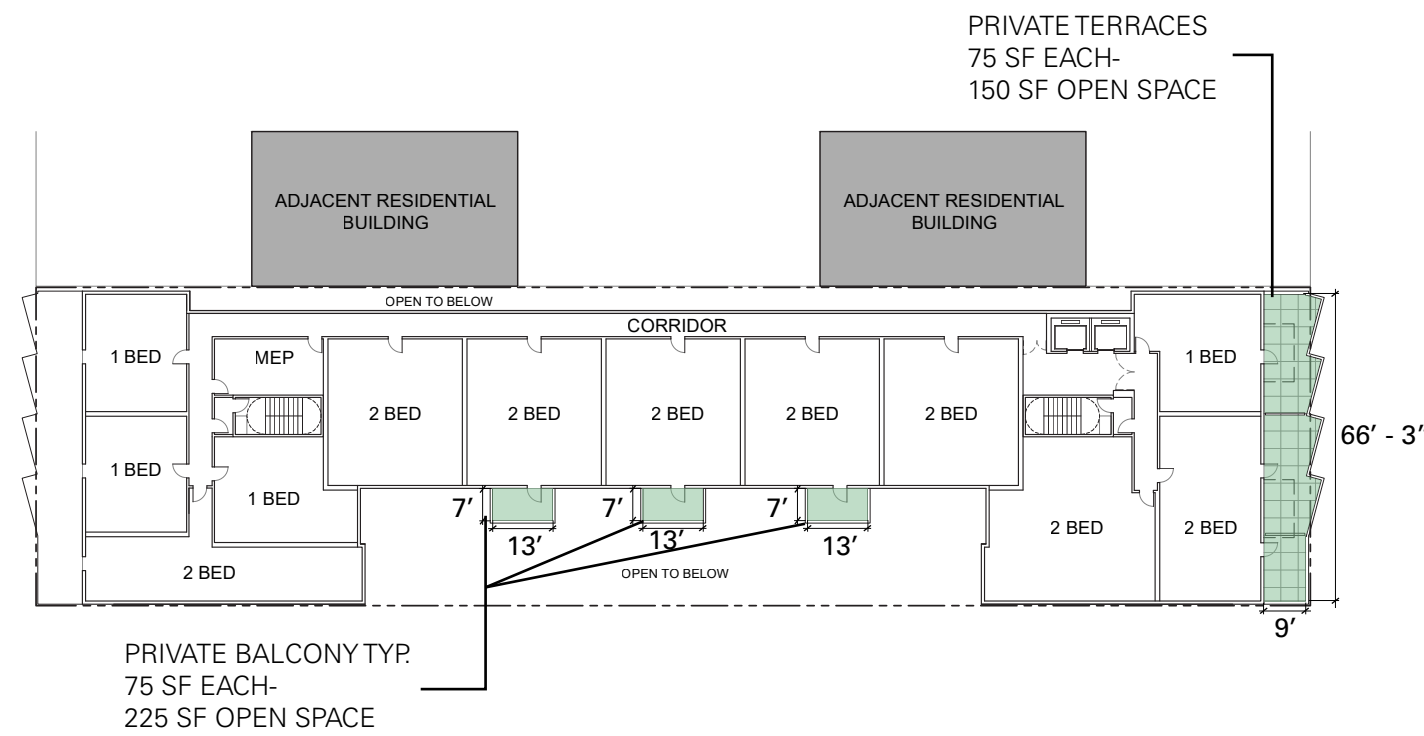
A GROUND FLOOR PLAN



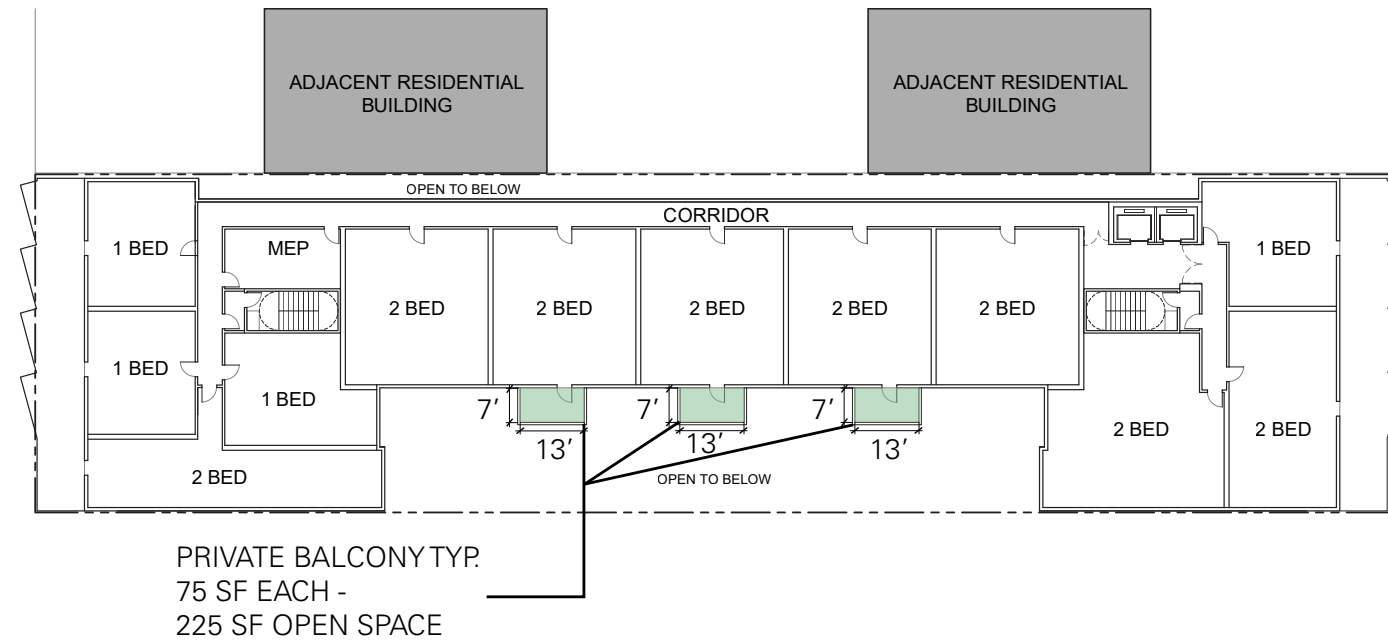
B LEVELS 2-6 - TYP. FLOOR PLAN



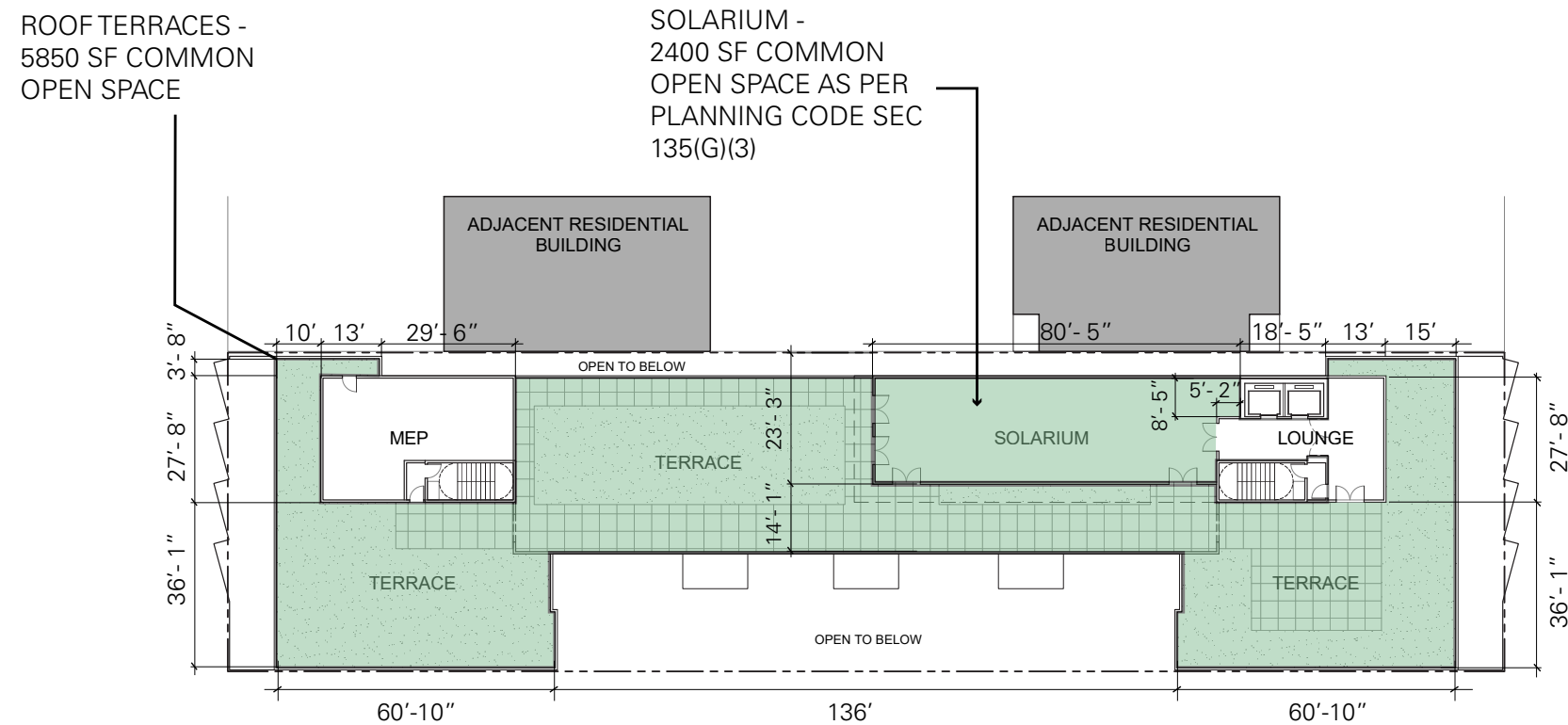
C LEVEL 7 FLOOR PLAN



D LEVEL 8 FLOOR PLAN



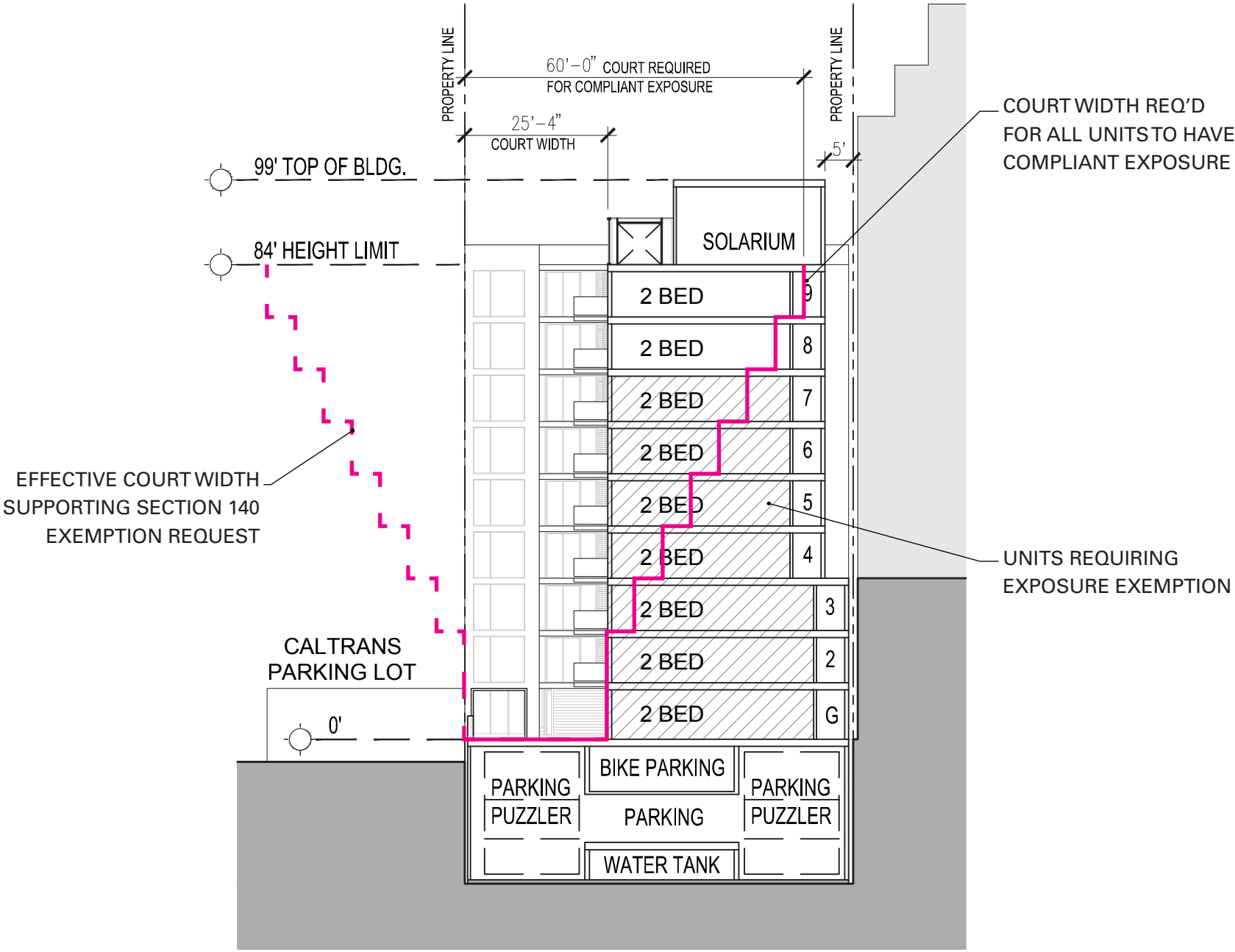
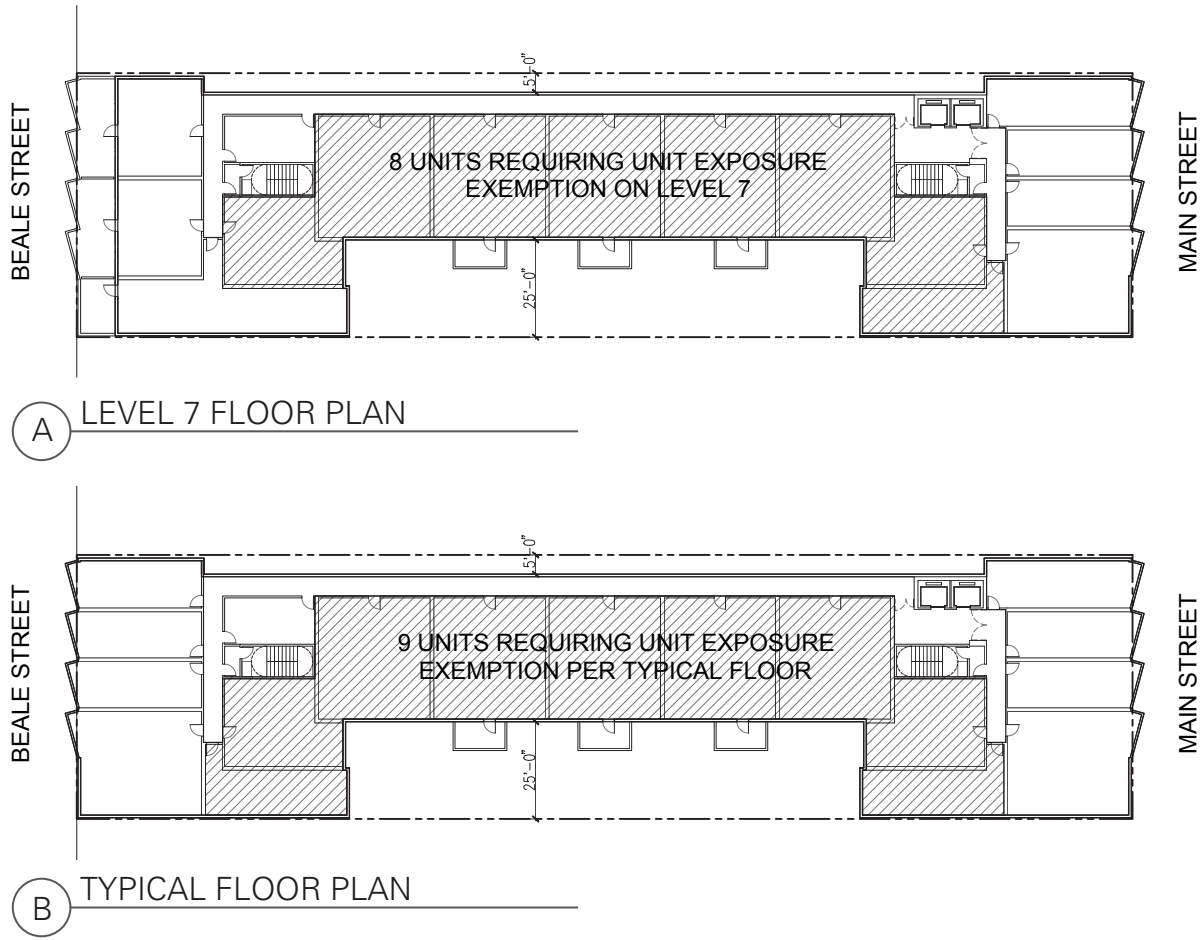
A LEVEL 9 FLOOR PLAN



B ROOF PLAN

Floor	UNITS/FLR	ST	1B	2B	Sec 140 Exempt Units
ROOF					
9	12	0	4	8	0
8	12	0	4	8	0
7	15	4	4	7	8
6	17	8	2	7	9
5	17	8	2	7	9
4	19	12	2	5	9
3	19	12	2	5	9
2	19	12	2	5	9
1	14	4	3	7	9
M	0	0	0	0	-
B	0	0	0	0	-
<hr/>					
	144	60	25	59	62
TOTAL UNITS ST 1B 2B Units					

**GENERAL NOTE:**  
DWELLING UNITS HAVE BEEN DISTRIBUTED SLIGHTLY DIFFERENTLY WITHIN THE PROJECT SINCE ISSUANCE OF THE PPA WAS REVIEWED. THIS RE-DISTRIBUTION HAS REDUCED THE NUMBER OF NON-COMPLIANT UNITS FROM 54% TO 43%





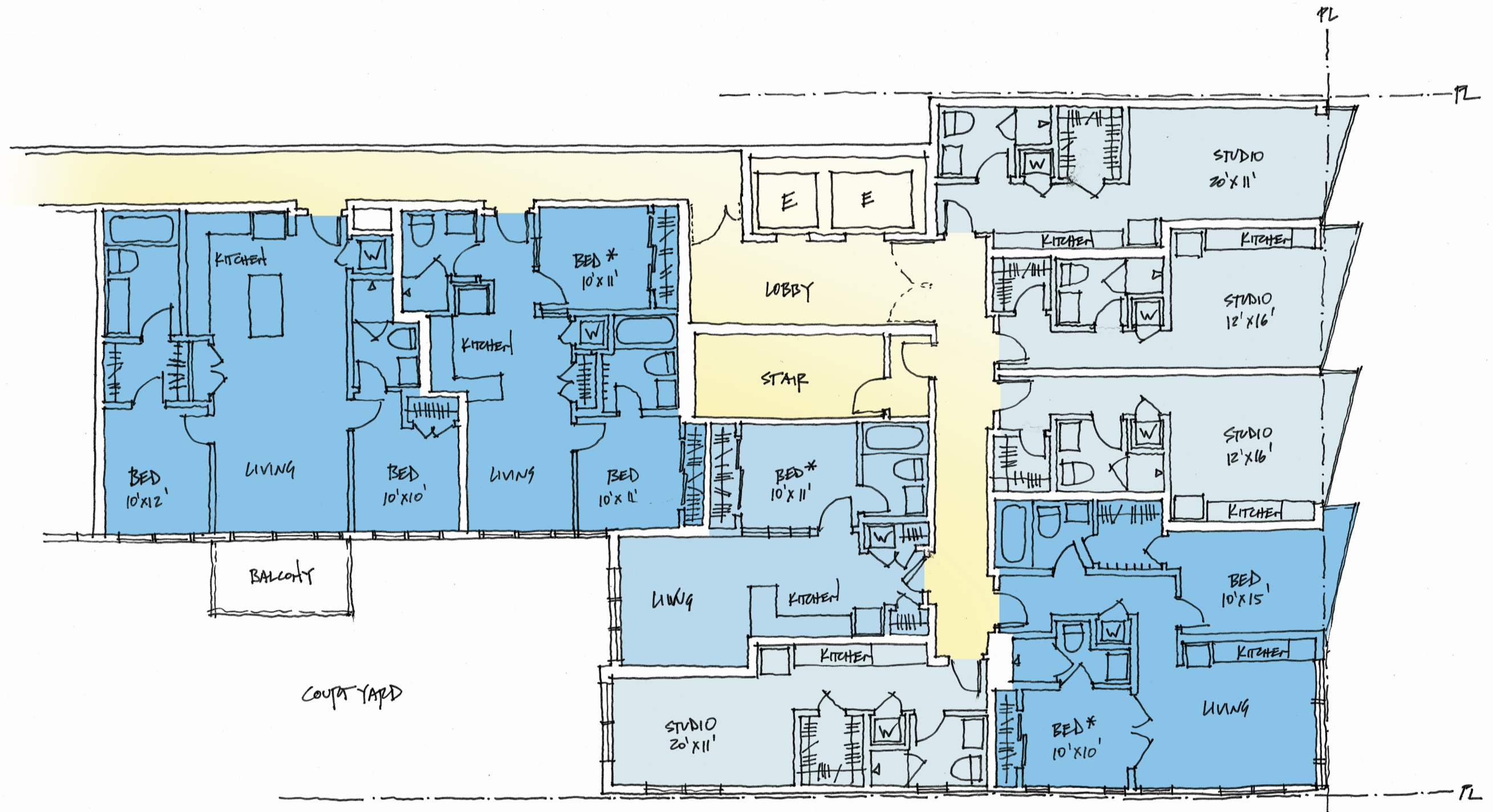


The proposed project at 430 Main Street will not result in any additional shadows cast upon the existing public green space at the corner of Bryant Street and The Embarcadero.

As illustrated in these photographs the existing 8 story building at the corner of Bryant and Main Streets is tall enough to obscure the green space from any structure that is equal in height to the underside of the Bay Bridge. The proposed project will not be taller than this height and is 99 feet north of the bridge resulting in no new shadows being cast upon the green space in question.

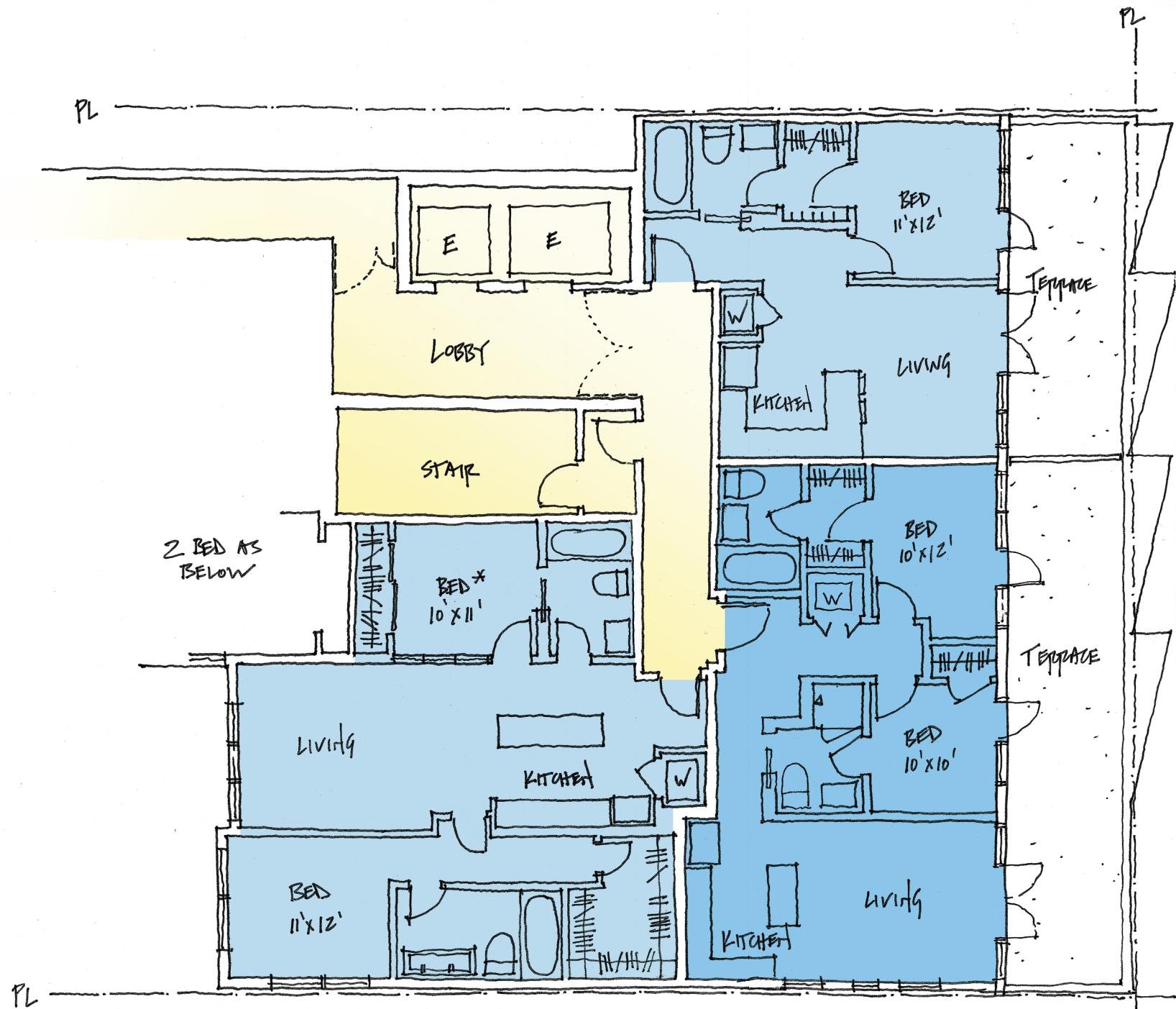






○ TYPICAL FLOOR UNIT LAYOUTS

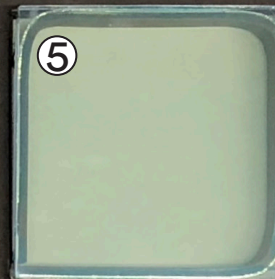




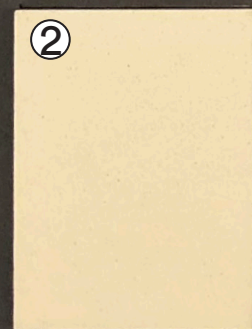
○ TYPICAL UPPER FLOOR UNIT LAYOUTS



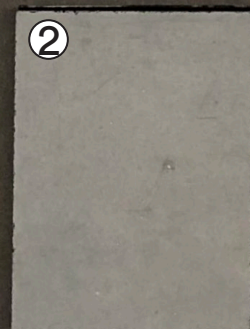




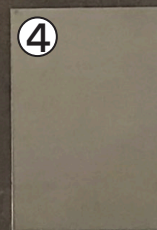
High Performance Insulated Glazing Unit - Exterior Glazing



Fiber Cement Panel Rainscreen with Natural Color Variation - Primary Building Material



Fiber Cement Panel Rainscreen with Natural Color Variation - Primary Building Material



Painted Metal Panels - Main Entry, Trim and Mullions



Warm Patina Metal - Accent at Unit Entries



Custom Laser Cut Metal Panels - Juliet Balcony Railings

- ① Warm Patina Metal - Accent at Unit Entries
- ② Fibre Cement Panel Rainscreen with Natural Color Variation - Primary Building Material
- ③ Custom Laser Cut Metal Panels - Juliet Balcony Railings
- ④ Painted Metal Panels - Main Entry, Trim and Mullions
- ⑤ High Performance Insulated Glazing Unit - Exterior Glazing



January 12, 2018

Committee For Healthy Housing  
201 Harrison St. Suite 120  
San Francisco, CA 94105

To:

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
415/202-0436

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Environmental Planner  
[Michael.J.Li@sfgov.org](mailto:Michael.J.Li@sfgov.org)

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Cc:

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Southeast Quadrant, Current Planning  
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Supervisor Jane Kim  
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(415) 554-7970  
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415/554-7973

Noelle Duong  
Rincon Hill Neighborhood  
[Noelle.Duong@sfgov.org](mailto:Noelle.Duong@sfgov.org)  
415/554-7972

Barbara "Bobbi" Lopez  
Land Use & Planning  
[Barbara.Lopez@sfgov.org](mailto:Barbara.Lopez@sfgov.org)  
415/554-7969

Dear Michael,

430 Main Street, planning application # 2014-002033DNX & 2014-002033ENV, is a proposed residential development at 430 Main St. & 429 Beale St. Baycrest, a residential building located at 201 Harrison St., is 430 Main's immediate neighbor to the northwest. Baycrest residents are concerned that 430 Main will cause environmental problems for Baycrest:

- Wind: A 100' tall building will block air flow that scrubs our open-space courtyards of dangerous Bay Bridge PM2.5 & carbon monoxide exhaust, & a host of other toxic air contaminants, allowing these toxins to enter individual living spaces through the courtyard-facing fresh air intake vents in most units;
- Sun: A 100' tall building blocks life-giving sun from the plants & trees in our open-space courtyards that are home to insects, birds & other animals in the neighborhood as well as sunlight to individual units;

- Windows: A 100' tall building too close to Baycrest may force our homeowners to seal their windows at a great expense to our building.

In "Air Quality Analysis Technical Report," Rambol Environ, Oct 2017: Table 13, PM 2.5 Concentration Results Summary, Rambol lists their estimated impact of Tidewater's proposed 430 Main on Baycrest, vs. no building. Their numbers are the same, and in some cases worse, than the numbers from a previous 2009 environmental study commissioned by Baycrest homeowners for a similarly brick-shaped building on the same 430 Main / 429 Beale lot that was previously rejected by the Board of Supervisors without further study in accordance with the state law requirements of CEQA. This design was a bad idea then, and it's an even worse idea now with additional Bay Bridge traffic & associated car exhaust.

- On Baycrest's Main St (East) courtyard, 0.69 microgram/cubic meter PM2.5 with no new building, to 0.79 microgram/cubic meter PM2.5, a 15% increase! 15% more PM2.5 & other unstudied Bay Bridge car exhaust pollutants falling to our courtyards for residents searching to breathe fresh outdoor air! 15% more pollutants blowing through the courtyard-facing fresh air intake vents for Baycrest residents to breathe in their condo units 24 hours all day & all night from the nearly 300,000 cars traversing the Bay Bridge daily!
- In our center courtyard, 0.44 without Tidewater's building, to 0.47 with, a 7% increase! 7% more noxious PM2.5 and car exhaust ingredients when people want to sit in the sun, or children want to romp & play! 7% more car exhaust fumes blowing into individual units through all center courtyard-facing fresh air intake vents!
- Interestingly, Rambol's analysis says our Beale St. (West) courtyard decreases from 0.54 without Tidewater's building proposal, to 0.51 with, a 6% decrease in exposure. Never mind the background exposure level is well above the 0.2 level. Volumes of PM2.5 & other car exhaust chemicals blowing into individual units, with no Bay winds to blow those chemicals away. Yet all Baycrest residents & visitors to the center courtyard, no matter where they live in the building, are exposed to higher PM2.5.

The new numbers confirmed by Rambol Environ are basically the same or worse than what we previously modeled. Why is Rambol's city requested & supposedly non-partisan environmental report not highlighting the actual % increase of PM2.5 caused by Tidewater's 430 Main design proposal, and only highlighting the % increase over background? Rambol chooses to highlight, in bold no less, the "project % difference compared to background." We think the far more useful numbers to focus on are to highlight the % above the PM2.5 threshold that Baycrest is already assaulted with, and combine that with the additional increase in PM2.5 caused by Tidewater's proposed building.

Rambol Environ only studied PM2.5, but in the last paragraph on pp 16-17, they mention there are other pollutants that were not studied. The following pollutants including PM2.5 can be expected to be found in our neighborhood air.

PM2.5 ; Oxides of Nitrogen (NOx) ; Carbon Monoxide (CO).

According to Control of Emissions of Hazardous Air Pollutants from Motor Vehicles and Motor Vehicle Fuels, EPA420-R-00-023, December 2000, the following substances are



released in tailpipe emissions:

Diesel Particulate Matter (DPM) ; Acetaldehyde ; Ethylbenzene ; Naphthalene ; Acrolein ; Formaldehyde ; Nickel Compounds ; Arsenic Compounds ; 1,4 n-Hexane ; POM3 ; Benzene ; Lead Compounds ; Styrene ; 1,3-Butadiene ; Manganese Compounds ; Toluene ; Chromium Compounds ; Mercury Compounds ; Xylene ; Dioxin/Furans ; MTBE.

According to the 2010 Global Burden of Disease Study, ambient air pollution caused more than three million deaths per year, which is the ninth leading factor contributing to the worldwide burden of disease. The Clean Air Act requires the EPA to set national air quality standards for particulate matter, ozone, nitrogen oxides, carbon monoxide, sulfur dioxide and lead.

Particulate matter (PM), also known as particle pollution, is a complex mixture comprising components such as acids, organic chemicals, metals, and soil or dust particles. PM<sub>2.5</sub>, which is regulated under the National Ambient Air Quality Standards (NAAQS) as an indicator and barometer of air pollution, is considered more harmful due to its smaller dimension and its ability to distribute into the lung's alveolar sacs, as well as absorbed into the blood stream and various human tissues.

Toxicology findings for increased PM<sub>2.5</sub> include:

- Genotoxic and inflammatory impacts of organic extracts, including 1,4-naphthoquinone (NQ) from traffic-related PM, in human lung epithelial A549 cells produce significant DNA damage in A549 cells, commonly discovered in human alveolar cell carcinoma. NQ also up-regulated interleukin 8 (IL-8), TNF- $\alpha$ , and Mcp-1 genes which participate in the pro-inflammatory response by releasing different types of cytokines/chemokines further contributing to dangerous disruptions of healthy cellular processes.
- Cell membrane lysis and mitochondrial ultrastructural disruptions including cell mortality and ultrastructural lesions
- Inhibits cell proliferation and induced lactate dehydrogenase (LDH) release in a dose-dependent manner
- Significant intracellular production of reactive oxygen species causing direct cytotoxicity
- Significantly increased the expression of CYP1A1, CYP1B1, and AhRR genes, affecting various liver enzyme metabolism processes leading to cumulative DNA damage, which is critical for carcinogenesis

Based on the pharmacodynamics of elevated intracellular PM<sub>2.5</sub> accumulation through mechanisms described above, particle pollution has also been linked to:

- Eye irritation
- Lung and throat irritation
- Trouble breathing
- Lung cancer

- Problems with babies at birth (for example, low birth weight)

Epidemiology-wise, these toxicology findings contribute to worsening of health issues with the following relative and absolute risks:

- For people diagnosed with liver cancer, living in an area with heavy air pollution from industry, traffic or smoke is linked to lower odds of survival
- An estimated 5-8% of all deaths from lung cancer may be related to PM2.5 air pollution exposure
- Fine particulate and sulfur oxide-related pollution were associated with all-cause, lung cancer, and cardiopulmonary mortality. Each 10- $\mu$ g/meter cubed elevation in fine particulate air pollution was associated with approximately a 4%, 6%, and 8% increased risk of all-cause, cardiopulmonary, and lung cancer mortality, respectively.
- The American Cancer Society Cancer Prevention Study II cohorts (CPS-II) demonstrated lung cancer mortality RR was 1.14 (95% CI: 1.04–1.23) for a 10  $\mu$ g/meter cubed increase in PM2.5 concentration. Since the Relative Risk confidence interval is above 1, this clearly shows with 95% confidence that lung cancer mortality is directly associated with an increase in PM 2.5 concentration.

Various Studies for Reference:

- Pope CA, 3rd, Burnett RT, Thun MJ, et al. Lung cancer, cardio-pulmonary mortality, and long-term exposure to fine particulate air pollution. JAMA. 2002;287:1132–1141
- Dockery DW, Pope CA, 3rd, Xu X, et al. An association between air pollution and mortality in six US cities. N Engl J Med. 1993;329:1753–1759
- Carey IM, Atkinson RW, Kent AJ, et al. Mortality associations with long-term exposure to outdoor air pollution in a national English cohort. Am J Respir Crit Care Med. 2013;187:1226–1233

Article 38 says 0.2 micrograms/cubic meter of PM2.5 is dangerous to human health. At a 0.2 PM2.5 reading, a measureable increase in incidents of health problems begin to manifest. The BAAQMD (Bay Area Air Quality Management District) says PM2.5 exposure leads to “aggravation of asthma, bronchitis, and other respiratory problems, leading to increased hospital admissions; cardiovascular symptoms, including chronic hardening of the arteries and acute triggering of heart attacks; and decreased life expectancy, potentially on the order of years. Smaller particles have increasingly more severe impacts on human health than larger particles. This occurs in part because smaller particles are able to penetrate more deeply into the human body.” Let’s not mince words here, they mean DEATH. There is no safe standard for PM2.5 exposure.

<http://www.baaqmd.gov/~media/files/planning-and-research/research-and-modeling/cost-analysis-of-fine-particulate-matter-in-the-bay-area.pdf>

If Rambol uses or coordinates with BAAQMD’s data sources, then it is possible all their analysis could potentially be flawed. It is CfHH’s position that Baycrest courtyard airflow from Bay winds will be compromised with Tidewater’s proposed building design,

possibly in ways that have not been modeled. In BAAQMD's 2016 Air Monitoring Network Plan, Section 4.24 San Francisco, it does not appear Bay Bridge traffic is addressed.

[http://www.baaqmd.gov/~media/files/technical-services/2016\\_network\\_plan-pdf?la=en](http://www.baaqmd.gov/~media/files/technical-services/2016_network_plan-pdf?la=en)

In the end, the problem is simple to visualize. Baycrest is a 3 sided box with its open side towards the San Francisco Bay. 430 Main represents the 4th side of that box, which functionally traps PM2.5 & associated toxic tailpipe emissions from the Bay Bridge, Harrison St., Beale St., Main St., & Bryant St. in our courtyards. The air quality report for this project does not study a more complete array of toxic chemicals or provide a health risk assessment for these unstudied toxins. Baycrest was built starting in 1989 & ending in 1992; 430 Main & 429 Beale St. were zoned for low rise commercial. This fact plays into how the Baycrest building was designed & laid out, and where the open space courtyards were placed. These sites should have never been rezoned to allow for such a big building that causes a downwash problem & a concentration of vehicle exhaust pollution that is so dangerous to the health of Baycrest residents.

In the Planning Department's January 4, 2018 letter to area residents, you request comments from the community. The Committee for Healthy Housing is unsure if the current environmental report, "Air Quality Analysis Technical Report," Rambol Environ" Oct 2017 we've reviewed is the final one, or is simply a draft. As future additions are made to the project file, we may have additional comments & questions.

Baycrest continues to look for a win-win solution where the naturally occurring affordable housing is not unfairly subjected to significant environmental impacts that result from the proposed project. The project sponsor should be able to build a profitable project that is consistent with existing conditions, & that will fit on such a small site.

We are happy to meet you at Baycrest to show you the unique environmental problem we have, or at your office hours or another convenient time. Please email Leala Oulalla, Baycrest General Manager, at [loulalla@pacbell.net](mailto:loulalla@pacbell.net), with your availability for office hours or any time you are available to meet. Please note Baycrest's previous General Manager Ted Jarvis retired at the end of last year.

Sincerely, The Committee For Healthy Housing.

Amine Bellajdel  
Reed Kalna  
Adam Masri

Margaret Gunn  
Gustavo Leao  
Jonathan Recht

Dane Ince  
Howard Letherwood

**From:** Regina Alava  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 403 Main Street Project-feedback  
**Date:** Wednesday, January 17, 2018 5:47:40 PM

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Greetings,

As a resident of 201 Harrison Street, it concerns me that while the Planning Department recommended the sponsors of the project at 430 Main Street pursue a two-tower design that would ensure safe airflow through our property and neighboring properties (like Lumina and Infinity, also two-tower designs), it has come to my attention that the sponsors have completely ignored the recommendations and continued with their request for approval of a monolith structure.

I hope that each of you will continue to work on our behalf to prevent any design that does not allow for airflow between the BayCrest towers. I would ask for your support to ensure that the proposed project ensures the health and safety of current and future residents by maintaining airflow with a two tower design, respects the purpose of the open spaces at BayCrest, and ideally, compliments the Rincon Hill area. Please protect the residents of 201 Harrison Street, and the future residents of 430 Main Street who are not yet able to speak for themselves.

I don't oppose the development. However, I do oppose the manner in which the sponsors of 403 Main Street have chosen to ignore community feedback and known environmental issues and who plan to proceed carelessly with an unsafe project which significantly increases levels of particulate matter that settle here from the freeway. Please help steward this misguided plan towards a healthier and more environmentally responsible solution.

Best Regards,  
Regina Alava

P.S. I would appreciate it if you could send a copy of any and all notices, web links, and proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.



**From:** Sue Hestor  
**To:** [Li, Michael \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [Andrew Brooks](#)  
**Subject:** 429 Beale and 430 Main 144 DU proposed project 2014-002033 ENV  
**Date:** Thursday, January 11, 2018 11:54:43 AM

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Please provide all documents and notices on the proposed 144 DU project at 429 Beale and 430 Main to me.

I am on your mailing list at 870 Market St #1128, SF 94102

I applaud that the project description on 1/4 notification for 429 Beale describes the "un-flat" nature of the site. This is encouraging. There have been several projects on sites very near this in past decade. Acknowledging the sloping site is a good first step. This area also has circulation issues related to the overhead Bay Bridge access, the difficult circulation in the area related to the embankment and non-through streets.

Issues for both pedestrians and transit are complicated. Environmental review and project review should have accurate 3D representations - NOT FLAT MAP with the "usual" walking radii assumptions.

This has affected the evaluation of other projects.

Could you forward as attachment the any applications filed on this project.

Thank you.

Sue Hestor

**From:** Sandra Moulton  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main Proposal Concern, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 2:31:33 PM

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Dear Supervisor Kim and Planning Department members,

I am writing you about the current planned building design for 430 Main Street.

I currently live at 201 Harrison (unit 100) and am deeply concerned about the impact to air quality with the current design. I have asthma and am highly sensitive to air quality. With the current design proposal the air quality report shows there will be an increase in particulate matters between 7 - 15% which is extremely dangerous for those like myself with asthma as well as children, the elderly and the sick.

I urge you to please discourage the current design. I understand the developers desire to build on the lot and am not opposed to a design that ensures airflow and sunlight are not blocked. Something like a 2 tower design that mimics the BayCrest Tower design would make this safer for the existing and future residents in the area.

Sincerely,

Sandra Moulton  
201 Harrison Street #100

**From:** Scott Smolar  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 1:58:48 PM

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Greetings All,

I am a physician and current resident at the Baycrest towers 201 Harrison St. I am writing regarding the proposed buildings at 429 Beale and 430 Main.

It is clear from the medical literature that living near a major highway poses significant cardiac and pulmonary risk. When I purchased my condominium I was aware of this and the fact that the building has no air filtration system. The mitigating factor was the large amount of open space surrounding the courtyards allowing for adequate ventilation.

The proposed structures will create a health hazard for myself and the other residents at 201 Harrison. I most strongly encourage the Planning Department to reject any design that is not a two tower design that maintains the open space and design of neighboring BayCrest Towers at [201 Harrison Street](#).

Sincerely,  
Dr. Scott Smolar  
201 Harrison st #209  
San Francisco, CA 94105  
415-238-1113

Sent from my iPhone

**From:** Kevin T  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 12:00:45 PM

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Dear Planning Department and Supervisor Kim,

I have been an owner/resident of BayCrest Towers since 2005 and attended Supervisor Kim's office hours on October 6, 2017 to discuss the health and environmental concerns with the 430 Main project. This was followed up with the Environmental Impact Report. There are still concerns that proposed projects do pose health and environmental problems to existing housing and do not offer real alternative designs to those that were already rejected by the Board of Supervisors in 2009.

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I continue to support the Planning Department's suggestion that the proposed project mirror BayCrest Towers and the department is discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:

Kevin Tom  
2632 La Honda Avenue  
El Cerrito, CA 94530

Email: [kevinwtom@yahoo.com](mailto:kevinwtom@yahoo.com)

Sincerely and thank you for your support,

Kevin W. Tom  
415-494-1092



**From:** Yewleh Chee  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 11:13:18 AM

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Hello,

I am writing with regards to 429 Beale and 430 Main, case no. 2014-002033ENV.

As a resident of BayCrest Towers, 201 Harrison Street, I would like to urge the Planning Department to continue to discourage any design that would negatively impact the health of BayCrest residents. For example, I understand that the 430 Main project as currently proposed will block sunlight and air flow to our courtyards and our living units and cause an increase in pm 2.5 for our community.

Please mail all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV, to my address:

Yewleh Chee

201 Harrison Street Apt. 708

San Francisco, CA 94105.

Thank you very much for your consideration.

Best regards,  
Yewleh

**From:** Rebecca Liao  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 10:42:27 AM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at [201 Harrison Street](#).

As the sponsor of the project has obtained an air quality report showing that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick.

This is a huge concern for me as I suffer from environmental asthma and allergies.

Please postal mail all documents related to the project to: 201 Harrison Street Unit 610 San Francisco, Ca 94105

Thank you,

Rebecca

**From:** Andrea and Michael  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 10:23:47 AM

---

Dear San Francisco officials,

We would like to receive all notices and web links related to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

As owners/residents of the neighboring property at BayCrest with two young children we are extremely concerned about anything that would further degrade the air quality and light around/in our building. We would like the Planning Department to discourage any design that is not a two tower design that compliments the open space and design of BayCrest Towers at 201 Harrison Street.

Please mail all documents via US Mail related to the project to:

Andrea and Michael Brook  
201 Harrison Street, #603  
San Francisco, CA 94105

Regards,

Andrea and Michael Brook

**From:** ksheu@juno.com  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Saturday, January 13, 2018 2:14:32 PM

---

"Greetings,

With regard to 429 Beale and 430 Main, case no. 2014-002033ENV, I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Kevin Sheu DDS  
201 Harrison St. #401, SF, CA 94105

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How To Remove Eye Bags & Lip Lines Fast (Watch)  
Fit Mom Daily  
<http://thirdpartyoffers.juno.com/TGL3141/5a5a84a677c2c4a6587cst02duc>



**From:** Claudia Yang  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Wednesday, January 10, 2018 10:45:21 PM

---

Hello

I'm a resident of 201 Harrison Street. I'm writing to you to plea to you not to approve the construction of 430 Main Street.

I would like to let you know that I have 2 young twin children (age 6). One of my twin boys (Max) was born with a rare genetic disorder called Jacobsen's syndrome. Since birth, Max has struggled with various health issues, 2 of those he is still currently struggle with is immune deficiencies and pulmonary issues. When Max was 6 months old, he had pneumonia which almost took his life. We have been super careful with his surrounding environment ever since. We avoid going to crowded places and indoor places with bad air circulations. Regardless on how careful we can be, Max still struggles and almost every year, we end up in UCSF Children's hospital for a week for pneumonia.

I'm super concerned with the building of 430 Main Street, it will block our courtyard air circulation (which is where our window opens), thus increase the risk of Max having more pulmonary issues. If the construction proceeds, we may be forced to relocate and with the current housing prices in SF, I'm not quit sure what we can get.

I would also like to bring up that my in-laws are also living in the building (separate units). Both of them are over 70 years old. My father in law had a liver transplant a few years ago and he is not so healthy. I'm also concern for him that with the change in air quality, it may put him at risk for falling ill as well.

I would like you to include our living situations into your consideration of the building application of 430 Main Street. If the building does go up, I am almost certain it will cause issues for our family and my plea is for you not to approve the application.

Thank you for your time and your consideration

Best Regards,

Claudia Yang

**From:** Cynthia Montes  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV.  
**Date:** Friday, January 12, 2018 11:55:03 AM

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Happy New Year to all of you.

I hope the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

As a resident and owner of BayCrest with a unit the faces the courtyard I am extremely concerned about the current design/architecture of this project that will block sunlight and dangerously impact the air flow. The only fresh air my unit gets comes from the windows and vents facing this courtyard.

I have a history of pulmonary embolisms with hypoxemia that required me to be on oxygen several times. And it is my understanding the latest "air quality" report has concluded there will be a dangerous increase in particulate matter that will adversely affect my health. This was the same result that was concluded in 2009 causing that project to not get approved by the Planning Dept and Supervisors.

Your consideration is greatly appreciate.

Please do not hesitate to contact me with any questions.

Thank you

Cynthia M Montes  
201 Harrison St #227

**From:** Randi Bresciani  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Pollak, Josh \(CPC\)](#); [Li, Michael \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV.  
**Date:** Sunday, January 14, 2018 3:44:23 PM

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Hello,

I am writing to you regarding the existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. To construct the building as is currently proposed is unnecessary as there are other options for design that will provide much needed residences. In this day and age, don't we all want to do what is best for our community, our environment and our city?

Thank You,

Randi Bresciani

**From:** Chris Stewart, SRES  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 4:06:36 PM

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Hello

Currently the sponsor at 430 Main has obtained an air quality report for their project that basically shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick.

As an owner at Baycrest and a soon to be returning resident, I am against any proposal that compromises my health or the health of my neighbors and plants.

*~ Information is free, knowledge is priceless ~*  
~Chris Stewart



Virus-free. [www.avast.com](http://www.avast.com)



**From:** Natalie Bybee  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale and 430 Main  
**Date:** Thursday, January 11, 2018 5:54:23 AM

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Hello Mr. Vu,

Would you please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I'm hoping the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. I'm concerned, as the previous designs block sunlight and air flow to our courtyards and our living units.

Please mail all documents related to the project to: 201 Harrison Street #113, San Francisco, CA 94105

Thank you,

Natalie Bybee

**From:** Maureen Wickline  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** 429 Beale St. & 430 Main St. Project  
**Date:** Thursday, January 18, 2018 3:37:35 PM

---

Dear Mr. Vu -

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please send us all notices and web link to existing proposals relating to the proposed project located at 429 Beale St. and 430 Main St., case No. 2014-002033ENV to [mswickline@gmail.com](mailto:mswickline@gmail.com)

Additionally, please postal mail all documents related to the project to: Paul & Maureen Wickline, 1027 Windsor Drive, Lafayette, CA 94549.

Sincerely,  
Maureen & Paul Wickline

**From:** Johan Majoor  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [danemince@yahoo.com](mailto:danemince@yahoo.com)  
**Subject:** 429 Beale Street and 430 Main Street  
**Date:** Friday, January 19, 2018 8:57:55 AM

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Hi,

I am a very concerned home owner (owner since 2002) at the BayCrest building that is adjacent the proposed development of 429 Beale Street and 430 Main Street.

For the second time in a row an environment study clearly shows that the health of our community is at risk when the proposed development is approved.

Our community have made numerous suggestions and proposals that would reduce the health concerns. However the developer is simply not willing to make a change as every proposed change is rejected by the same thing, their bottom line.

I hope the health concerns of our community have a higher priority than the bottom line of a project developer.

The BayCrest building has 288 of the most affordable housing units available in this area of the city. The current proposed development at 430 Main Street, put those units at risk and will make them unlivable in the long term. This proposed building will therefore reduce the overall number of available housing in the city.

Knowing the health concerns and the potential liability that comes with it, I hope the planning committee will consider this in their decision making and reject the currently proposed project.

Thanks & Regards,  
Johan Majoor

**From:** Josh Goldstein  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main / 429 Beale Proposed Project  
**Date:** Thursday, January 18, 2018 12:11:57 PM

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Supervisor Kim and Officials Lopez, Li, Pollak, and Vu:

I am writing regarding the current proposal being considered for 430 Main and 429 Beale. An air quality report obtained by the 430/429 developers has discovered many of the same things from the 2009 study on a very similar design for this parcel -- that it would lead to substantial increases in PM 2.5. This particular location, adjacent to the Bay Bridge and to BayCrest Towers, where I am an owner-occupant, is not the place to implement a design that will decrease air quality even further, since it's already adjacent to the bridge trafficked by tens of thousands of cars per day. For those with Asthma, COPD, and other elements, or the elderly, this is even more dangerous.

There are numerous other designs that would be just as profitable for the developers and their investors that they could and should consider for this parcel which would not cause drastic air quality decreases to BayCrest residents in particular and the neighborhood more broadly. Please encourage them to reconsider those studies and undertake air quality and environmental reviews on them and weigh the results of those when making your ultimate approval decisions.

Thank you for your interest in developing San Francisco's Rincon Hill neighborhood in a safe, environmentally friendly, and sustainable manner.

Josh Goldstein  
201 Harrison St #1129  
San Francisco, CA 94105



**From:** Cher A Cultrona  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [Leala Oulalla](#)  
**Subject:** 430 Main Building Project Hazards  
**Date:** Thursday, January 18, 2018 11:10:09 AM

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Dear Jane, Barbara, Michael, Josh and Doug,

I am a 25 year home owner at BayCrest Towers Condominium. I am writing today in regards to the unsafe and irresponsible design that has been submitted for your approval on 430 Main. I have been made aware as a homeowner at BayCrest of this particular information below:

"Currently the sponsor at 430 Main has obtained an air quality report for their project that basically shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick."

It seems pretty clear to me that this design is bad idea on many levels. I am hoping and assuming you do not want to be associated with anyone getting sick from the consequences of this design being approved, especially after information provided clearly states the danger.

Thank you for your time today and I hope you will take the dangerous facts seriously.

Sincerely,  
Cher Cultrona  
201 Harrison #811  
San Francisco, CA 94105

**From:** f1257@aol.com  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main Project  
**Date:** Thursday, January 18, 2018 4:00:06 PM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. I own unit 622 at the Bay Crest.

Fred Sanchez

**From:** Jennifer Glatzer  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main St Concern  
**Date:** Thursday, January 18, 2018 1:45:07 PM

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Greetings,

I am very concerned about the 430 Project.

430 Main has obtained an air quality report for their project that basically shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick.

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:

Jennifer Glatzer  
201 Harrison St #1022  
SF, CA 94105

Thank you

Jennifer

**From:** Edin Goolan  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 main st project  
**Date:** Thursday, January 11, 2018 11:44:59 AM

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Currently the sponsor at 430 Main has obtained an air quality report for their project that basically shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick. I am 70 years old and already have shortness of breath and asthma. The air quality in this area is not good at the present, imagine what it will be after another tall building is built right next to my unit. Why can't we develop the city without putting peoples health in danger.

Edin Goolan 201 Harrison st unit # 1025



**From:** Parmani, Deepak  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main St Project  
**Date:** Thursday, January 18, 2018 2:17:50 PM

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Dear SF Planning Department,

Hope you are doing good.

I am resident and property owner at 201 Harrison St #526, San Francisco CA 94105.

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. It will block both sunlight and air coming into our building.

Please postal mail all documents related to the project to 201 Harrison St Apt 526 San Francisco CA 94105.

Thanks,  
Deepak Parmani

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Moody's monitors email communications through its networks for regulatory compliance purposes and to protect its customers, employees and business and where allowed to do so by applicable law. The information contained in this e-mail message, and any attachment thereto, is confidential and may not be disclosed without our express permission. If you are not the intended recipient or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that you have received this message in error and that any review, dissemination, distribution or copying of this message, or any attachment thereto, in whole or in part, is strictly prohibited. If you have received this message in error, please immediately notify us by telephone, fax or e-mail and delete the message and all of its attachments. Every effort is made to keep our network free from viruses. You should, however, review this e-mail message, as well as any attachment thereto, for viruses. We take no responsibility and have no liability for any computer virus which may be transferred via this e-mail message.  
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**From:** Michael Kong  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main St. letter  
**Date:** Thursday, January 18, 2018 10:17:23 AM

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Dear Representative committee,

I disagree with the 430 Main project and the air quality report has even shown more significant damage to our current residents. If the building is built and we will suffer from many flaws. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and swimming pool area. It will create a chaos living conditions to many residents. Our residents depending on the air and sunlight especially from that specific northeast area. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick. This is devastating our community.

I strong disapproved of this project. Please help us to fight this project from going through.

Sincerely,

--

Best,

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**Michael Kong** -Email: [michael.kong@gmail.com](mailto:michael.kong@gmail.com)  
[201 Harrison street, #413](#)  
[San Francisco, CA 94105](#)

**From:** Judy  
**To:** [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Kim, Jane \(BOS\)](#)  
**Cc:** [Judy Hutchinson](#)  
**Subject:** 430 Main Street (and 429 Main Street) Project zip 94105  
**Date:** Sunday, January 14, 2018 9:55:58 AM

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Dear Supervisor Kim, Ms. Lopez, Mr. Li, Mr. Pollak and Mr. Vu:

Thank you all for your consideration of the environmental and health impact of the the 429/430 Main Street Project being proposed in the Rincon Hill neighborhood.

I am including for your reference a letter I submitted to Mr. Vu back in 2016 when this project was first proposed. The letter was written on behalf of the children, the elderly and others who may not be able to advocate for themselves the negative health consequences and impact they will suffer if this project is to built as proposed. (Thank you Mr. Vu and Mr. Li for acknowledgement of my letter at the time).

I have recently learned, and am quite disappointed, that the developers are not proposing changes to effectively and substantially mitigate the impact of the negative health and environmental impacts of their project.

As such, we hope for you to enable the developers to understand the urgency and to make the changes needed to mitigate and eliminate the harmful effects of their project to existing neighbors. There are architectural design, technological, structural, equipment available that the developers can tap to eliminate the unhealthful impact of their project. In effect, there are SOLUTIONS to this major problem of their design and building.

Lastly, we are a small block and a growing neighborhood. I think I speak for all of my neighbors when I say we would like to welcome new neighbors. But it will be very hard to welcome the new neighbors as they move into the project (AS CURRENTLY PROPOSED), knowing that the building they live in is trapping pollutants every moment and killing you, your children, your friends, neighbors, and staff, day by day. And who would want to move into a building that is so harmful for their neighbors? I would not, would you?

We know this is an uphill battle for us neighbors in an older existing structure, and appreciate that you are open to input and information.

Thank you for your consideration and action toward a win-win solution.

Sincerely,  
Judy Hutchinson and family

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**From:** hutchinson [<mailto:tohutchi@yahoo.com>]

**Sent:** Saturday, February 27, 2016 9:11 AM

**To:** Vu, Doug (CPC); Banales, Julian (CPC)

**Subject:** Community Input on 430 Main Street Project - impact to neighborhood

Good morning Mr. Vu and Mr. Banales and colleagues,

Thank for allowing the community to provide feedback on the 430 Main Street project in the Rincon Hill neighborhood.

As a resident of Baycrest Condominium Towers, I am writing on behalf of my children and my family as well as my neighbors who are not able to advocate for themselves due to language barriers and other issues.

While it seems positive to have new neighbors, the building itself is a major concern. The proposed design DIRECTLY impacts the health and well being of the residents of the existing Baycrest building which has been there over 25 years. As you may know, these buildings sit right below the Bay Bridge, one of the busiest and most congested bridges in the United States. 430 Main Street as proposed is creates a wall over 100' tall and will block the wind that currently clears the air of the many vehicle pollutants (such as carbon monoxide and dust) from the Bay Bridge. I cannot stress the health hazard that this creates. These pollutants are known carcinogens. There are young children including my own children that will be impacted. We should not dismiss the very real possibility and outcome of existing residents developing cancer and other illnesses because of the construction of this building as proposed.

Two other major issues with the proposed design with the straight 100' tall wall is the elimination of sunlight/light period into the courtyard and the need for some residents to have to seal off their windows due to the proximity of the proposed building to Baycrest.

I have looked at some different architectural, structural and logistical proposals for 430 Main Street. The design can be changed at small impact to developers to mitigate the effects to the existing residents and community in this area. 430 Main Street being set back just minimally 5 feet will cure the window issue. More urgently and importantly, the proposed building does not have to be built like a box/rectangle. It could be separated into two towers or other modifications, which will allow air flow to ALL, making a more healthful and better quality of living environment for not only the existing residents of 201 Harrison Street but also the new residents of 430 Main Street!! A win-win solution.

Lastly, it is necessary to provide context and history into this issue. Baycrest Towers was



designed, engineered, and built with technology over 25 years old! Since that time, there has been many engineering, architectural, and structural advancements in building design and construction. For instance, having an air filter system within the building is standard now and low cost compared to what it would have been over 25 years ago. The proposed builders can (and should be required to) install this air filter system at Baycrest to mitigate the impact of carcinogens caused by their current 430 Main Street blocking nearly ALL airflow which currently helps cleans the air of pollutants.

The residents at Baycrest have been very loyal and good caretakers to the Rincon Hill area as it developed. When Baycrest was first built, the area was desolate, and these residents were pioneers. We should not be rewarded by a building that will adversely affect all of our health, let alone the quality of living, when design changes to a proposed building are very feasible to mitigate these effects. It is not that we do not have choices or alternative solutions. We do, and I hope you will consider these solutions as you move forward in reviewing the 430 Main Street project.

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

Thank you for your attention and consideration to this matter.

Judy Hutchinson and family

**From:** Kelly Huang  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main Street case no. 2014-002033ENV.  
**Date:** Thursday, January 18, 2018 10:00:44 AM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. This is a concerning matter as it affects the health of all residents at BayCrest as evidenced by the air quality report.

Please postal mail all documents related to the project to:

252 Oyster Pond Rd

Alameda, CA 94502

Thank you.  
Kelly

**From:** gusbleao  
**To:** [Li, Michael \(CPC\)](#); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [Richards, Dennis \(CPC\)](#); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Joslin, Jeff \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Cohn, Karen \(DPH\)](#); [pmartien@baaqmd.gov](mailto:pmartien@baaqmd.gov); [Kim, Jane \(BOS\)](#); [KimStaff, \(BOS\)](#); [noelle.doung@sfgov.org](mailto:noelle.doung@sfgov.org); [Lopez, Barbara \(BOS\)](#)  
**Subject:** 430 Main Street Planning Application #2014-002033DNX & 2014-002033ENV  
**Date:** Wednesday, January 17, 2018 1:45:54 PM

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Dear Michael;

I am writing to you to express my opposition to the proposed project as currently designed at 430 Main Street. The proposed one single block building is not appropriate for the lot. Here are the summary of my concerns:

1. The current design asks for about a 50% variance on its unit exposure. This is way too large of a variance. It tells me the current design is not appropriate for the lot size. A variance is a variation from a norm. A 50% variation should not be considered as a variance. But, a flawed project proposal.
2. A one block building extending from Main Street to Beale Street would block air and light to three existing courtyards at Bay Crest Condominiums. By blocking air flow to the courtyards, the already compromised air quality with PM2.5 levels of over three times the Article 38 recommended threshold of 0.2 micrograms per cubic meter would be dramatically increased. The air quality analysis conducted by Rambol, table 13, shows the impact of PM2.5 from no building at 430 Main St and with building at 430 Main St. The report shows an increase of 0.1 micrograms per cubic meter in East courtyard. This is a 15% increase in PM2.5 levels. This is not acceptable. Also, it is worth mentioning, the current environment is already at high levels of PM2.5. Any increases should be unacceptable. A 15% increase or 0.1 micrograms per cubic meter increase which is 50% of the recommended Article 38 threshold 0.2 micrograms per cubic meter will be deadly to residents in the area. There are similar increases of PM2.5 concentration in the other two courtyards.
3. BayCrest courtyard has enjoyed sun light to generate energy to its solar panels. The project as design would block sun light and make the solar panels useless. The Solar Rights Act created in 1978 (AB 3250, 1978) and Solar Shade Act (AB2321, 1978) specify provisions to protect solar panels.

This project design has wrong written all over it. I urge you to request for alternate designs. I would like to see a new building at the site. But, one that is appropriate for the lot and does not adversely impact the health of the residents around it.

Thank you for your time and consideration.

Best regards,

Gustavo Leao  
201 Harrison Street  
San Francisco, Ca 94105

Sent from [Mail](#) for Windows 10

**From:** Gary Winter  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(SHF\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main Street project----District 6 long-time resident  
**Date:** Wednesday, January 10, 2018 11:57:56 PM

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Hello.

My name is Gary Winter and I am an 8.5-year resident of District 6, adjoining the proposed new 430 Main St project.

**I remain opposed to the current plans for the 430 Main St project, blocking sunlight and negatively affecting airflow.**

I am a senior citizen, particularly concerned about the air I breathe.

I hope the Planning Department will not endorse current plans, but will require a two-tower design that is better suited to the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Thank you,  
Gary Winter  
District 6 resident, 201 Harrison St



**From:** Ed Walsh  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main Street  
**Date:** Friday, January 26, 2018 5:47:09 PM

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Dear Mr. Vu,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I writing to ask that the Planning Department continue to discourage any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

I am a 20+ year resident of BayCrest. Air quality is of paramount concern to me and my neighbors. BayCrest is uniquely situated in the shadow of 10-lanes of very busy traffic on the Bay Bridge, that is in addition to fronting the busiest section of one of the busiest streets in the city, Harrison Street.

The project's EIR has show that the proposed development will increase particulate matter in our courtyard by effectively sealing it off and in the process destroying the courtyard's landscaping.

We are not anti-development at BayCrest. Since I have lived in the area, I have seen the addition of many thousands of units of high-density housing. I wouldn't care if this new development was 100 stories but the issue is the health concern of blocking off the courtyard.

Thank you.

Sincerely,

Ed Walsh  
201 Harrison Street #116  
San Francisco, CA 94105

415-512-0799

**From:** Conley Read  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main: Reckless project ignoring Planning recommendations  
**Date:** Thursday, January 11, 2018 12:57:14 PM

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To Whom It May Concern:

As a resident of 201 Harrison Street, it concerns me that while the Planning Department recommended the sponsors of the project at 430 Main Street pursue a two-tower design that would ensure safe airflow through our property and neighboring properties (like Lumina and Infinity, also two-tower designs), it has come to my attention that the sponsors have completely ignored the recommendations and continued with their request for approval of a monolith structure.

I hope that each of you will continue to work on our behalf to prevent any design that does not allow for airflow between the BayCrest towers. I would ask for your support to ensure that the proposed project ensures the health and safety of current and future residents by maintaining airflow with a two tower design, respects the purpose of the open spaces at BayCrest, and ideally, compliments the Rincon Hill area. Please protect the residents of 201 Harrison Street, and the future residents of 430 Main Street who are not yet able to speak for themselves.

I am a proponent of development, but the sponsors are proceeding irresponsibly with an unsafe project that will significantly increase levels of pm2.5 from the freeway in our area. Please help.

Best Regards,  
Conley Read

P.S. If you could send a copy of any and all notices, web links, and proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV, I would sincerely appreciate it.

**From:** abbchst@aol.com  
**To:** [Lopez, Barbara \(BOS\)](#); [Kim, Jane \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** 430 Main/429 Beale Case No. 2014-002033ENV  
**Date:** Wednesday, January 17, 2018 3:13:45 PM

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Ladies and Gentlemen,

I am writing to oppose the Tidewater project at 430 Main/429 Beale. I am the co-owner of a condominium at the Baycrest, 201 Harrison, adjacent to the proposed development.

The current environmental impact report shows that the project as proposed, with a 100 foot wall, 5 feet from the Baycrest Towers, would block light and air to our courtyards and living units. This is particularly serious given the emissions which come directly off the Bay Bridge above us, with no opportunity to be blown away. Further, there is no opportunity to scrub the air which comes into living units, since the Baycrest has no central air circulation system. As confirmed by the EIR, we would be left with a dark well, and a notable increase in particulate matter with nowhere to escape.

Despite numerous “meetings” the developer has refused to consider altering the design of the project to minimize these problems. *Yet the developer knew, or should have known, of the extent of the problem, since these are the same issues that caused the Supervisors in 2009 to reject a smaller project with the same defects.*

In reviewing that 2009 proposal, there was much hand wringing about the fact that, among other things, the city had allowed the Baycrest to be built to the lot line, but allow it they did (long before the residents of the Baycrest were involved.) Yet here we are in 2018 with the recurring problem that yet another developer thinks that a scientific problem might have a political answer. I understand that the city is desperate for new housing, but I would submit that allowing such a flawed project to proceed as currently proposed is not the answer.

This proposal should not be approved by the Planning Commission, should not

be given the necessary exemptions, and should not be allowed by the Board of Supervisors.

Thank you for your consideration.

Sincerely,

Ann

Bailey

Baycrest #627



**From:** Adam Masri  
**To:** [Li, Michael \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [Kim, Jane \(BOS\)](#)  
**Subject:** 2014-002033DNX 430 Main St: back to the drawing board  
**Date:** Thursday, January 18, 2018 5:05:05 PM

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Dear Michael, Doug, and Planning Commissioners,

Baycrest Homeowners **STRONGLY** urge you to visit Baycrest so you can fully understand the environmental catastrophe we believe 430 Main represents to our homes.

Baycrest began construction in 1989, completed in 1992. My brother purchased 201 Harrison St. #1128 in 1992. When we first walked through these units, carpet wasn't even installed yet. I've lived here since 1995. I am a long term San Francisco resident, taxpayer & voter.

Over the years, I've seen incredible development in this area. When Baycrest was first built, it was the tallest building in SoMA. Now, it is one of the shortest.

For the most part, I'm a proponent of development. San Francisco needs more homes, and density is a great way to get more people living in San Francisco. I am also a proponent of owners' rights: Craig Young of Tidewater should have the right & be allowed to build something on his property. However, Craig's rights stop where my rights start. I have the right to clean air & sunlight. I have the right to protect my property and that of my neighbors in my community.

The 7% & 15% PM 2.5 increases in two of our 3 courtyards, according to Rambol's environmental report, is already horrible & should be disallowed under Article 38. However, I'm very concerned that Rambol's report doesn't fully illustrate the impact of what will happen when air flow in our courtyards stops & Bay Bridge car exhaust collects within the courtyards, impacting courtyard visitors as well as all lower level Baycrest homes through the courtyard-facing open air intake vents (we have no central air; we get all fresh air from these intake vents). Car exhaust is a toxic stew of chemicals way beyond the studied PM2.5; 430 Main will subject Baycrest residents to these chemicals 24/7. The shadow impact on our courtyards will likely kill the gardens at Baycrest, gardens that during warm summer days are teeming with life, whether that is a hummingbird or a bee enjoying our plants, or a person relaxing in the sun. The toxic stew of car exhaust ingredients boxed in by 430 Main in our courtyards and lower level units ought to push most residents to seek fresh air elsewhere, pushing them into cars & increasing area car exhaust & traffic.

I told Craig Young of Tidewater Capital 2 years ago, I have believed from the start that this is a design problem. A differently shaped 430 Main might not cause the environmental calamity I believe this shape will. The Planning Department & Planning Commission have the ability to tell Craig "no, that shape won't fly here." This is what we're asking you to do. Not to deny Craig a building, but to force him to hire a non-partisan architect to show alternate designs that decrease the PM2.5 collection & shadow impact in our courtyards. I personally gave Craig a tour with our previous General Manager Ted Jarvis. Craig knows what his building will do to us, and he simply doesn't seem to care. We hope you will.

Please consider this request.

- Adam

**From:** Margaret Gunn  
**To:** [Vu, Doug \(CPC\)](#)  
**Cc:** [Li, Michael \(CPC\)](#); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [Richards, Dennis \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Sucre, Richard \(CPC\)](#); [Joslin, Jeff \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Cohn, Karen \(DPH\)](#)  
**Subject:** 2014-002033DNX 430 MainSt. Please reconsider the current design!  
**Date:** Thursday, January 18, 2018 8:19:09 PM

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Dear Mr Vu, Mr Li and Planning Commissioners:

My name is Margaret Gunn and I have been a part of the BayCrest Community and South Beach neighborhood since 1995. I am well aware of what it means to live in a densely populated, urban neighborhood and know from the growth of South Beach that continued development is necessary. I am also aware of the need for more housing in San Francisco and applaud any effort to create more affordable and viable housing in our great city.

I am also a member of the Committee for Healthy Housing, a group of BayCrest Homeowners who want to see the right kind of development built at 430 Main and 490 Beale Street. I concur with my colleagues on the Committee for Health Housing and most BayCrest homeowners and residents and homeowners of nearby buildings (namely Portside and Bridgeview) that the current design (the original Brick design) is not the right one for the parcel and will create dire environmental conditions to the already existing "affordable housing", BayCrest will be adversely affected by building brick like building directly up against our building and courtyards.

Creating new housing without considering if it is healthy is a mistake. It is incumbent on the city to realize that adding new housing without considering the full impact on its neighboring buildings and to make sure the building that is being built will be a pleasant and nice place to live by having enough exposure to sunlight.

I ask that you consider all the arguments my colleagues on the Committee for Healthy Housing have pointed out to you including the following considerations:

1) We are not opposed to a building being built on this site, but we vehemently oppose the current design because it will create terrible air quality for our residents that is already challenging because of its location very close to the Bay Bridge and more traffic than there was in the previous attempt to develop this parcel in 2009. BayCrest construction started in 1989-there is no controlled air in the building, only windows to open and air vents to get fresh air into each unit.

2) We are opposing this current design because of its extremely negative environmental impact to our building and courtyards, NOT because of a loss of views, which Tidewater has been telling our neighbors incorrectly.

3) To look at the EIR and really see what it is saying. Not only PM2.5 but other carcinogens will be trapped in our courtyards and will pollute them-where residents will not be able to open their windows. We believe the numbers are there to support this argument. And no one will be able to enjoy the courtyards because the air will be so bad. Many BayCrest residents use the courtyards to enjoy outdoor space including children and the elderly who are affected most by more concentrated carcinogens in the courtyards and coming into their units.

4) The current design has a 50% variance on unit exposure, even with a slight adjustment to 43%, that shows me that the lot is too small for the number of units that Tidewater wants to build. We feel this parcel was incorrectly rezoned from Commercial to Residential because BayCrest depends on airflow and light to maintain our courtyards and protect the residents and homeowners from further air pollution. By approving a Brick design that fills the entire parcel (not a 2 tower design) which would mitigate some of the air flow and shadow problems, you are now ignoring the state law requirements of CEQA.

5) We invite and urge all in the Planning Dept and Planning Commissioners to come to BayCrest and

tour our building and the immediate area. We believe there is no better way but to see for yourself that we are now facing a "crisis of conscience" regarding the proposed design of 430 Main.

I would hope that anyone who comes to tour BayCrest to further your understanding of our situation will come away with a new and different perspective. Which in turn will bring to your attention that the only solution is to have Tidewater come up with a new design that will mitigate the worst case scenario of creating more and more pollution for BayCrest homeowners and residents.

Sincerely,

Margaret Gunn  
Committee for Healthy Housing  
BayCrest Homeowner

**From:** parisnlove@aol.com  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Case # 2014-002033ENV 429 Beale Street and 430 Main Street  
**Date:** Thursday, January 18, 2018 1:45:49 PM  
**Attachments:** [Planning letter.pdf](#)

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Dear City Officials,

I'm deeply concerned about the health concerns that have been revealed through the air quality report in relation to the 430 Main St. Project.

As you may know, the sponsor at 430 Main has obtained an air quality report for their project that basically shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units. The current air quality report shows that there will be an increase in pm 2.5 (particulate matter small enough to lodge inside your respiratory system and wreak havoc) of between 7% and 15%. There is no safe level of exposure to pm 2.5 so any increase at all is extremely troubling for health outcomes for children, elderly and the sick.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

Sincerely,

Carrie Beard  
Owner- BayCrest Towers



**From:** Cecilia Lim  
**To:** [janekim@sfgov.org](mailto:janekim@sfgov.org); [Lopez, Barbara \(BOS\)](#); [michael.i.li@sfgov.org](mailto:michael.i.li@sfgov.org); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Case No. 2014-002033ENV 429 Beale St./430 Main St.  
**Date:** Thursday, January 11, 2018 2:33:47 PM

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I reside at 201 Harrison St. (BayCrest Towers), adjacent to the proposed project at 430 Main St./429 Beale St., and I would like to receive web notifications and printed copies of environmental review documents for that project (Case No. 2014-002033ENV).

I have looked at the air quality analysis for the project and am alarmed that the study shows an increase in harmful PM2.5 in our open spaces. BayCrest is located within a designated air pollutant exposure zone, and any increase in harmful air pollutants will further compromise the health of our residents and is, therefore, unacceptable.

The proposed project must not be approved as it is currently designed. The developer should be asked to work on a design that will not negatively impact its neighbors. Instead of a solid block, a two-tower design that does not wall off BayCrest's courtyards is what the developer should work towards.

Cecilia Lim  
HOA President  
BayCrest Towers Condominiums  
201 Harrison St., #106  
San Francisco, CA 94105

**From:** Gerry Lui Kuo  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** case no. 2014-002033ENV  
**Date:** Wednesday, January 10, 2018 7:08:12 PM

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Supervisor Kim, staff member Ms. Lopez, Planning department staff Mr. Michael Li, Mr. Doug Vu, Mr. Josh Pollack,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. I am very concerned that the worsening of the air quality caused by the proposed design will harm the health of my family.

Please email all documents related to the project to:  
[GERRYLK@Q.COM](mailto:GERRYLK@Q.COM)

Best regards,

Gerry Lui Kuo

**From:** Klee Fehlberg  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Concerned about 2014-002033ENV  
**Date:** Thursday, January 18, 2018 10:42:41 AM

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Dear All,

I am writing to express concern about the project at 429 Beale and 430 Main, case no. 2014-002033ENV. As an owner at Baycrest tower, 201 Harrison #831, I am seriously concerned that the proposed project is not taking any steps to mitigate its affects on its neighbors. Specifically, the project blocks the open space at 201 Harrison, preventing sunlight and air circulation to its inhabitants. The new project should create open space in the their design so their own project could enjoy the reciprocal benefit and not impact the health and quality of life of its neighbors and its own future inhabitants.

thank you for your attention,

k l e e

Klee Fehlberg  
[klee@idleankle.com](mailto:klee@idleankle.com)

**From:** Ayushi Roy  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Discontent with Proposal of 430 Main  
**Date:** Thursday, January 18, 2018 12:54:36 PM

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Hello all,

I am writing as an urban planning student, BayCrest resident and owner to express discontent to the existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV. The air quality report obtained by 430 Main shows that the proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units, drop air quality, and cause an increase in pm 2.5 of between 7% and 15%.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Thank you,

Ayushi



**From:** Sean  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Fw: Project 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 3:21:31 PM

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Greetings everyone,

Please send me all notices and web links to existing proposals relating to the Project at 429 Beale and 430 Main, case no. 2014-002033ENV.

I sincerely hope that the Planning Department will not approve any design other than a two-tower design that compliments the light-filled and open space design of the two neighboring BayCrest Towers at 201 Harrison Street.

The new project's current proposed design will block sunlight and air flow to BayCrest's courtyards and living units. The recent Air Quality Report shows that there will be an increase of 7 to 15% in Particulate Matter 2.5, which is small enough to lodge inside one's respiratory system and cause extreme illness.

There is no safe level of exposure to Particulate Matter 2.5, so any increase at all is extremely troubling for the health outcomes for children, the elderly and the sick. Long-term consequences can also occur for even healthy individuals. Surely, the Planning Department would not consider approving a project that diminishes the quality of life for all BayCrest residents and puts both their immediate and long-term health at risk.

As an owner at BayCrest Towers, I quite concerned about the quality of life as well as the health and well-being of my tenant and all of the other residents in the building. The city would be extremely irresponsible to approve the currently proposed design of this new neighbor project.

Please postal mail all documents related to the project to:

Sean Moriarty  
386 Baltusrol Drive  
Aptos, CA 95003

Thank you and I am hopeful that the Planning Department will understand and respond to the urgency of this matter.

Sincerely, Sean Moriarty

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)  
**Cc:** [Vu, Doug \(CPC\)](#); [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: Support for 430 Main Project  
**Date:** Thursday, November 30, 2017 10:33:11 AM

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*Office 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

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Katy Liddell [mailto:clliddell@me.com]  
**Sent:** Thursday, November 30, 2017 10:30 AM  
**To:** richhillissf@gmail.com  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** Support for 430 Main Project

November 29, 2017

Rich Hillis, Commission President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young and Ilana Lipsett of Tidewater have reached out to me as an owner at Portside (403 Main Street) and as the President of the South Beach / Rincon / Mission Bay Neighborhood Association. They show community support by regularly attending our association meetings even though most members are not directly affected by this project. They continue to offer to attend our Portside HOA meetings. And they took the time to come to my unit to show me shadow studies when I had expressed worries about being personally affected.

I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this to feel more like a neighborhood. The proposed project would help us achieve that goal.

Further, Tidewater wants to be a good neighbor by participating in our recently-formed East Cut Community Benefit District (CBD). Our CBD is working hard to make this part of the City a better, safer place to live, and Tidewater wants to help us do just that.

Tidewater has also worked tirelessly to try to get Caltrans on board to improve our neighborhood. The current Caltrans yard between Main / Beale / Bryant is an eyesore and a waste of open space. Tidewater has worked with local and state legislators to try to convince Caltrans to sell or redevelop all or part of this parcel to serve the neighborhood and the City in better ways. Although their efforts have not yet been fruitful, they are open to continue working to this goal.

The 430 Main Project will only enhance our little part of the City by making it more of a neighborhood. I believe that Tidewater is the right developer because of their sincere efforts to make this project benefit us all. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

Catherine (Katy) Liddell  
Portside Resident  
403 Main Street #813  
San Francisco, CA 94105

cc:  
Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

**From:** emily yee  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** Healthy housing concern - 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 3:26:18 PM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:

Emily Yee

1 Hawthorne St. Unit 14A

San Francisco, CA 94105

Thank you,

Emily

--



**Emily Yee**  
[about.me/emilyyee](https://about.me/emilyyee)



**From:** Lauchlin OSullivan  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Local SF, regarding 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Wednesday, January 10, 2018 6:47:17 PM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

We have been at this location for over 27 years, a local. We have a have a 5-yr. old daughter (4th Generation San Franciscan) and this is our only residence. We would hate to be forced out of our homes due to environmental issues. I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street. Thanks for listening!

Please postal mail all documents related to the project to:  
[Lauchlino@aol.com](mailto:Lauchlino@aol.com)

Regards,  
Lauchlin OSullivan

**From:** olga m  
**To:** [Vu, Doug \(CPC\)](#)  
**Date:** Thursday, January 18, 2018 4:14:38 PM

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From: Olga Petree

Address: 201 Harrison st unit 313 San Francisco Ca 94105

Subject: Proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

This is to inform you of my concerns and disapproval of the project as currently proposed.

I would like to encourage the Planning Department to continue discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at [201 Harrison Street](#).

Sincerely

Olga Petree

**From:** lekhaime  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** MODIFY NEW DEVELOPMENT TO SAVE US (429 Beale and 430 Main, case no. 2014-002033ENV)  
**Date:** Monday, January 15, 2018 9:09:30 AM

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Good Morning Mrs. Kim,  
Good Morning Mrs. Lopez,  
Good Morning Mr. Li,  
Good Morning Mr. Pollak,  
Good Morning Mr. Vu,

My name is Jack Kleytman and I am a resident of 201 Harrison, the Bay Crest. The building was erected in 1991 and was a modest San Francisco fixture way before the explosive growth in the area. It houses middle class folk, families, students, retirees, the last of the South Beach affordable housing Mohicans. I am a civil engineer and call the BayCrest, my beloved home since 2005.

Now it has been about 12 years since a development to the South of BayCrest (at 429 Beale and 430 Main) was announced. This development is to the grave detriment to us, 201 Harrison residents. Environmental report after report is being filed. Each states point blank that any wall connecting the two towers of the BayCrest will create a "well effect". In which case, the Bay Bridge exhaust fumes will become stagnant in the courtyard and with BayCrest having no HVAC we have to breathe these bottled up fumes. The BayCrest was not designed with any future South wall in mind.

An important point of fidelity. Just to underline the magnitude, the reality of this threat if several environmental reports with wind tunnel studies and computer analyses are not enough. My apartment windows are 87' away from the BayBridge with 250,000 cars passing by. Every day. We are dumped on hundreds tons of harmful particles. Daily! Tons! The only thing that stands between our lungs and the exhaust fumes from is the air movement, the winds that carry the fumes through and dissipate them over a larger area making concentration of particles per cubic feet of air fall below dangerous levels. This is real and imminent danger! The Bay Bridge did not move. The BayCrest remains as it was. And so the unanimous verdict of each and all environmental studies.

However, the developers always sneak a new argument to convince the City otherwise, using every buzz word in the book. We have been through "more jobs", "revitalization", "more housing", "affordable housing", etc, etc. We have seen this all. They count that political calculus will gain momentum and at some point prevail over science. Anything to camouflage the truth. We endured years of harassment only to defend our right to breathe a fresh air. Hundreds of thousands spend in consultants and attorney fees taking money from the tables of working families to HOA fees and special assessments. We, the residents, are sick and tired of this unnerving, unending and unbelievable charade with our children health being gambled. We exhausted emotionally, financially and ENOUGH IS ENOUGH!!!

**WE CANNOT LIVE ON A VOLCANO ANYMORE! WE NEED CERTAINTY!**

We do not want our children to live in a slow simmering gas chamber. No matter the greater good! This is grotesque! Our children and elders lives, health and well-being outweigh it all. The developers choose enriching selves over the compromised immune system of our children. We are not having it!

We are San Franciscans and rightfully demand our City to protect us, its tax paying working residents. Specifically, we demand not only to block any development to the South, which stalls the exhaust gasses in the BayCrest. We demand the City to protect our families in perpetuity. Once and for all.

There is way to provide more housing at 430 Main without sending our children to hospital and elders to morgue. Two smaller foot print towers design to be erected adjacent to the towers of BayCrest will let the air through. That's all there is to it.

This is for the children!

You have the power. This letter is to give you the will.

Do the right thing.

Godspeed,  
Jack Kleytman, PE  
201 Harrison St, Apartment #305, San Francisco, CA 94105

**From:** Jim Assalino  
**To:** [Kim, Jane \(BOS\)](#); [barbara.lopez@sfgov.org](mailto:barbara.lopez@sfgov.org); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** new building sight @ 430 Main/ 429 Beale St, San Francisco  
**Date:** Wednesday, January 17, 2018 3:52:00 AM

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Good morning:

A new air quality report has been issued concerning the construction of the above mentioned residence.

It shows that there will be a harmful increase in air quality if this structure is completed as designed.

It also details the loss of sunlight and airflow to our courtyards and other living spaces.

I would like you to consider these negative effects on our building and ask to ask the developer to change the design to eliminate these problems.

Thank you,  
Jim Assalino

Property owner @ 201 Harrison St.



**From:** Jean Fung  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Objection to 429 Beale and 430 Main Proposed Project, Case No. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 11:03:06 AM

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Dear Supervisor Kim and Planning Department,

We are the owners of a unit in BayCrest Towers (201 Harrison St., #618), and are writing to comment upon the adjacent proposed project, 429 Beale and 430 Main, Case No. 2014-002033ENV. We hope that the Planning Department discourages any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers.

We have been told that the sponsor at 430 Main has obtained an air quality report for their project that shows that their proposed design suffers from the same flaws as the failed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and the living units at BayCrest. The current air quality report shows that there will be an increase in PM 2.5 (particulate matter small enough to lodge inside and damage the respiratory system) of between 7% and 15%. There is no safe level of exposure to PM 2.5, so any increase at all is extremely troubling to us.

Therefore, we disapprove of the project as currently proposed.

Thank you for your attention to our concerns.

Sincerely,

Jean and Maxwell Fung

**From:** LynnSpivak  
**To:** [janekim@sfgov.com](mailto:janekim@sfgov.com); [barbaralopez@sfgov.org](mailto:barbaralopez@sfgov.org); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** plan for building at 430 Main  
**Date:** Monday, January 15, 2018 3:35:45 PM

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Good day,

I'm writing as an owner of a unit at BayCrest Towers Condominium Association, located at 201 Harrison Street. I'm very concerned that the developers at 430 Main are still trying to ram through their proposal for an adjoining building that will block sunlight and air flow to our courtyards and units, and significantly and dangerously reduce our air quality (according to their own air quality report). I urge the Planning Department to veto any plan that is not a two tower design that compliments the open space and design of neighboring BayCrest. Our health depends on it.

Thank you for listening.

Lynn Spivak

**From:** Craig Cansler  
**To:** [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Kim, Jane \(BOS\)](#); [Pollak, Josh \(CPC\)](#)  
**Subject:** Planning Dept case #2014-002033ENV  
**Date:** Thursday, January 18, 2018 10:17:49 AM

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To whom it may concern:

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at [201 Harrison Street](#).

Please postal mail all documents related to the project to:  
Craig Cansler  
201 Harrison St, #319  
SF CA 94105

Thank you.

**From:** terri anderson  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Project 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 2:34:02 PM

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Greetings all,

Please send me all notices and web links to existing proposals relating to the Project at 429 Beale and 430 Main, case no. 2014-002033ENV.

I sincerely hope that the Planning Department will not approve any design except a two-tower design that compliments the open space and light-filled design of neighboring BayCrest Towers at 201 Harrison Street.

The new project's current proposed design will block sunlight and air flow to BayCrest's courtyards and living units. The most recently issued Air Quality Report shows that there will be an increase in particulate matter 2.5, which is small enough to lodge inside one's respiratory system and cause extreme illness. Since there is no safe level of exposure to particulate matter 2.5, any increase at all is extremely troubling for the health outcomes for children, the elderly and the sick. Long-term consequences can also occur for even healthy individuals.

As an owner at BayCrest Towers, I quite concerned about the quality of life as well as the health and well-being of my tenant and all the other residents in the building. The city would be extremely irresponsible to approve the current proposed design.

Please postal mail all documents related to the project to:

Terri Anderson

15 Gerke Alley #2

San Francisco, CA 94133

Thank you and I am hopeful that the Planning Department will understand and respond to the urgency of this matter.

Regards, Terri Anderson

**From:** Lynne Hillock  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Proposed demolition/residential construction project at 430 Main Street / 429 Beale Street, SF Case No. 2014-002033ENV  
**Date:** Thursday, January 18, 2018 8:36:40 PM

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**Re: Proposed demolition/residential construction project at [430 Main Street](#) / [429 Beale Street, SF](#) Case No. 2014-002033ENV**

Hon. Supervisor Kim and SF Planning Department:

I am very concerned about the questionable design and potential environmental impacts of this proposed new development project. The Planning Department should insist that any project at this sensitive location be consistent with all applicable planning and zoning requirements, be designed to be compatible with the existing neighborhood, and be responsive to environmental concerns of the community. Among those concerns are the impacts of the proposed project on air quality, open space, light and air, bicycle and pedestrian access, vehicular traffic and parking.

**Public Records Act Request:** Please provide me with copies of the current development application(s), as well as studies, memos, reports and public communications by City staff or consultants for the current proposal. You are requested to send all notices or documents to this email address and/or by US mail to: 700 Illinois St #202 San Francisco, CA 94107.

**Request for Notice:** Please include me in all future notifications or communications about this project or the environmental review of this proposal, including any notices of hearings or public meetings, or any new reports or agendas.

Thank you for your consideration of these concerns and my requests.

--

*Lynne Hillock*



**From:** Mark Baller  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Proposed Project at 429 Beale St./ 430 Main St. (case no. 2014-002033ENV)  
**Date:** Thursday, January 18, 2018 10:06:02 PM

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Dear Supervisor and Planning Department members -

We are residents of 201 Harrison St – Baycrest.

We have learned that the sponsor of the proposed project at 429 Beale St./ 430 Main St. has obtained an unacceptable air quality report. The report shows that the current design would block sunlight and air flow to the courtyards and living units at Baycrest. This will result in an increase in pm 2.5 (particulate matter small enough to lodge inside Baycrest residents respiratory systems and cause serious health problems ) of between 7% and 15%. There is no safe level of exposure to pm2.5 so this large increase at all would pose a serious health risk for Baycrest residents – especially for children, elderly and the sick.

This air quality report is just one reason that the proposed project should not be able to proceed as currently designed. You may remember a similar project was proposed in 2009 and was not successful because, among other reasons, of air quality concerns.

There are other reasonable alternative designs for a new building at 429 Beale St./ 430 Main St. that would not pose health and safety risks to Baycrest residents and that would not block sunlight and air flow. For example, a 2 tower design/ open courtyard design similar to Baycrest's would not suffer from the same problems. I hope that the Planning Department is still discouraging any design such as the 2009 version and the current version.

Thank you for your time and consideration.

Sincerely,

Mark & Kimberly Baller

(415) 308-3521

**From:** Disha Gandhi  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** RE: 429 Beale and 430 Main Planning Projects  
**Date:** Thursday, January 11, 2018 9:34:42 AM

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Good Morning,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at [201 Harrison Street](#).

Please postal mail all documents related to the project to:

Disha Gandhi

201 Harrison St

Apt 408

San Francisco, CA 94105

Thank you,

Disha

**From:** The Thornberry Team  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Re: 429 Beale and 430 Main, case no. 2014-002033ENV  
**Date:** Wednesday, January 10, 2018 5:20:11 PM

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Hello my name is Carol Thornberry. My husband Kent and I own a condominium at 201 Harrison Street, next door to the above proposed project. I understand an air quality control report has been obtained by the property developers. The report shows there will be an increase in pm 2.5 (particulate matter that is small enough to lodge in a respiratory system). This is a serious concern, as there are elderly people, children and people with compromised respiratory systems that live in the building and there is NO SAFE level of exposure to pm 2.5

My husband and I own a first floor unit that directly faces the garden area. If you allow this proposal to be built as proposed, the air quality for our unit will be severely compromised. I implore the Planning Department and Supervisor Kim to take a close look at the flawed, dangerous design that is currently proposed. Please discourage any design that is NOT a two tower design that complements the open space and design of neighboring BayCrest Towers at 201 Harrison Street. Please discourage any design that can cause harm and injury to the residents of BayCrest Towers.

Please update me and postal mail all documents that are related to this project to 201 Harrison Street, #122, San Francisco, CA. 94105.

Thank you.

Carol & Kent Thornberry

**Real Estate Source Inc.**

**Carol Thornberry - BRE# 01382406**

**Stacey Thornberry-Martin - BRE# 01386697**



**From:** Conley Read  
**To:** [Vu, Doug \(CPC\)](#)  
**Cc:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#)  
**Subject:** Re: 430 Main: Reckless project ignoring Planning recommendations  
**Date:** Friday, January 19, 2018 5:49:05 PM

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Thanks, Doug.

Appreciate your help and look forward to working with you through this process.

Best,  
Conley

On Jan 11, 2018, at 5:34 PM, Vu, Doug (CPC) <doug.vu@sfgov.org> wrote:

Hello Conley,

Thank you for your email, which will be added to the public record.

If you are a resident or property owner located within 300-feet of the project's perimeter, you are already on the mailing list for the project at 429 Beale/430 Main Streets and will be mailed a notification at least twenty days prior to the Planning Commission hearing.

The Planning Department promotes transparency, so if you would like to view or download any letters, plans, and documents please follow the instructions below for this or any project the Department is reviewing:

1. Go to the City's Property Information Map, or PIM at: <http://propertymap.sfplanning.org/>
2. Enter the address for the property using the SEARCH function, e.g. "429 Beale St" or "430 Main St"
3. Select the "Planning Applications" tab to the right of the map
4. Scroll down to the desired Record number that is in bold. The Record's three letter suffix indicates the type of entitlement or analysis, which is identified directly under the Record number; e.g. "2014-002033DNX"
5. By selecting the blue highlighted "Related Documents" hyperlink to the right, a new window will open that lists all available documents that can be downloaded.

For further information about, and detailed instructions on how to use the PIM to research any property, please go to: <http://propertymap.sfplanning.org/maphelp.html>

If you have additional questions, please feel free to contact me.

Regards,  
Doug

M. Douglas Vu, ASLA  
Senior Planner | Current Planning Southeast & Historic Preservation Divisions  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9120 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Conley Read [<mailto:me@conleyread.net>]  
Sent: Thursday, January 11, 2018 12:57 PM  
To: Kim, Jane (BOS); Lopez, Barbara (BOS); Li, Michael (CPC); Pollak, Josh (CPC); Vu, Doug (CPC)  
Subject: 430 Main: Reckless project ignoring Planning recommendations

To Whom It May Concern:

As a resident of 201 Harrison Street, it concerns me that while the Planning Department recommended the sponsors of the project at 430 Main Street pursue a two-tower design that would ensure safe airflow through our property and neighboring properties (like Lumina and Infinity, also two-tower designs), it has come to my attention that the sponsors have completely ignored the recommendations and continued with their request for approval of a monolith structure.

I hope that each of you will continue to work on our behalf to prevent any design that does not allow for airflow between the BayCrest towers. I would ask for your support to ensure that the proposed project ensures the health and safety of current and future residents by maintaining airflow with a two tower design, respects the purpose of the open spaces at BayCrest, and ideally, compliments the Rincon Hill area. Please protect the residents of 201 Harrison Street, and the future residents of 430 Main Street who are not yet able to speak for themselves.

I am a proponent of development, but the sponsors are proceeding irresponsibly with an unsafe project that will significantly increase levels of pm2.5 from the freeway in our area. Please help.

Best Regards,  
Conley Read

P.S. If you could send a copy of any and all notices, web links, and proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV, I would sincerely appreciate it.



**From:** Genny Lim  
**To:** [Kim, Jane \(BOS\)](#)  
**Cc:** [Li, Michael \(CPC\)](#); [Lopez, Barbara \(BOS\)](#); [David Segal, DemandProgress.org](#); [Vu, Doug \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Sharice Swayne](#)  
**Subject:** Re: Case No. 2014-002033ENV  
**Date:** Saturday, January 20, 2018 3:44:34 PM

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**re: San Francisco Planning Dept. Block/Lot 3737/305 and 306**

Dear Supervisor Jane Kim and Planning Department Members:

I am vehemently opposed to the construction of a Condominium at 429 Beale and 430 Main Streets. A ten-year resident of Bridgeview at 400 Beale, directly facing the planned construction, I received Notification of the Project receiving Environmental Review from City Planning Department of the building plan on January 5, 2018. As usual, the public is given only two weeks time to react and respond to these city planning notices which profoundly impact our lives as if our input was just a minor legal inconvenience to be dispensed with as quickly as possible. Nonetheless, the consequences of overdevelopment along the AT&T Park /Embarcadero corridor, which has literally been non-stop and never-ending for the past seven years has had serious negative impacts on our lives.

The proposed nine story condominium is to sit directly across the street from my 4th floor unit on a very narrow two lane street going either directions. This street was once sealed off at the end of Bryant, but due to developers' desire for easy East Bay commute access, it is now open to the Bay Bridge on-ramp. During peak traffic hours it is literally impossible to enter or leave my garage without being stuck in grid lock. This presents a real problem for emergency vehicles trying to access our building. It takes me 30 minutes average to reach nearby Safeway at 4th and Townsend Streets by car during increasing peak hours, due to extreme gridlock. Beale was never designed to be a major access road. It is a very narrow and congested corridor, which has been made even more narrow with two brand new Condos along this same block widening the sidewalk to add trees and benches at their entrances. Traffic will be increased on this already over-burdened street as will carbon monoxide pollution, which is already an ongoing problem from proximity to the Bay Bridge traffic and noise.

The rear garage of the proposed building will face Bridgeview on Beale. During garbage pick-up days, the pollution, odor and detritus from the increased number and volume of dumpsters raise serious sanitation hazards, not to mention noise of increased early dawn pick-ups. I have seen large rats scurrying across the sidewalk under the Harrison Street overpass at night. Verizon just recently added a second cell phone utility tower on Beale across the street from my unit due to increased use in the area. Since these towers, I have experienced chronic headaches, lack of energy and insomnia, because I work from home. There are over 1100 studies that link health hazards, including cancer to cell towers. The overall impact of so much development has taken a human toll on me and I am sure for many other residents here as well.

I urge you to stop this 84-foot tall building from going up. The stress of constant, non-stop industrial construction machines, drills, hammers, saws, etc. will continue to plague and stress tenants for the duration of its completion and the long-term negative environmental impact of over-building on an already over-saturated neighborhood for no sane reason other than greed and profits has got to stop.

The quality of life of our residents is being once again threatened by overbuilding on the part of developers hellbent on profits at our residents' health and peace of mind.

I thank you for taking the time to seriously consider my concerns.

Yours truly,

Genevieve Lim  
400 Beale St., #411  
San Francisco, CA.  
94105

**From:** Andrew Gaffney  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [Dane Ince](#); [Leala Gonzales](#)  
**Subject:** Re: case no. 2014-002033ENV  
**Date:** Thursday, January 11, 2018 11:16:20 AM

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Hello,

I would like to receive all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:

Andrew Gaffney  
201 Harrison St. Apt. 605  
San Francisco, CA 94105

Best regards,

Andrew

--

**Andrew Gaffney**

**From:** [Lopez, Barbara \(BOS\)](#)  
**To:** [Titus Shem](#); [Vu, Doug \(CPC\)](#); [Li, Michael \(CPC\)](#)  
**Subject:** Re: Disapproval of the 430 Main Project  
**Date:** Thursday, January 11, 2018 3:47:30 PM

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Hi Titus,

Connecting you to Doug Vu and Michael Li to provide the most up to date documents. Our office is looking forward to my walk through at Baycrest!

-Bobbi

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**From:** Titus Shem <titushem@gmail.com>  
**Sent:** Thursday, January 11, 2018 3:28:27 PM  
**To:** Lopez, Barbara (BOS)  
**Subject:** Disapproval of the 430 Main Project

Hi Mrs. Lopez,

I am a resident at the 201 Harrison (Baycrest Tower) building and also a father of a 2-year old. We were informed that the potential project at 430 Main can significantly deteriorate the air quality of the Baycrest building. I am extremely concerned about the health of our daughter. The air quality of our area is already bad enough due to the bridge and local traffic. We have to constantly clean the air filter in our vents, and opening the patio door is almost impossible because of the air particles. Since the birth of our daughter, we had to install air purifiers in order to keep the air of her room as clean as possible.

It would be great if can send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Thanks,  
Titus Shem

**From:** Marlene Smith  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** Re: STRONG OPPOSITION To Proposed 429 Beale St and 430 Main Street Project  
**Date:** Wednesday, January 17, 2018 8:36:39 PM

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Great! Thank you so very much, Mr. Vu! I sincerely appreciate your response.

Have a great day!

-marlene

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**From:** Vu, Doug (CPC) <doug.vu@sfgov.org>  
**Sent:** Wednesday, January 17, 2018 10:37 AM  
**To:** Marlene Smith  
**Subject:** RE: STRONG OPPOSITION To Proposed 429 Beale St and 430 Main Street Project

Ms. Smith,

Thank you for your email, which has been noted and will be added to the public record. The Department is re-evaluating the single building alternative to further assess light, air quality and privacy impacts and has not yet determined our recommendation to the Planning Commission.

If you are interested in reviewing all plans, reports and letters for this project, these documents can be accessed through the public Property Information Map ("PIM"). For detailed instructions on how to use the PIM to research any property, please go to:

<http://propertymap.sfplanning.org/maphelp.html>

If you have additional questions, please feel free to contact me.

Regards,

Doug

**M. Douglas Vu, ASLA**  
**Senior Planner | Current Planning Southeast & Historic Preservation Divisions**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9120 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Marlene Smith [mailto:marlenesmith99@hotmail.com]  
**Sent:** Tuesday, January 16, 2018 10:16 PM  
**To:** Lopez, Barbara (BOS); Li, Michael (CPC); Pollak, Josh (CPC); Vu, Doug (CPC); Kim, Jane (BOS)  
**Subject:** STRONG OPPOSITION To Proposed 429 Beale St and 430 Main Street Project

Hello All,

Happy New Year!

I am writing to you to voice my **VERY STRONG OPPOSITION** to the proposed "429 Beale Street and 430 Main Street" project (case # 2014-002033ENV). I am an owner and resident of Baycrest, located at 201 Harrison Street, for over 12 years. If this project proceeds as proposed, it will directly effect my quality/standard of living in my condo, as I face the South side which overlooks the site of this proposed project. This proposed project will block my sunlight, and it would force the sealing of my windows and vents because the particles from the vehicles on the Bay Bridge would not have adequate air flow to circulate away from my unit. Baycrest does not have central air in its individual units. Therefore, the sealing of my windows and vents would cause me and other residents to breathe STAGNANT AIR, which is hazardous to one's health; MOLD GROWTH in my unit because there would be no way for the moisture created while taking my daily showers, cooking, doing laundry, and dishwashing to properly evaporate; and many more unknown health risks.

I've met with Tidewater Capital on a few occasions when they had their community outreach events. Craig Young of Tidewater Capital told me on October 13, 2015 that changing their design to address/elevate the Baycrest residents' concerns would negatively impact their profits. I sincerely hope that you and the City of San Francisco do not allow these developers to put the health and good quality/standard of living of its Baycrest residents at risk because a developer did not do their proper due diligence prior to purchasing their site.

**I BEG YOU!!! PLEASE DO NOT allow the "429 Beale Street and 430 Main Street" project to proceed as currently planned. PLEASE force them to REDUCE THE HEIGHT of their proposed plan so that adequate sunlight can enter our units, and our gardens and pool area. PLEASE force them to ALTER their proposed plan so that I and other Baycrest residents are not forced to seal our windows and vents. PLEASE DO NOT let the developer's profits come at the expense of Baycrest's residents' health and good quality of life!!!**

**Why can't the project for the "429 Beale Street and 430 Main Street site" mirror a smaller version of Baycrest?**

Thank you very much for taking your time to read this. I sincerely hope and pray that you listen to my and the other Baycrest residents' concerns and block the current proposed plan for the "429 Beale Street and 430 Main Street" project.

Sincerely,  
Marlene Smith  
Owner/Resident of Baycrest





**From:** Marjorie Stevenson  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Request for existing proposals  
**Date:** Thursday, January 18, 2018 7:56:56 PM

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Hello,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:  
555 Laurie Ln. #K4  
Thousand Oaks, CA 91360

Thanks,  
Marie Marjorie Stevenson

This e-mail contains information that may be confidential. If you are not the intended recipient, please delete the e-mail and notify the sender at Kite Pharma immediately.

Nicholas A Tafoya

201 Harrison Street, Apt 130

San Francisco, CA 94105-2047

505-980-9769 nicktafolla@gmail.com



January 27, 2018

San Francisco Planning Department

Attn: Michael Li, Staff Contact

1650 Mission St., Suite 400

San Francisco, CA 94103-3479

Case No.: 2014-002033ENV

Dear Mr. Li,

I am writing in response to the **Notification of Project Receiving Environmental Review** dated January 4, 2018, that was sent to me because I own property within 300 feet of the proposed project site. I have been away and was unable to respond by the January 18, 2018, deadline. Since this project greatly affects me, my neighbors, and our surrounding community, I felt it extremely important to take this time to send my concerns anyway. I respectfully request that you accept my letter on behalf of the Planning Department and include it in the official case file.

I have owned my condominium at Bay Crest, 201 Harrison Street, since 1997. My unit faces the inner court yard and I enjoy opening my door for air circulation and on sunny days, sit outside on the patio and read. My unit does not have central heating or cooling since it is generally not needed so I depend on outside air for air circulation. I love living at Bay Crest and in the city because of my relationships with friends and neighbors in the area. Public transportation is nearby and there's an abundance of activities for senior citizens like myself.

Over the past 21 years I have seen this part of the city grow exponentially. High rise housing, grocery stores, restaurants, and even a world class stadium have been built and expansion continues. There are many positive things to be said about the growth and prosperity it has brought but it has also brought, among other things, more traffic congestion and increased air pollution, particularly in this part of the city.

A September 4, 2017, San Francisco Chronicle article, written by Rachel Swan, shows San Francisco neighborhoods hardest hit by air pollution. The map (enclosed) shows the South of Market area to be a "pollution danger zone." The article goes on to show our areas "average annual concentration in micrograms per cubic meter of air" to be 9 or greater. This is very distressing to me and the reason I strongly oppose the proposed project which would add more



pollution to this part of the city and to Bay Crest. If the environmental review of the proposed development shows only slight increases in air pollution, it only adds to an already dangerous health situation for the elderly, the young and, quite frankly, everyone. But what makes matters worse for those of us who live at Bay Crest is the proposal would allow a one hundred and fourteen (114) foot wall right outside our building or, said another way, right in our front yard. Air flow and sunlight in our court yards would worsen or cease to exist. This is of grave concern to me. My family has suggested that I just move if this project goes forward but that is just not an option. Aside from the cost, it just is not an option to leave my home and the community of friends and neighbors I have at Bay Crest and in the area. I love living here.

There must be a balance between health and quality-of-life and development. I am only one voice and I know my friends and neighbors feel equally as strong, but our health is endangered by this proposed project. Please, please consider these concerns and effect it will have on us.

Thank you for reading my letter and for considering my concerns.

Respectfully,

Nick Tafoya

Enclosure: Map from September 4, 2017, San Francisco Chronicle Article

cc: Supervisor Jane Kim

**From:** Jamie Whitaker  
**To:** [Li, Michael \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Cc:** [Leala Oulalla](#); [d i](#); [Gustavo Leao](#)  
**Subject:** Send me all information about Case No. 2014-002033ENV 429 Beale and 430 Main Street  
**Date:** Tuesday, January 09, 2018 9:00:57 PM

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Greetings,

Please send me all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV.

I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.

Please postal mail all documents related to the project to:  
James Whitaker  
201 Harrison St. Apt. 229  
San Francisco, CA 94105-2049

Please email electronic copies of all documents to [JamieWhitaker@gmail.com](mailto:JamieWhitaker@gmail.com)

Thank you!  
jamie whitaker



**From:** Judy Chang  
**To:** [Kim, Jane \(BOS\)](#); [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#)  
**Subject:** Serious Health Concerns re: Case No. 2014-002033ENV  
**Date:** Monday, January 15, 2018 9:12:01 PM

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Supervisor Kim,

The sponsor at 429 Beale/430 Main has repeatedly put designs up for review that have clearly posed a threat to the community's health. This person continues to submit designs that don't address the air quality issues that the neighborhood has proven through multiple air quality reports.

***I hope that the Planning Department is still discouraging any design that is not a two tower design that compliments the open space and design of neighboring BayCrest Towers at 201 Harrison Street.***

There are two issues here (1) that the sponsor has a complete disregard for the neighborhood's health in the resubmission a similar design and (2) the waste of City resources for the Planning Department to have to continue to respond to this sponsor in the same way each time.

Can the planning department update it's code or policies to automatically disqualify designs that pose a similar threat, rather than wasting City resources on a status quo process that clearly has the same environmental impacts on our district's neighborhoods?

***I would like to have all notices and web links to existing proposals relating to 429 Beale and 430 Main, case no. 2014-002033ENV sent to me.***

There have been multiple environmental reviews completed by the City as well as our HOA that proves that there will be increased health hazards to our communities air quality.

Currently the sponsor at 430 Main has obtained an air quality report for their project that shows that the proposed design suffers from the same flaws as the proposed 2009 project. Those flaws are that the proposed building will block sunlight and air flow to our courtyards and our living units.

***The current air quality report shows that there will be an increase in particulate matter 2.5 of between 7% and 15%.***

***This building houses many forms of diversity including a natural diversity of birds, dragonflies, and butterflies as well as a diverse population of people--diverse in ethnicity, age, and social economic levels.***

***There is no safe level of exposure to particulate matter 2.5 so any increase is extremely troubling for health outcomes for people; especially for children, elderly and the sick.***

Please send all documents related to the project to:

Judy Chang

201 Harrison Street, Unit 924

San Francisco, CA 94105

415-297-9873

[judy.p.chang@gmail.com](mailto:judy.p.chang@gmail.com)

***Many thanks to all the City elected officials, commissioners, and employees for their continued service and dedication to doing the right thing.***

Judy Chang

**From:** Marlene Smith  
**To:** [Lopez, Barbara \(BOS\)](#); [Li, Michael \(CPC\)](#); [Pollak, Josh \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Kim, Jane \(BOS\)](#)  
**Subject:** STRONG OPPOSITION To Proposed 429 Beale St and 430 Main Street Project  
**Date:** Tuesday, January 16, 2018 10:16:18 PM

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Hello All,

Happy New Year!

I am writing to you to voice my **VERY STRONG OPPOSITION** to the proposed "429 Beale Street and 430 Main Street" project (case # 2014-002033ENV). I am an owner and resident of Baycrest, located at 201 Harrison Street, for over 12 years. If this project proceeds as proposed, it will directly effect my quality/standard of living in my condo, as I face the South side which overlooks the site of this proposed project. This proposed project will block my sunlight, and it would force the sealing of my windows and vents because the particles from the vehicles on the Bay Bridge would not have adequate air flow to circulate away from my unit. Baycrest does not have central air in its individual units. Therefore, the sealing of my windows and vents would cause me and other residents to breathe STAGNANT AIR, which is hazardous to one's health; MOLD GROWTH in my unit because there would be no way for the moisture created while taking my daily showers, cooking, doing laundry, and dishwashing to properly evaporate; and many more unknown health risks.

I've met with Tidewater Capital on a few occasions when they had their community outreach events. Craig Young of Tidewater Capital told me on October 13, 2015 that changing their design to address/elevate the Baycrest residents' concerns would negatively impact their profits. I sincerely hope that you and the City of San Francisco do not allow these developers to put the health and good quality/standard of living of its Baycrest residents at risk because a developer did not do their proper due diligence prior to purchasing their site.

**I BEG YOU!!! PLEASE DO NOT allow the "429 Beale Street and 430 Main Street" project to proceed as currently planned. PLEASE force them to REDUCE THE HEIGHT of their proposed plan so that adequate sunlight can enter our units, and our gardens and pool area. PLEASE force them to ALTER their proposed plan so that I and other Baycrest residents are not forced to seal our windows and vents. PLEASE DO NOT let the developer's profits come at the expense of Baycrest's residents' health and good quality of life!!!**

**Why can't the project for the "429 Beale Street and 430 Main Street site" mirror a smaller version of Baycrest?**

Thank you very much for taking your time to read this. I sincerely hope and pray that you listen to my and the other Baycrest residents' concerns and block the current proposed plan for the "429 Beale Street and 430 Main Street" project.

Sincerely,  
Marlene Smith  
Owner/Resident of Baycrest

**From:** Henry Kleinhenz  
**To:** [Vu, Doug \(CPC\)](#)  
**Subject:** Tidewater Capital 429 Beale and 430 Main Street Project  
**Date:** Sunday, January 14, 2018 2:52:07 PM

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Dear Mr. Vu,

I am a resident of BayCrest Condominiums and have lived in my unit since 1992. I write to register my concern that the project as presently designed will adversely affect life in our building.

The Tidewater Capital project repeats all the problems that were originally proposed in 2009 by Portland Pacific Development, the previous owner of the two land parcels on Beale and Main: building a solid wall of at least 8 stories across the back of our property that will cut off vital air circulation and light into our three gardens and, ultimately, the air we breathe inside. The recent air quality report obtained by Tidewater confirms the same detrimental effects to our common space at BayCrest that were found in the Portland Pacific proposal of 2009.

Please realize the BayCrest homeowners are not against building. I was one of a group of us residents who we met with Supervisor Jane Kim at her office in October of this year. Other members have met subsequently with her and the developer to present an alternative to the solid, multi-story wall: a two-tower design that complements the towers at BayCrest, preserving air flow across our open spaces.

In closing, I urge you to disapprove the Tidewater Capital project as it is currently proposed. I would appreciate receiving any future notices and documents relating to case no. 2014-002033ENV.

Thank you for your consideration.



Sincerely yours,

Henry Kleinhenz

[hkleinhenz@gmail.com](mailto:hkleinhenz@gmail.com)

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