



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 1/25/18
File. Com.

MEMO

RESIDENTIAL PIPELINE ENTITLED HOUSING UNITS 2017 Q1

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

State law requires each city and county to adopt a Housing Element as a part of its general plan. The State Department of Housing and Community Development (HCD) determines a Regional Housing Need (RHNA) that the Housing Element must address. The need is the minimum number of housing units that a region must plan for in each RHNA period.

This table represents completed units and development projects in the current residential pipeline to the first quarter of 2017 (Q1). The total number of entitled units is tracked by the San Francisco Planning Department and is updated quarterly in coordination with the *Quarterly Pipeline Report*. Subsidized housing units – including moderate and low income units – as well as inclusionary units are tracked by the Mayor's Office of Housing; these are also updated quarterly.

	RHNA Production Goals 2015 - 2022	New Units Built 2015 Q1 to 2017 Q1	Entitled by Planning in 2017 Q1 Pipeline*	Percent of RHNA Goals Built and Entitled by Planning
Total Units	28,869	9,170	23,773	114.1%
Above Moderate (> 120% AMI)	12,536	7,486	19,740	217.2%
Moderate Income (80 - 120% AMI)	5,460	384	761	21.0%
Low Income (< 80% AMI)	10,873	1,300	3,104	40.5%
<i>Affordability to be Determined</i>			168	

* This column does not include three entitled major development projects with a remaining total of 22,680 net new units: Hunters' Point, Treasure Island and ParkMerced. However, phases of these projects will be included when applications for building permits are filed and proceed along the development pipeline. These three projects will include about 4,920 affordable units (22% affordable).

San Francisco Bay Area Progress in Meeting 2015-2023 Regional Housing Need Allocation (RHNA)

NAPA COUNTY	Very Low (0-50% AMI)						Low (50-80% AMI)						Moderate (80-120% AMI)						Above Mod (120%+ AMI)					
	Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met		
	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total	% of RHNA Met	RHNA	Non Deed-Restricted	Deed-Restricted	Total
American Canyon*	116	0	0	0	0%	54	17	0	17	31%	133	58	0	133	72%	164	150	0	150	0%	392	150	0	150
Calistoga*	6	0	37	37	617%	2	0	10	10	50%	2	0	2	2	100%	15	9	47	56	207%	27	9	47	56
Napa	185	0	0	0	0%	106	0	0	0	0%	141	3	0	3	2%	403	99	0	99	12%	835	99	0	99
St. Helena*	8	0	0	0	0%	5	0	0	0	0%	5	0	0	0	0%	13	3	0	3	10%	31	3	0	3
Yountville*	4	0	0	0	0%	2	0	0	0	0%	3	0	0	0	0%	8	4	0	4	24%	17	4	0	4
Napa County	51	1	0	1	2%	30	0	0	0	0%	32	0	0	0	0%	67	21	0	21	12%	180	21	0	21
County Totals	370	1	37	38	10%	199	17	10	27	14%	243	138	0	138	57%	670	286	47	333	22%	1,482	286	47	333

SAN FRANCISCO COUNTY	Very Low (0-50% AMI)						Low (50-80% AMI)						Moderate (80-120% AMI)						Above Mod (120%+ AMI)					
	Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met			Permits Issued			% of RHNA Met		
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San Francisco ¹	6,234	0	213	213	3%	4,639	1,529	66	1,595	34%	5,460	196	53	49	5%	2,536	4,291	332	4,623	16%	8,869	4,291	332	4,623
County Totals	6,234	0	213	213	3%	4,639	1,529	66	1,595	34%	5,460	196	53	49	5%	2,536	4,291	332	4,623	16%	8,869	4,291	332	4,623

San Francisco Planning Department
1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
pic@sfgov.org
brittany.bendix@sfgov.org

November 29, 2017

To Whom It May Concern:

RE: Formal complaint regarding the proposed project at 1555 UNION STREET
(Case number: 2014.1364CUAVAR)

We own property in the immediate vicinity of the proposed project. We wish to make a formal complaint against the recommendation for approval of this project for the reasons outlined below.

Failure to properly inform interested parties about the nature of this project

We have significant concerns that information regarding this project was withheld, and this prevented people from putting forth an objection. I personally made numerous requests for information to the Department about the substance of the project (by email and phone). I know of others who did so as well. However, none of us received the promised information about this project. Therefore, I sincerely believe that the Department's statement that

"the Department has received 27 letters in support of the project, including one from the Union Street Association. The Department has also received three letters in opposition to the project"

is in error- if people are not provided with information about the project even after multiple requests, how can they possibly object?

Insufficient parking

Parking is already a severe problem in this area. The project removes some street parking and adds an insufficient amount of parking. This is on top of other projects that also remove parking. Furthermore, the public transportation currently in place is not adequate as it is too cumbersome for the newcomer proposed hotel guests to the tourist sites that they wish to visit.

Proposed structure is too large

The proposed project should be limited to the current structure size or, at a minimum, be built within existing building guidelines, without the need to seek approval for additional space outside the existing guidelines (for example, the encroachment of the proposed building mass into the required rear yard). The proposed structure is excessive and allowing it to exceed the existing guidelines will detrimentally encroach upon neighboring properties, reducing those property owners' use and

enjoyment of their properties.

Objection to the use of the property

We also object to the use of the project. The city would be better served by building residential units as there is already a shortage of affordable housing units and this shortage is forcing people with limited means out of the city. By building residential units, the city would earn a transfer tax each time a unit was sold. Furthermore, residential units are more compatible with the character of the surrounding neighborhood.

For the reasons stated above, we strongly object to this project and request that the Department deny approval.

Sincerely,

Karen Mak
kjonesmak@gmail.com
2415 Van Ness Ave. #307
San Francisco, CA

PLANNING DEPARTMENT FINANCIAL UPDATE FY17-18 BUDGET OVERVIEW FY18-19

Deborah Landis
Deputy Director of Administration, January 25, 2018



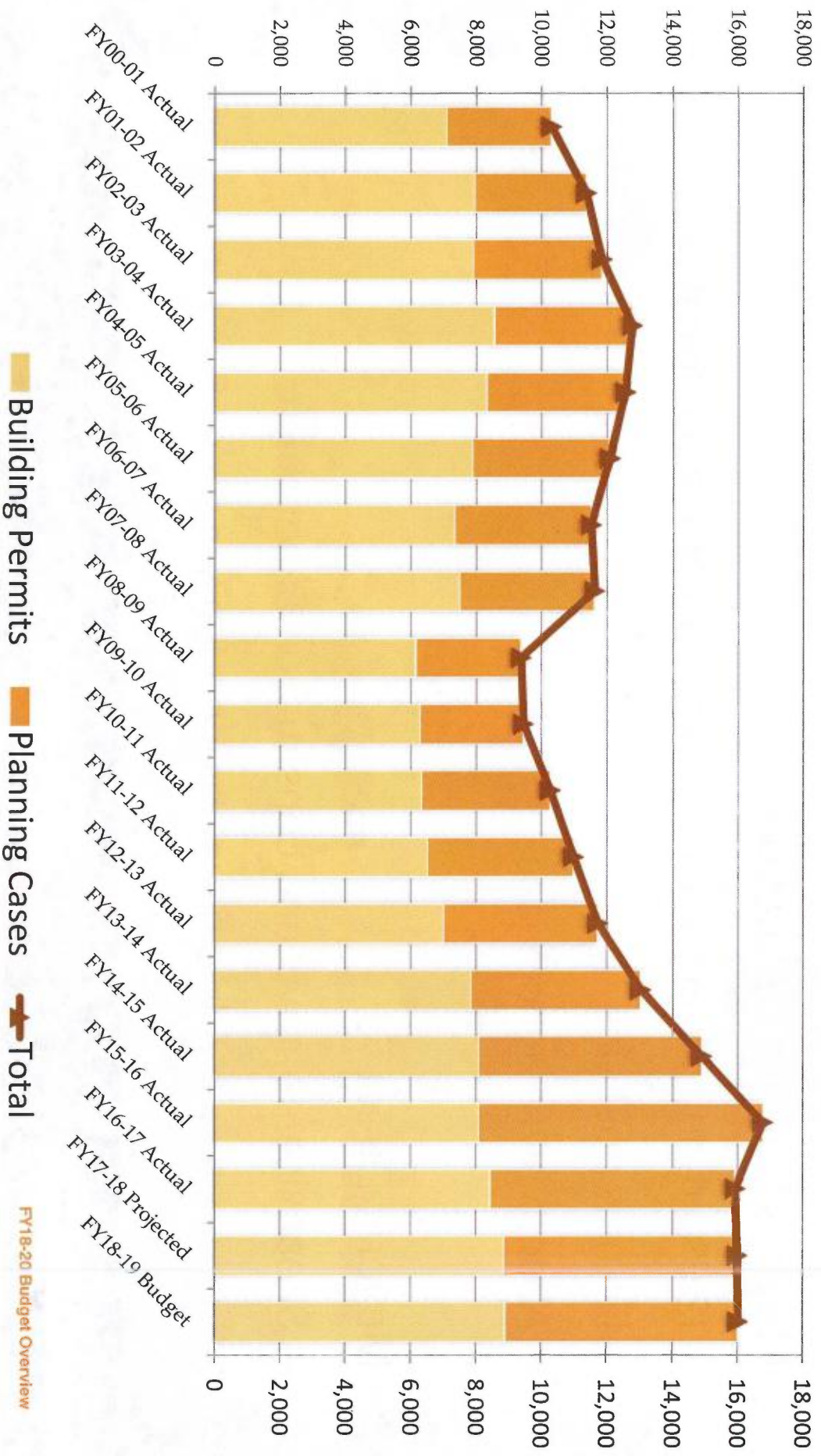
FY18-20 Budget Overview

- Updates
- Current-Year Projections
 - Volume
 - Financial
- Proposed Budget
 - Revenues
 - Expenditures
- Division Work Program Staffing
- Budget Calendar

Updates

- Mayor's Budget Instructions
 - (2.5%) reduction in General Fund Support in each fiscal year
 - No new positions
 - Absorb all cost increases
- Mayoral Directive
 - Streamline approval and construction of housing
 - Focus on expanding housing opportunities for all San Franciscans

VOLUME FY01-18



Financial Projection Current Year

	FY17-18 Current Budget	FY17-18 Projection	Variance to Budget
General Fund Operating (formerly AAA) Revenues			
Charges for Services	\$41,919,391	\$41,180,902	(\$738,489)
General Fund Support	\$1,024,488	\$1,024,488	\$-
Work Orders (incl. OCII)	\$2,143,904	\$1,195,827	(\$948,077)
Prior-Year Adjustments	\$5,624,295	\$5,624,295	\$-
Total Operating Revenues	\$50,712,079	\$49,025,512	(\$1,686,566)
General Fund Operating Expenditures			
Salaries & Fringe	\$31,794,675	\$31,404,145	\$390,530
Other Expenditures	\$18,917,404	\$17,621,367	\$1,296,037
Total Operating Expenditures	\$50,712,079	\$49,025,511	\$1,686,567

Revenue Budget FY18-20

Revenues

	FY17-18 Adopted Budget	FY18-19 Proposed Budget	FY19-20 Proposed Budget
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Charges for Services

\$43,787,122

\$43,518,378

\$45,528,490

Grants & Special Revenues

\$1,875,000

\$2,550,000

\$1,250,000

Intergovernmental Revenues
(Office of Community Investment & Infrastructure)

\$41,245

\$42,326

\$42,326

Development Impact Fees

\$5,093,618

\$1,549,312

\$1,168,754

Expenditure Recovery

\$1,120,332

\$2,021,138

\$2,371,516

General Fund Support

\$2,584,044

\$4,160,783

\$5,139,241

Total Revenues

\$54,501,361

\$53,841,937

\$55,500,327

Grants Budget FY18-20

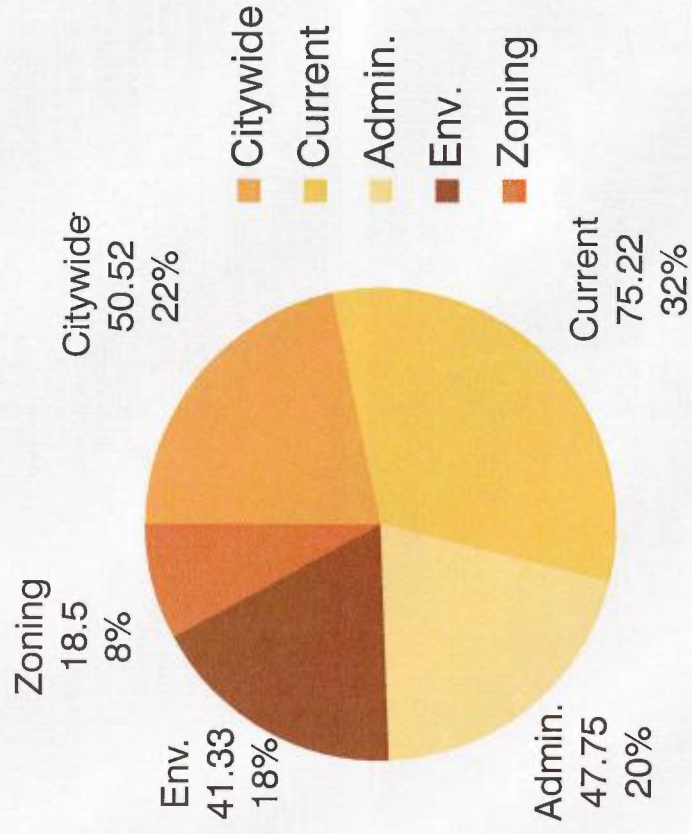
#	Project	Funder	FY18-19 Proposed Budget	FY19-20 Proposed Budget
1	TBD Historic Preservation Context Studies / Nominations	California Office of Historic Preservation	\$45,000	\$45,000
2	Mission Bernal and other TBD Planning	Caltrans: Sustainable Communities	\$275,000	\$325,000
3	101/280 Interchange: Mobility Connections	Caltrans: Sustainable Communities MTC Priority Development Area Planning Grants	\$350,000 \$400,000	\$- \$-
5	Various	Friends of City Planning	\$80,000	\$80,000
6	Sea Level Rise Action Plan (Phase III)	Urban Sustainability Directors Network: Partners in Place	\$75,000	\$-
7	Sea Level Rise Action Plan (Phase III)	California Ocean Protection Council: Prop 1	\$325,000	\$-
8	Sea Level Rise Action Plan (Phase III)	Caltrans: SB1 Climate Change Adaptation Planning	\$300,000	\$300,000
9	22 nd Street Station	Caltrans: Sustainable Communities	\$700,000	\$500,000
Total Revenues			\$2,550,000	\$1,250,000

Expenditure Budget FY18-20

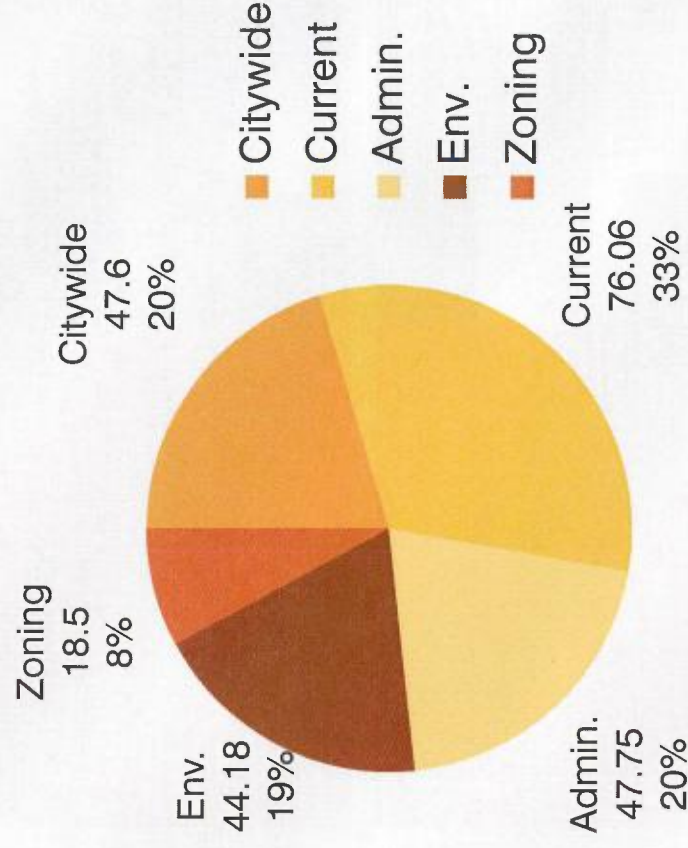
Expenditures	FY17-18	FY18-19	FY19-20
	Adopted Budget	Proposed Budget	Proposed Budget
Salaries & Fringe	\$33,989,545	\$37,284,648	\$39,694,630
Overhead	\$774,176	\$774,176	\$774,176
Non-Personnel Services	\$6,091,945	\$4,226,758	\$4,888,218
Materials & Supplies	\$472,717	\$451,407	\$657,107
Capital & Equipment	\$346,783	\$311,717	\$0
Projects	\$6,760,793	\$4,589,633	\$2,893,610
Services of Other Departments	\$6,065,402	\$6,203,598	\$6,592,586
Total Revenues	\$54,501,361	\$53,841,937	\$55,500,327

FTE Count

FY18-19 Base Budget



FY18-19 Proposed



Major Budget Changes



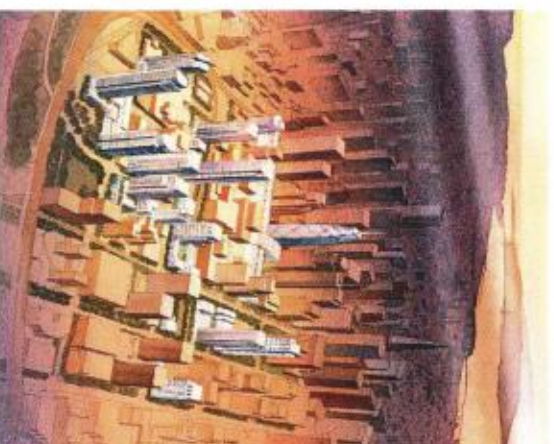
Positions

- Four CEQA-related preservation positions from CP to EP
- Three Citywide positions to CP
- One Admin position to Citywide
- One self-supporting ADU position proposed



Impact Fee Funding

- RAB (\$3.8M)
- Nexus Study & Fee Study \$0.4M



Grants

- \$2.55M of grant applications
- Focus on:
- Connecting equitable housing and jobs growth with transportation
 - Climate change and Sea Level Rise



49 South Van Ness

- Move in April 2020
- One-stop permit center
- One-time and ongoing costs
- FY19-20 Cost \$1.2M

Work Program Overview

#	Work Program Activity	Adopted FY17-18 Budget	Proposed FY18-19 Budget	Proposed FY19-20 Budget
1	Current Planning	77.33	77.39	77.62
2	Citywide Planning	57.10	55.70	55.60
3	Environmental Planning	42.99	46.99	46.99
4	Zoning Administration & Compliance	19.27	18.50	18.50
5	Administration (Includes Director's Office & Commission Affairs)	46.00	45.00	45.00
	Total	242.69	243.58	243.71

Budget Calendar **FY18-20**

Date	Work Program Activity
01/17	Draft budget and work program review with the Historic Preservation Commission
01/25	Draft budget and work program review with the Planning Commission
02/07	Requesting "recommendation of approval" of the budget and work program with the Historic Preservation Commission
02/08	Requesting "approval" of the budget and work program with the Planning Commission
02/21	Budget Submission to the Mayor
06/01	Mayor's Proposed Budget is published
07/24	Final Appropriation Ordinance Adopted

THANK YOU



San Francisco
Planning

Deborah Landis
Deputy Director of Administration
San Francisco Planning

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www.sfplanning.org

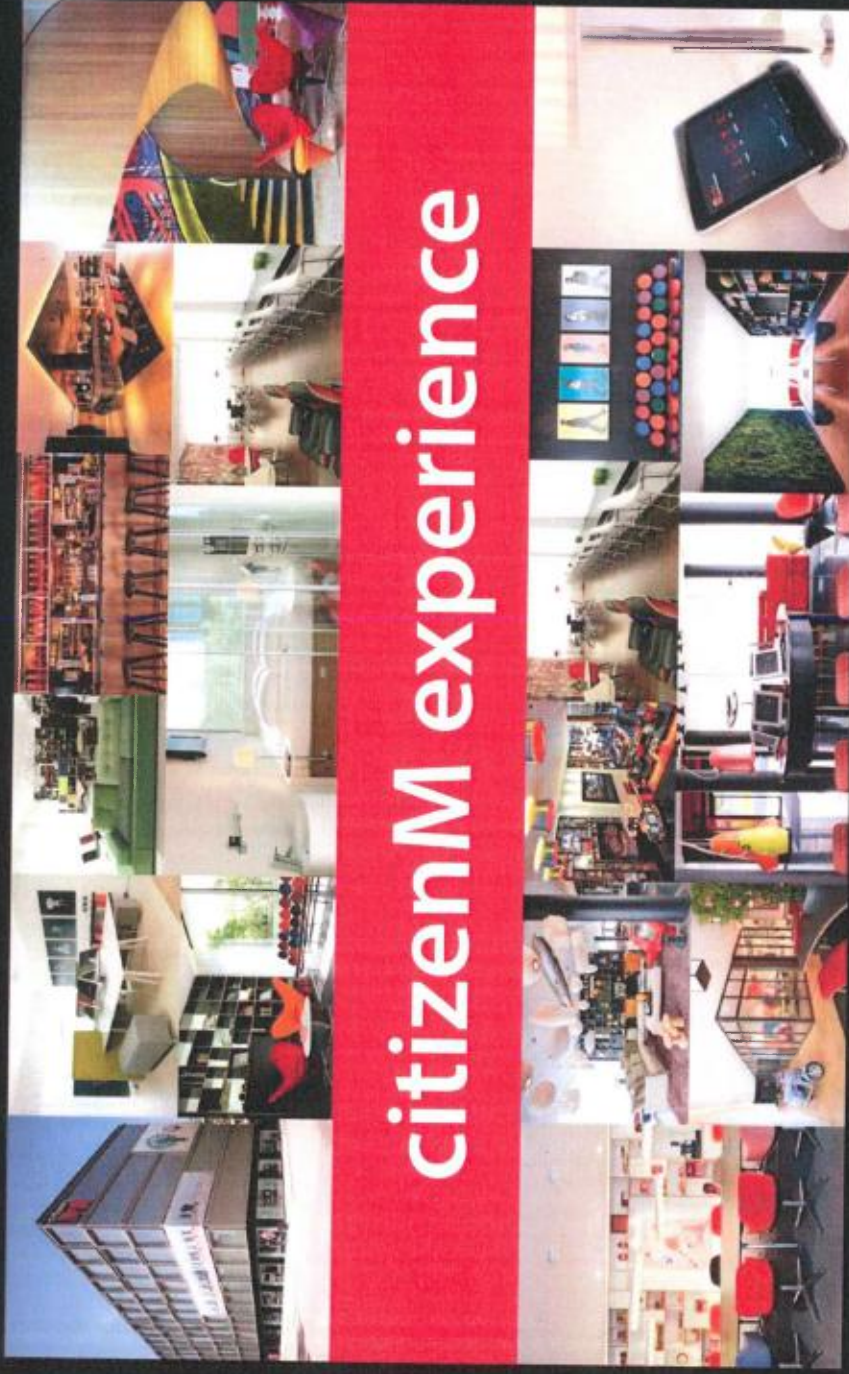


1/26/8

H. Foster



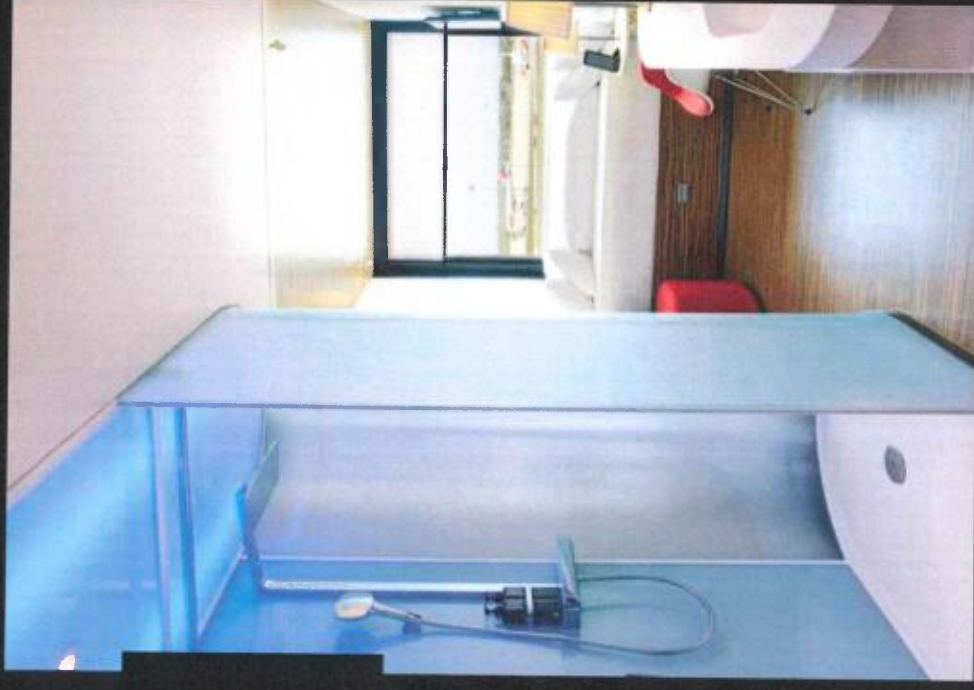
groundbreaking
not like any other hotel



one type of room

- smart, luxury design
- wall-to-wall window
- XL, king-size bed
- power rain shower
- tablet mood pad
- free Wi-Fi
- free movies

"citizenM has set a new standard
for techno-forward budget luxury"
Wallpaper magazine



living rooms

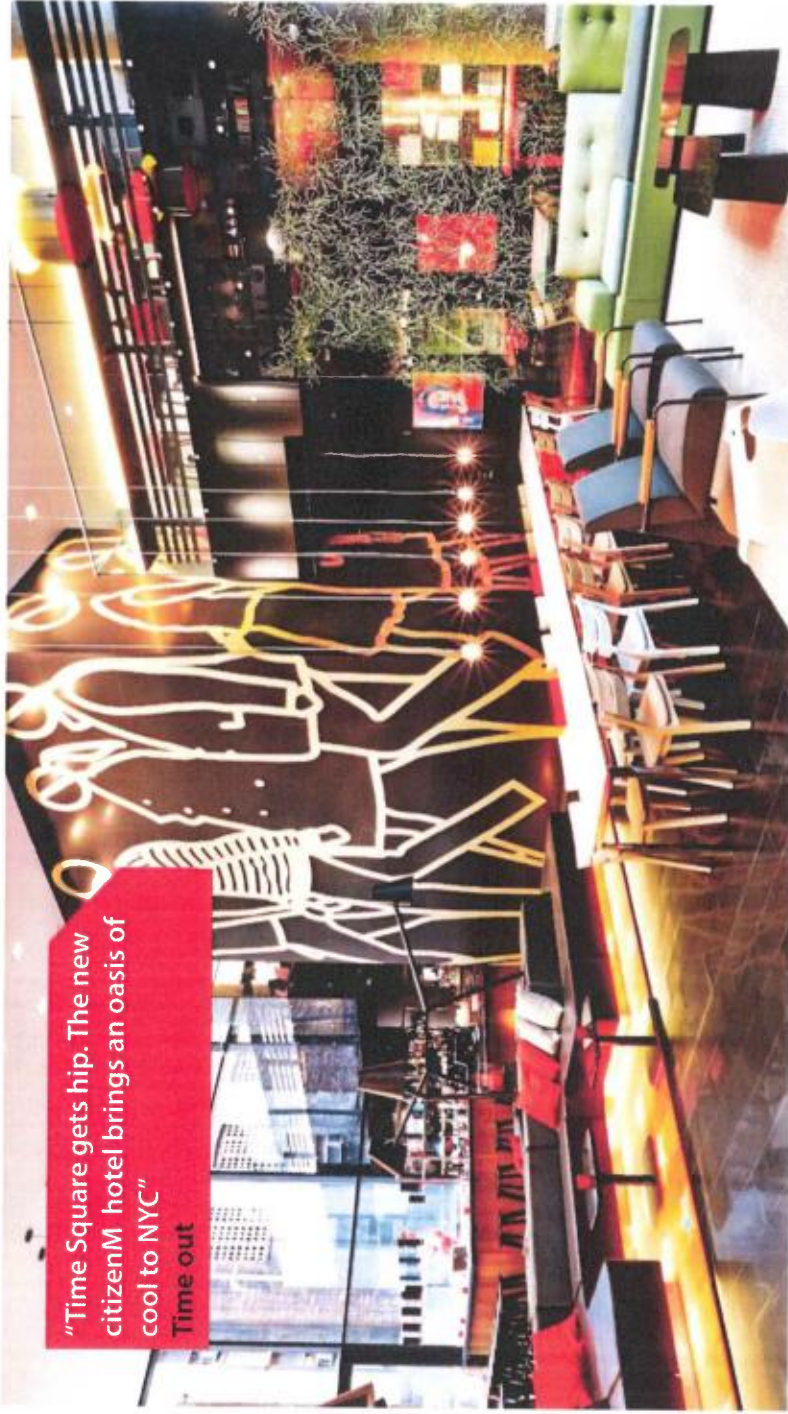
on the ground floor you'll find stylishly designed spaces which come in the form of living rooms, filled with contemporary art and furnished with the latest collection of iconic Vitra furniture.

"Stylish, high-tech and cheap: Is citizenM the future of hospitality?"
Financial Times



"Time Square gets hip. The new citizenM hotel brings an oasis of cool to NYC"

Time out



rock'n rollout



North America

Boston*
Los Angeles*
Miami*
New York*
San Francisco*
Seattle*
Toronto
Washington

South America

Sao Paulo
Rio de Janeiro

Europe

Amsterdam*
Barcelona
Copenhagen
Geneva
Hamburg
Istanbul
London*
Milan
Munich
Paris*
Rome
Stockholm
Zurich

Asia Pacific

Beijing
Hong Kong
Jakarta
Melbourne
Seoul
Shanghai*
Singapore
Sydney
Taipei*
Tokyo

about citizenM

open hotels

9 open hotels in 5 countries and 2 continents



Paris CDG Airport- 2014
230 rooms



Amsterdam City - 2009
215 rooms



London Bankside- 2012
192 rooms



Rotterdam - 2014
151 rooms

about citizenM

architecture like no other hotel



Amsterdam Schiphol
Airport - 2008
355 rooms



Tower of London - 2016
370 rooms



citizenM New York Time Square
2014 - 230 rooms



Glasgow - 2010 - 198 rooms

London Shoreditch - 2016 - 216 rooms

about citizenM

under development



Taipei – 2017 – 267 rooms



Paris Gare de Lyon – 2017 – 338 rooms



Shanghai – 2017
303 rooms



Paris Opera – 2018 – 84 rooms



Paris La Defense – 2017 – 338 rooms

about citizenM

under development



San Francisco Union Sq. – 2019
184 rooms



Seattle South Lake Union – 2019
200 rooms



New York Bowery – 2017
300 rooms

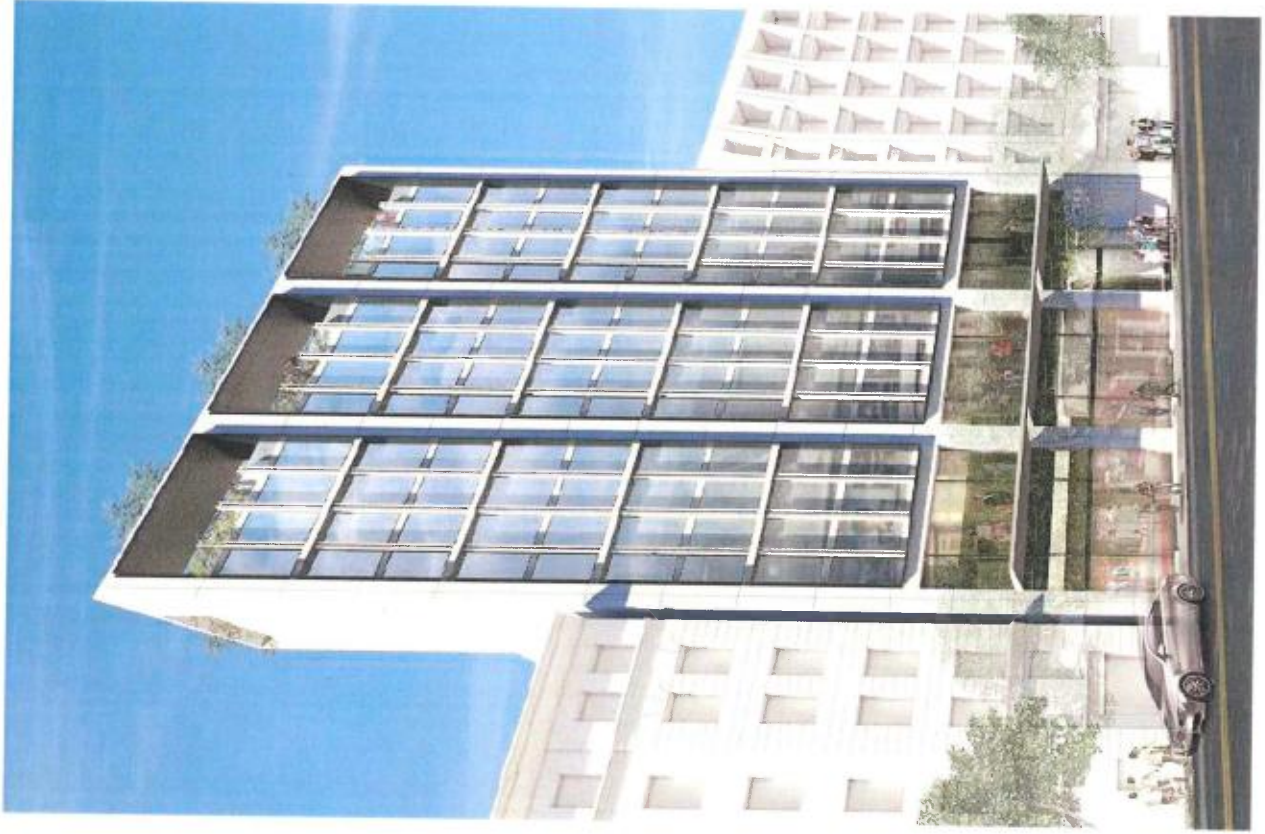


LA Hollywood – 2020
168 rooms



Boston TD Garden – 2019 – 269 rooms

citizenM
PLANNING COMMISSION SUBMITTAL
01 | 25 | 18



PROJECT INFORMATION

[illegible]

PROJECT SITE



EXISTING SITE CONTEXT

ELLIS STREET NORTH ELEVATION | 1



ELLIS STREET SOUTH ELEVATION | 2



VIEW FROM ABOVE



VIEW FROM STREET LEVEL



citizenM Hotels
75 MADISON AVENUE, 2ND FLOOR, NEW YORK, NY 10016

Gensler

1205 Sixth Avenue
Suite 400
New York, NY 10019
Tel: 212.654.2100
Fax: 212.654.2121

NOT FOR CONSTRUCTION
PROGRESS SET

Date **Description**
02/25/18 PLANNING COMMISSION

Legend

Legend

Project Name
CITIZENM
SAN FRANCISCO
Project Number
32-2318-000
Description

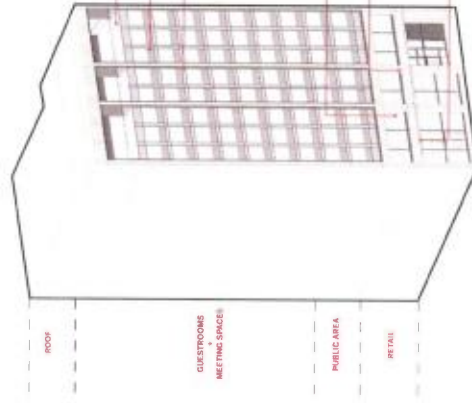
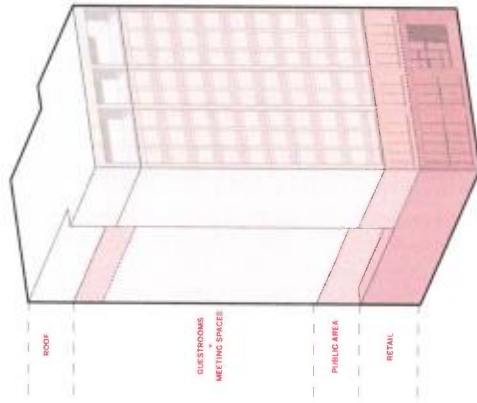
PERSPECTIVE

Scale

A1.102

© 2017 Gensler

BUILDING PROGRAM



GLASS RAILING AT MAIN ELEVATION
HIGH QUALITY MATERIALS ON ELLIS
STREET ELEVATION
DARK GRAY METAL FRAMES
ENHANCE THE PRIMARY VERTICAL
DEFINITION AT PILASTERS

SECOND FLOOR MAINTAINS A
PROPORTION CONSISTENT WITH
THE KINGS DISTRICT
SETBACK CREATES DEPTH AND
FRAMES THE PRIMARY VERTICAL
LINE

GROUND FLOOR RETAIL



79 HUDSON STREET, 2ND FLOOR, NEW YORK, NY 10014

Gensler

1201 Sixth Avenue
Suite 500
New York, NY 10019
United States
Tel: 212.602.7100
Fax: 212.602.7121
Email: gensler.com

NOT FOR CONSTRUCTION
PROGRESS SET

Client **Description**
CITIZENM PLANNING COMMISSION

Approved Drawing

Issued/Revised

Project Name

CITIZENM
SAN FRANCISCO

Project Number

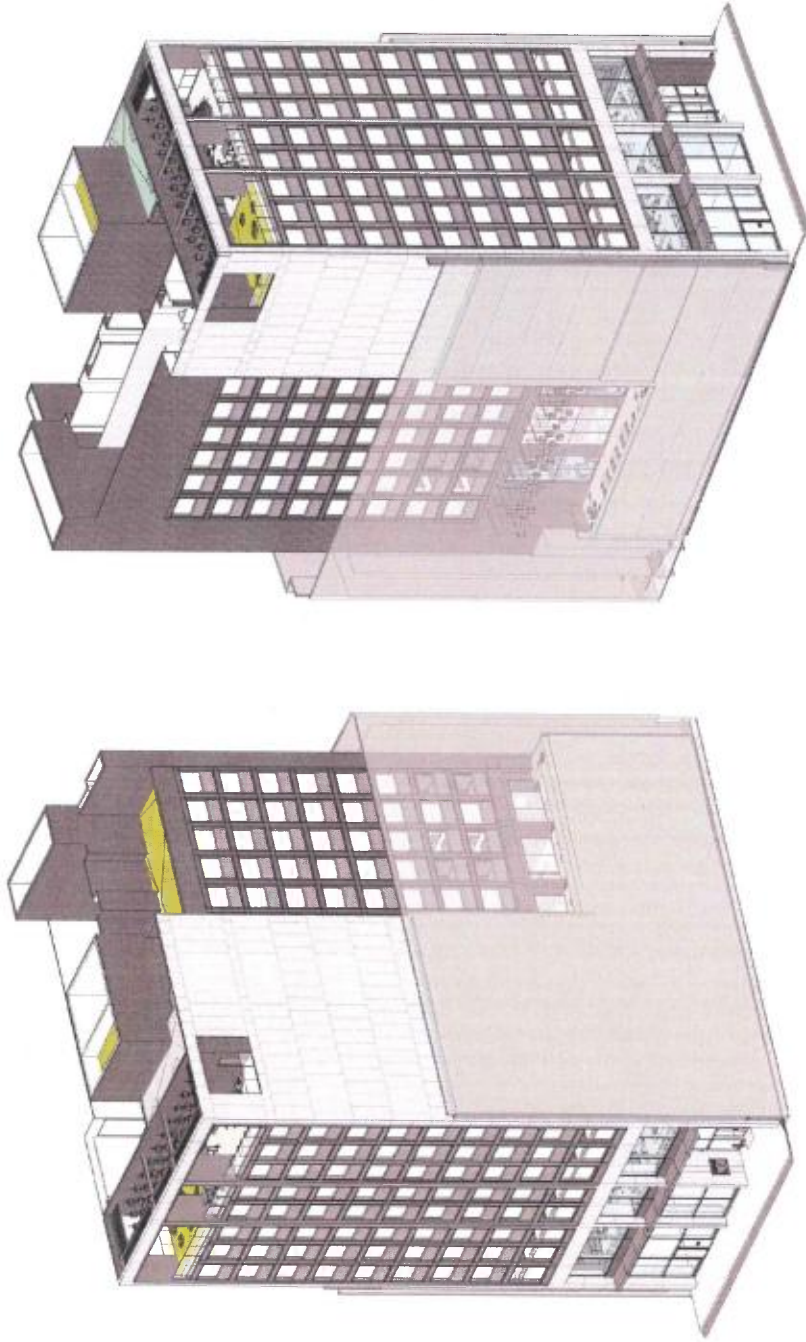
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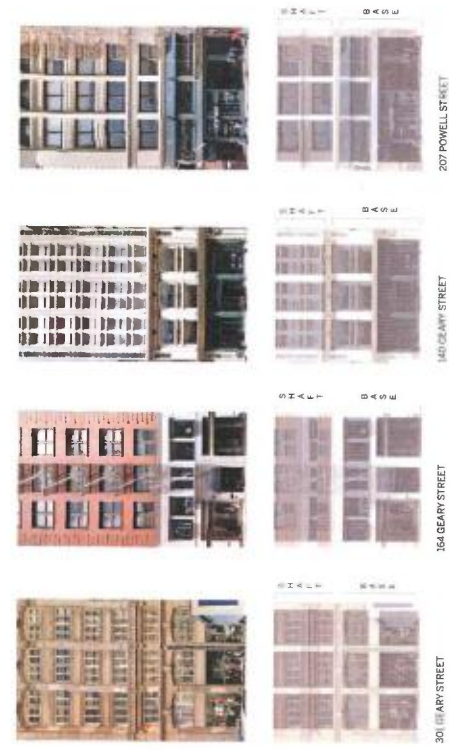
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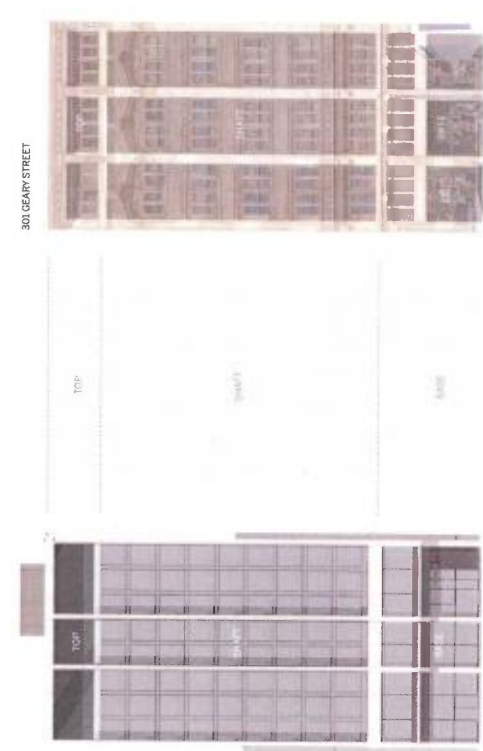
BUILDING IMAGERY



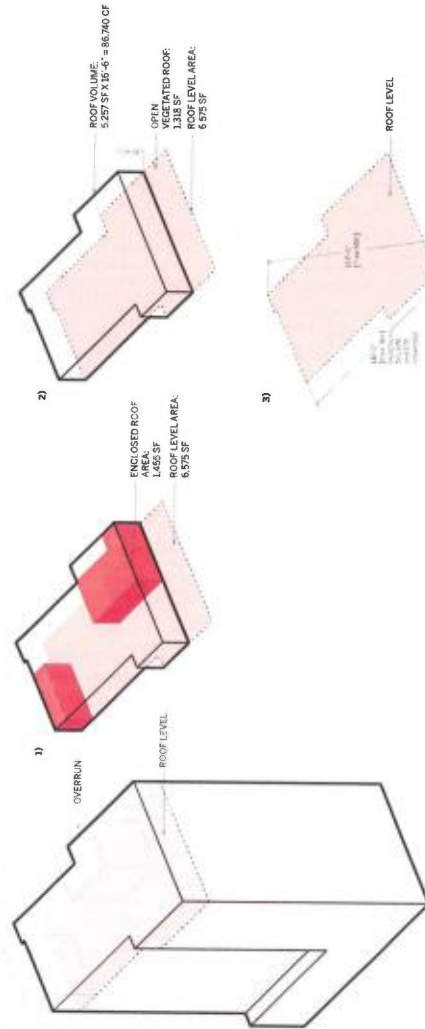
CONTEXT ANALYSIS



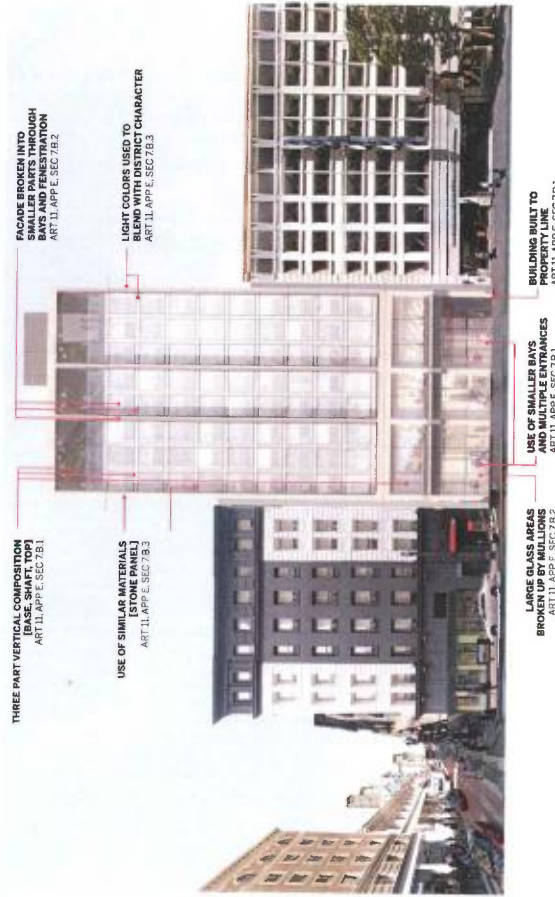
ELEVATION COMPOSITION



PLANNING CODE



CONTEXT ANALYSIS



SHEET NOTES

HEIGHT & BULK LIMITS

1) SEC 260 B.1
AREA OF PENTHOUSE LEVEL SHALL NOT EXCEED 30% OF THE HORIZONTAL AREA OF THE ROOF LEVEL.
ROOF LEVEL = 6,575 SF
MAX PENTHOUSE AREA = 6,575 SF x .30 = 1,973 SF
PENTHOUSE AREA = 1,455 SF < 1,973 SF

2) SEC 260 B.1.F
ROOFTOP ENCLOSURES MAY HAVE A MAXIMUM HEIGHT OF 34'-0" OF THE HORIZONTAL AREA OF ALL UPPER ROOF AREAS.
MULTIPLIED BY THE MAX PERMITTED HEIGHT OF THE ENCLOSURE (20 PER SECT. 260 B.1.F.ii)
MAX ALLOWABLE VOLUME: 6,575 SF x 3/4 x 20' = 98,625 FT³
PROPOSED VOLUME: 5,257 SF x 15'-6" = 86,741 FT³

3) TABLE 270
BULK LIMIT: PROJECT IS IN "80-130'-F" HEIGHT & BULK DISTRICTS.
DISTRICT SYMBOL
MAX ALLOWABLE MAX PLANNING DISTRICT OR LENGTH 110 FEET.
DIAGONAL 140 FEET

THREE PART VERTICAL COMPOSITION (ART 11, APP E, SEC 7 B.1)
FACADE BROKEN INTO SMALLER PARTS THROUGH VERTICAL COMPOSITION (ART 11, APP E, SEC 7 B.2)
LIGHT COLORS USED TO CHARACTER (ART 11, APP E, SEC 7 B.3)

USE OF SIMILAR MATERIALS (STONE PANELS) (ART 11, APP E, SEC 7 B.3)

BUILDING BUILT TO PROPERTY LINE (ART 11, APP E, SEC 7 B.1)

USE OF SMALLER BAYS AND MULTIPLE ENTRANCES (ART 11, APP E, SEC 7 B.1)

LARGE GLASS AREAS BROKEN UP BY MULLIONS (ART 11, APP E, SEC 7 B.2)



NOT FOR CONSTRUCTION
FOR PROCESS TEST

Date: 01/25/18
Description: PLANNING COMMISSION

Approved: [Signature]

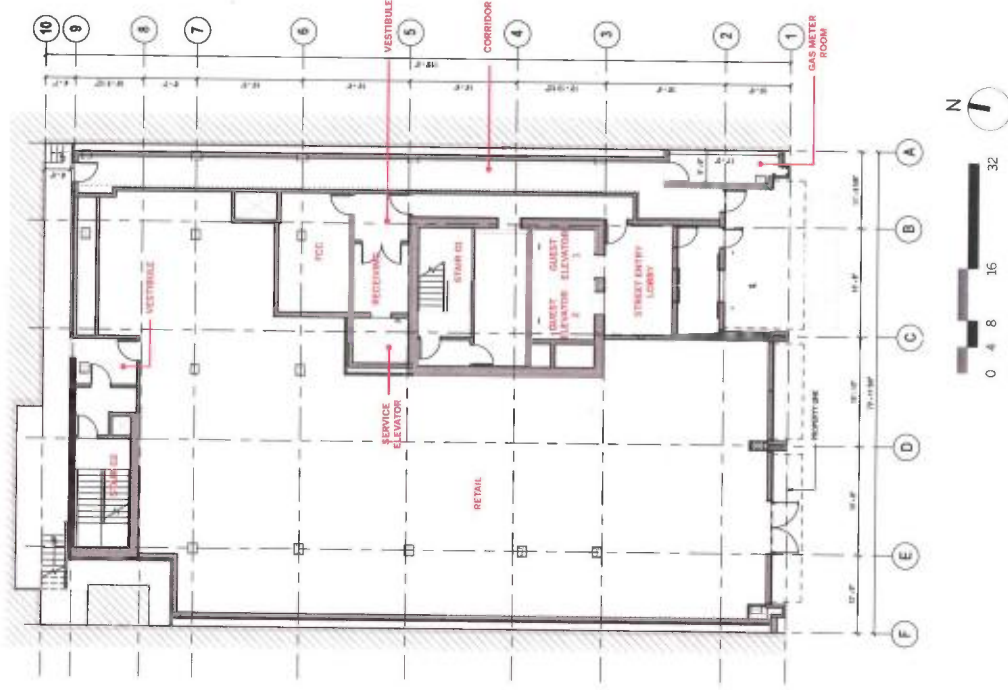
Issued: [Signature]

Project Name: CITIZENM
SAN FRANCISCO
Project Number: 32.2318.000
Description: FLOOR PLANS

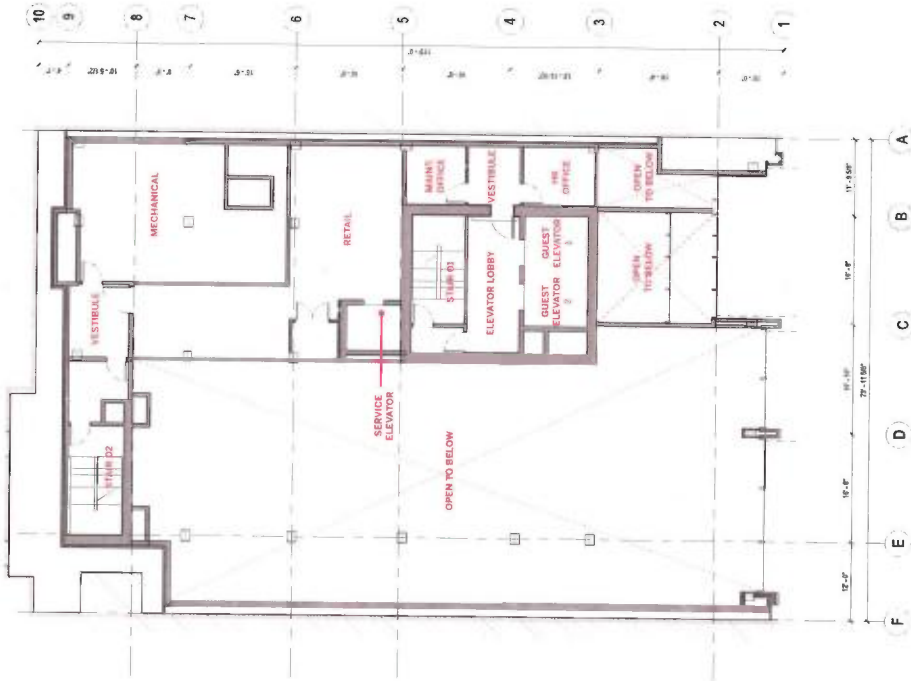
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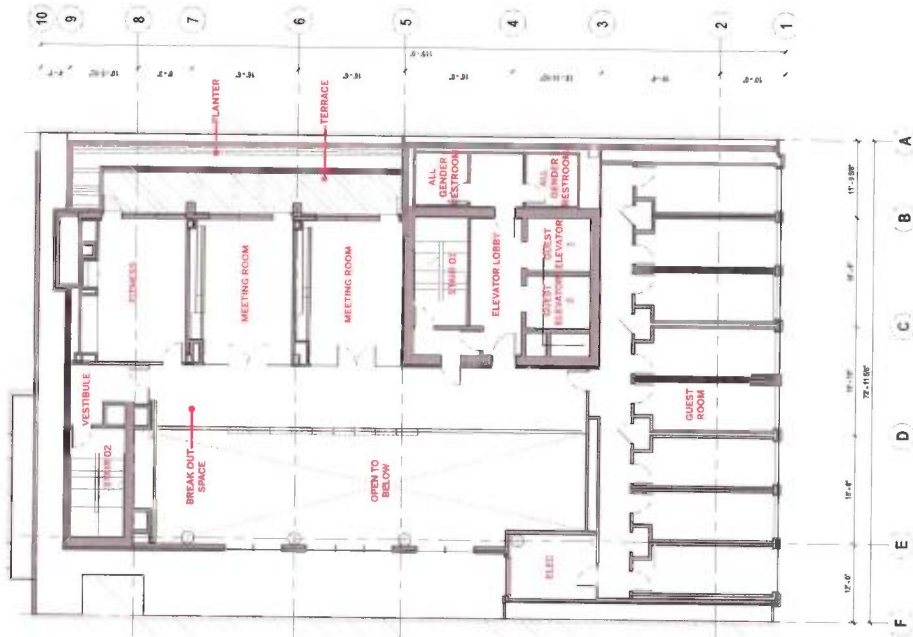
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LEVEL 01 FLOOR PLAN



LEVEL 1M FLOOR PLAN





NOT FOR CONSTRUCTION
PROGRESS LET

Date: 01/25/18
Description: PLANNING COMMISSION

Approved Stamp

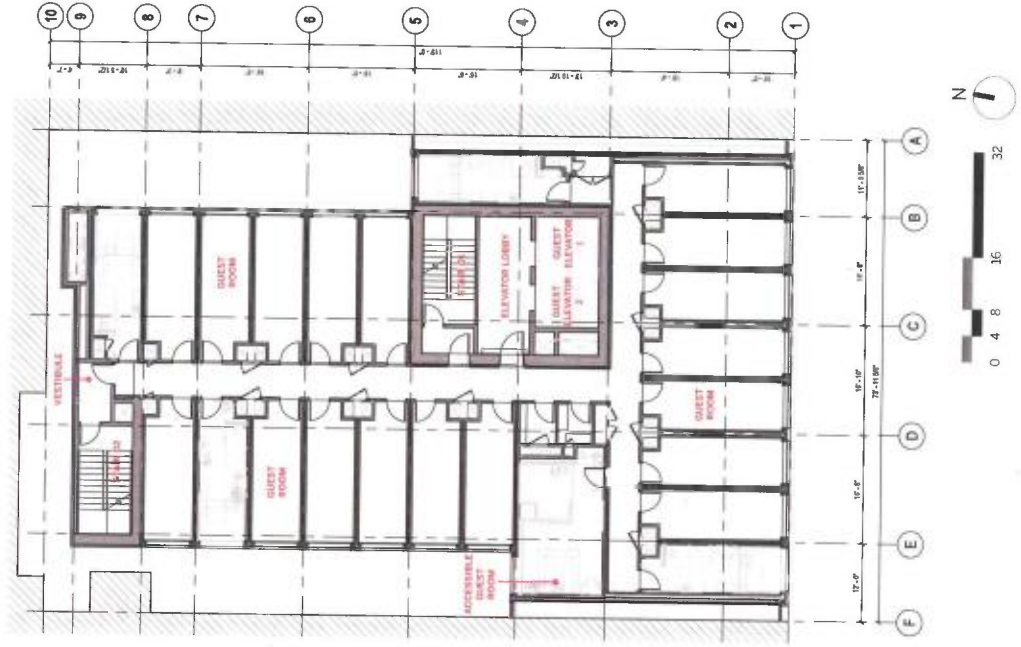
Exhibitor Stamp

Project Name:
CITIZENM
SAN FRANCISCO
Project Number:
32.2318.000
Location:
FLOOR PLANS

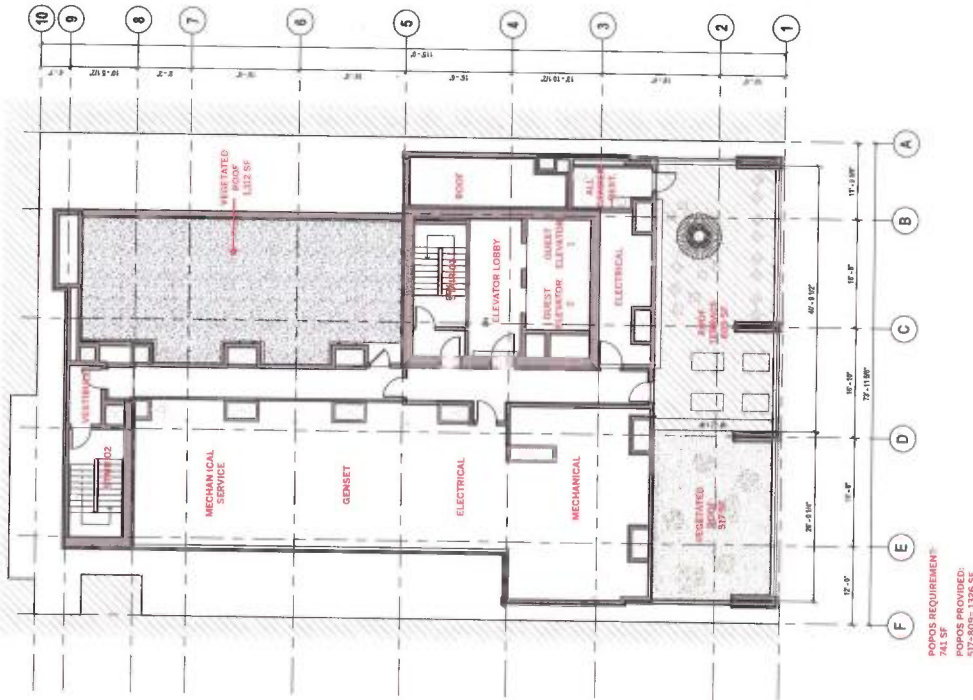
Scale

A2.103
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LEVEL 04-11 FLOOR PLAN



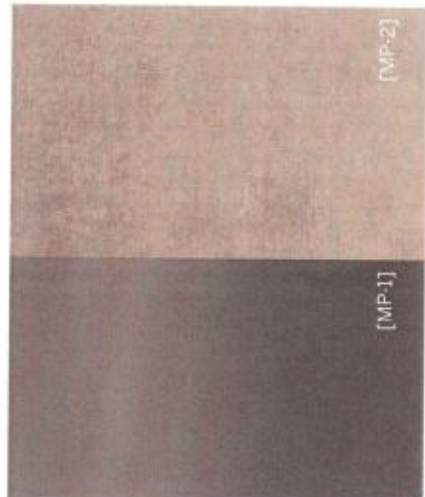
ROOF LEVEL FLOOR PLAN



NOT FOR CONSTRUCTION
PROGRESS LET

Date	01/25/18	Description	PLANNING COMMISSION
Approved By			
Field Engineer			
Project Name	CITIZENM		
Project Number	SAN FRANCISCO		
Description	32.2318.000		
EXTERIOR MATERIALS			

MATERIAL PALETTE



Metal Panel

Alucobond | Dusty Charcoal [MP-1]
 Pure + Freeform | Vintage Nickel [MP-2]



Rainscreen Panel

Stone Panel | Valders Buff [RS-1]
 Equitone Tectiva | TE00 [RS-2]



Glazing

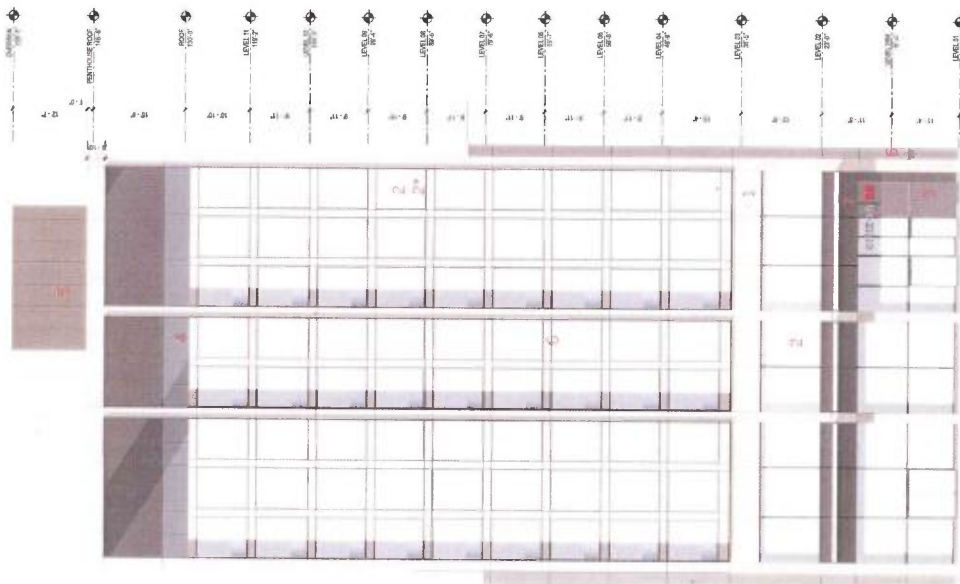
IGU [GL-1] | Spandrel Portion of IGU [GL-1*]

SOUTH ELEVATION

SHEET NOTES

THE DESIGN DIVIDES THE SHAFT INTO THREE VERTICAL BAYS EMPHASIZING THE NARROWNESS OF THE SHAFT. THE SHAFT IS SUBDIVIDED INTO THREE VERTICAL BAYS SPAN FROM THE TOP TO BASE WHILE THE SHAFT IS SUBDIVIDED INTO THREE VERTICAL PANELS THAT HIGHLIGHT THE ROOM MODULE.

- 1 STONE RAINSCREEN PANEL [RS-1]
- 2 INSULATED GLAZING UNIT [GL-1]
SPANDREL PORTION [GL-1*] TO MATCH RS-1
- 3 INSULATED GLAZING UNIT | SPANDREL PANEL [GL-2]
- 4 LAMINATED GLASS [GL-3]
- 5 METAL PANEL | DARK GRAY [MP-1]
- 6 METAL PANEL | LIGHT GRAY [MP-2]
- 7 PERFORATED METAL PANEL | DARK GRAY [MP-1]



VIEW FROM STREET LEVEL



citizenM Hotels
79 JACOBUS AVENUE, 2ND FLOOR, NEW YORK, NY 10016

Gensler

1000 Sixth Avenue
Suite 500
New York, NY 10018
Tel: 212.654.2100
Fax: 212.654.2121

NOT FOR CONSTRUCTION
PROGRESS SET

Title Description
02/25/08 PLANNING COMMISSION

Legend Name

Location Name

Project Name
CITIZENM
SAN FRANCISCO
Project Number
32.2318.000

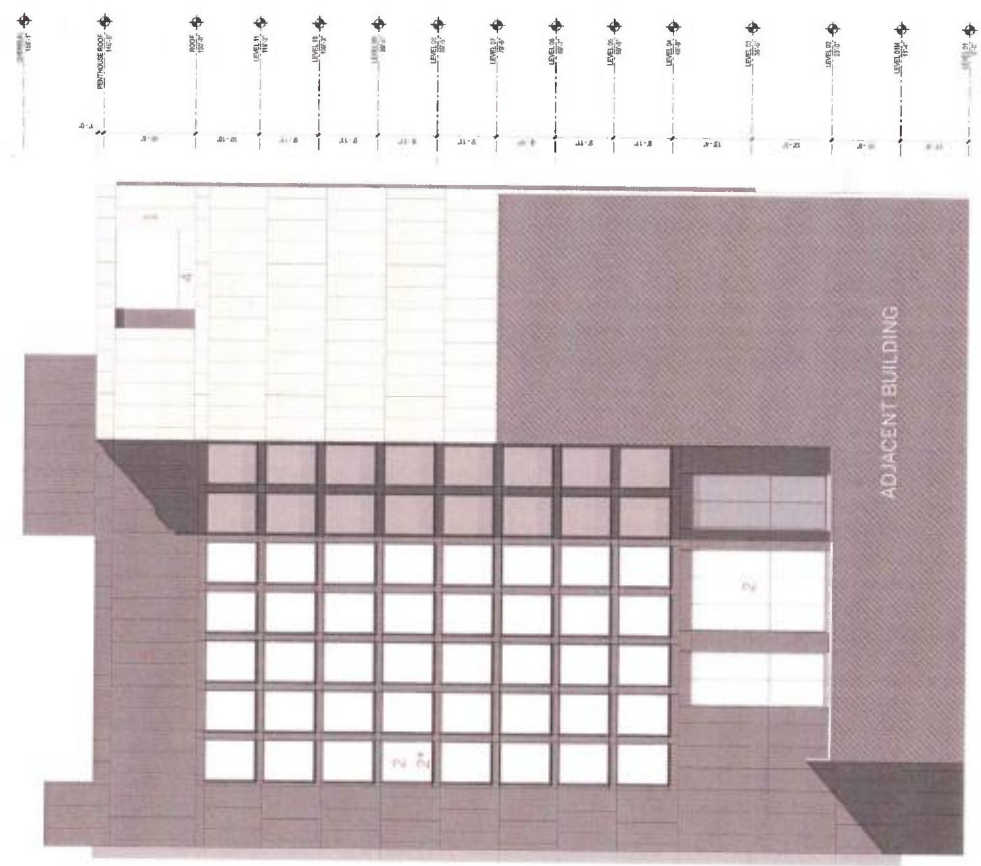
Description
PERSPECTIVE

Scale

A1.102

© 2011 Gensler

WEST ELEVATION



- 1 EQUITONE RAINSCREEN PANEL [RS-2]
- 2 INSULATED GLAZING UNIT [GL-1]
SPANDREL PORTION [GL-1*] TO MATCH MP-1
- 3 INSULATED GLAZING UNIT | SPANDREL PANEL [GL-2]
- 4 LAMINATED GLASS [GL-3]
- 5 METAL PANEL | DARK GRAY [MP-1]



citizenM Hotels
71 MADISON AVENUE, 2ND FLOOR, NEW YORK, NY 10015

Gensler

100 South Avenue
Suite 200
San Francisco, CA 94105
United States
Tel: 415.704.2100
Fax: 415.704.2111

NOT FOR CONSTRUCTION
NOT FOR CONSTRUCTION

Date: 01/25/2018 Description: PLANNING COMMISSION

Approved: [Signature]

Redlined: [Signature]

Project Name:

CITIZENM
SAN FRANCISCO

Project Number:

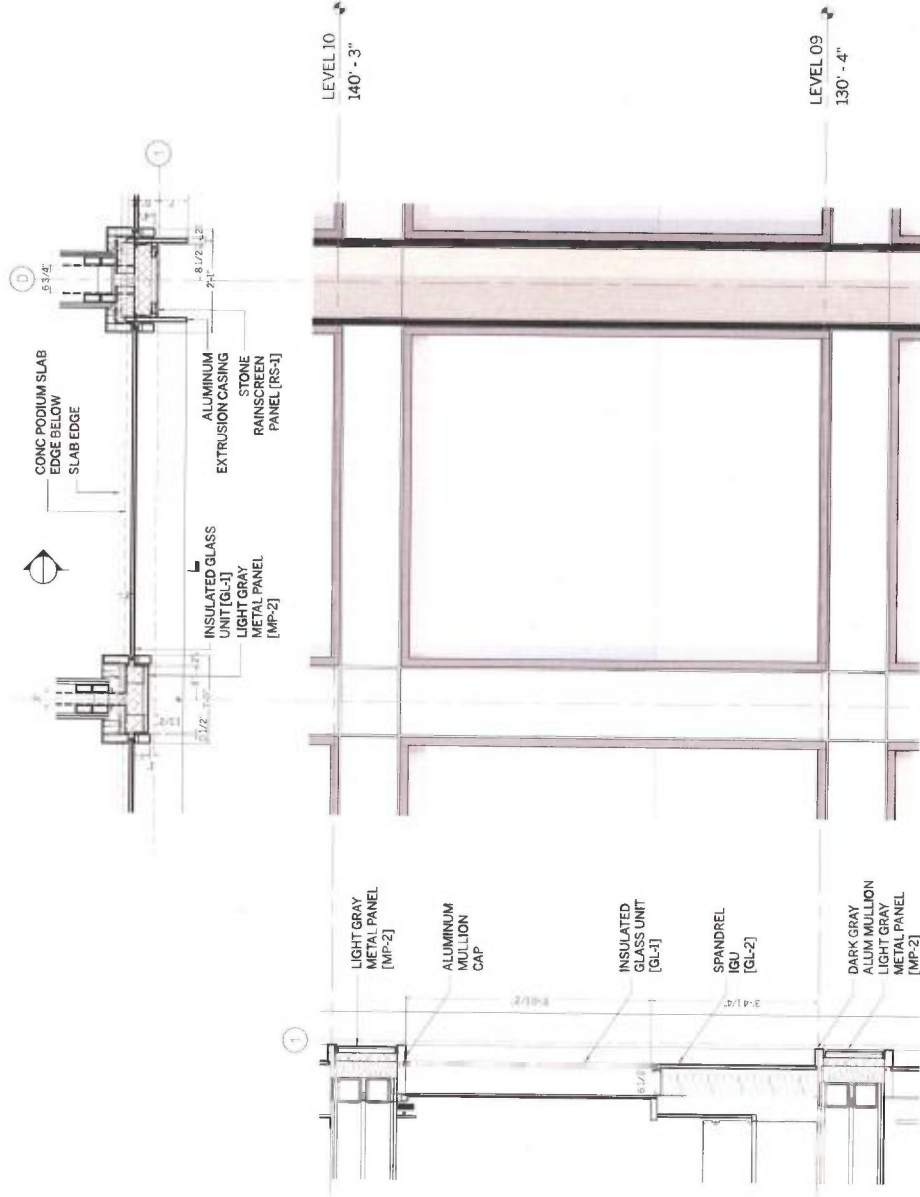
32.2318.000

Drawings:

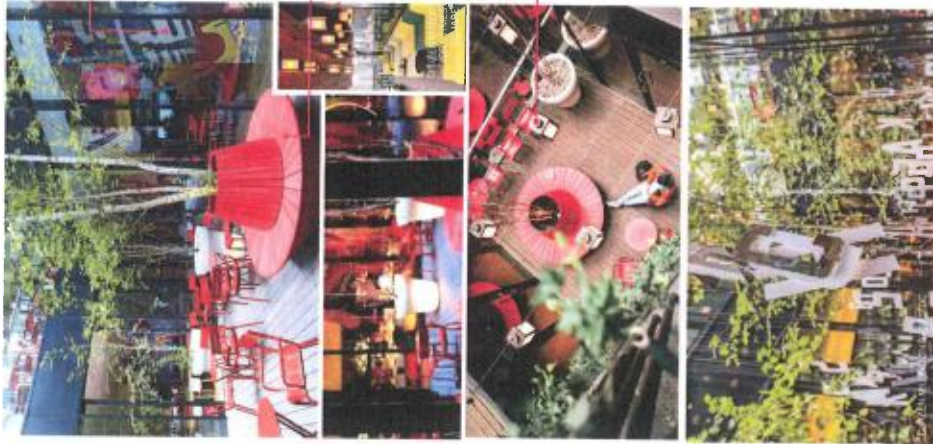
Scale:

© 2017 Gensler

TYPICAL FLOOR GUEST ROOMS



CITIZENM PUBLIC OPEN SPACES

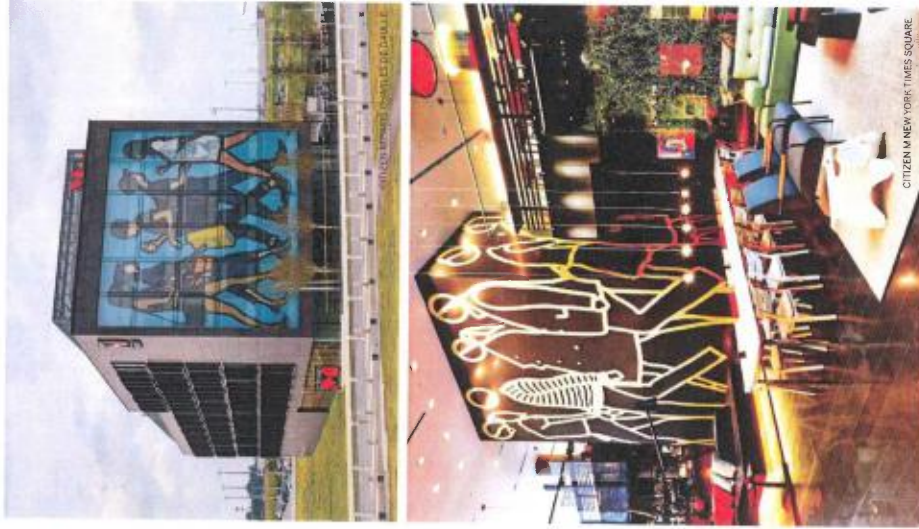


LARGE SCALE ART ALWAYS
NEARBY

SPACES INTEGRATE
COMMONLY USED
AS BOTH FIXED AND
MOVEABLE FURNITURE

LANTERNS HELP TO
BRING THE SPACE
DOWN TO THE HUMAN

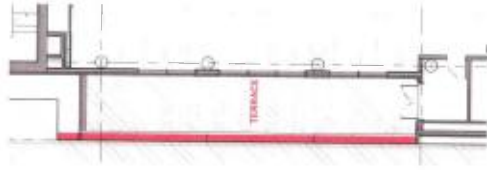
PUBLIC ART



LEVEL 01 ENTRY LOBBY ARTWORK



LEVEL 02 MURAL AT TERRACE



NOT FOR CONSTRUCTION
PROGRESS LET

Date Description
02/25/18 PLANNING COMMISSION

Approved Name

Lead Designer

Project Name

CITIZENM
SAN FRANCISCO

Project Number

32.2318.000

Drawings

PUBLIC ART

Scale

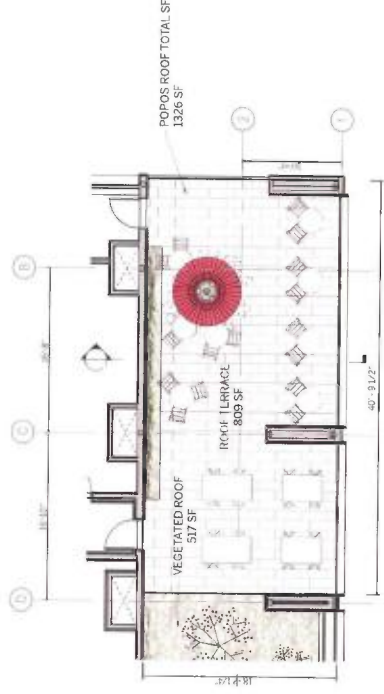
A3.101

© 2017 Gensler

ROOF LEVEL - GREEN ROOF



VIEW LOOKING EAST





77 FINESTONE AVENUE, NEWTON, NEW YORK 11056

Gensler

100 South Avenue
Suite 200
Seattle, WA 98101
United States

Tel: 206.654.2100
Fax: 206.654.2101

NOT FOR CONSTRUCTION
TEST PROGRESS

Date Description

02/25/18 PLANNING COMMISSION

Approved Name

Facility Name

Project Name

CITIZENM
SAN FRANCISCO

Project Number

32.2318.000

Description

PERSPECTIVE

Scale

A1.101

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VIEW FROM ABOVE



citizenM



77 MADISON AVENUE, 2ND FLOOR, NEW YORK, NY 10017

Gensler

1201 Sixth Avenue
Suite 3000, New York, NY 10020
United States

Tel: 206.854.2169
Fax: 206.854.2171

NOT FOR CONSTRUCTION
LESS THAN 10% CONSTRUCTION

Date Description

01/25/18 PLANNING COMMISSION

Approved Stamp

Seal/Signature

Project Name

CITIZENM
SAN FRANCISCO

Project Number

32.2318.000

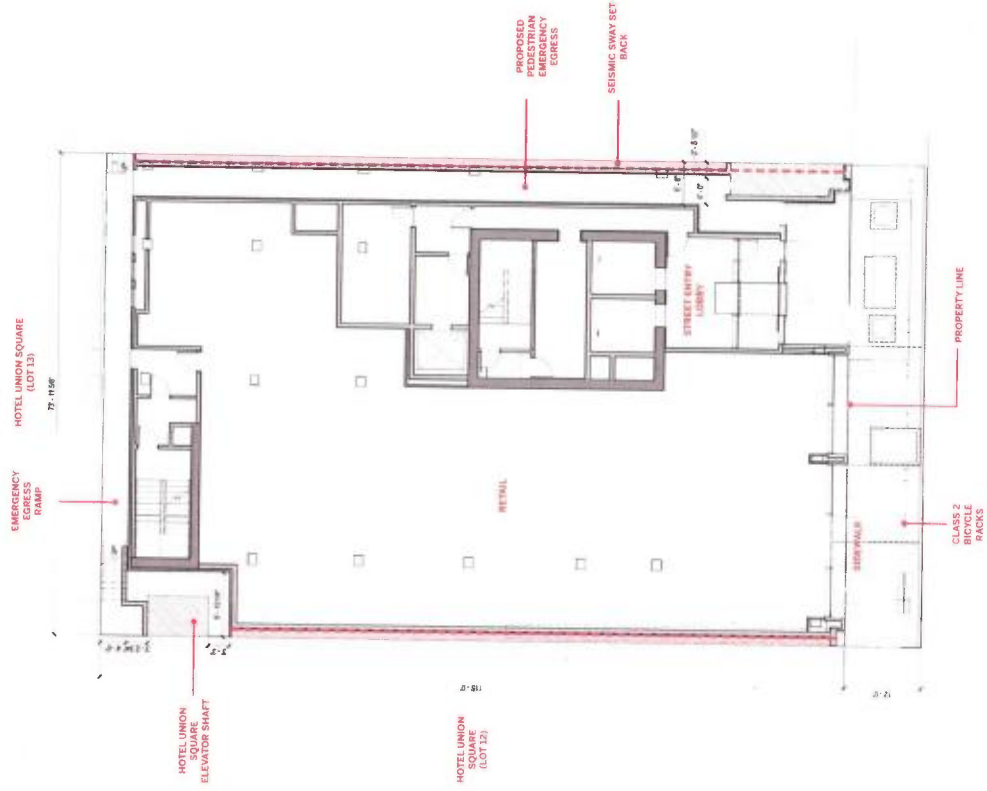
Description

SITE PLAN

Scale

© 2017 Gensler

SITE PLAN



NOT FOR CONSTRUCTION
LET
PROGRESS SET

△	Date	Description
	01/25/18	PLANNING COMMISSION

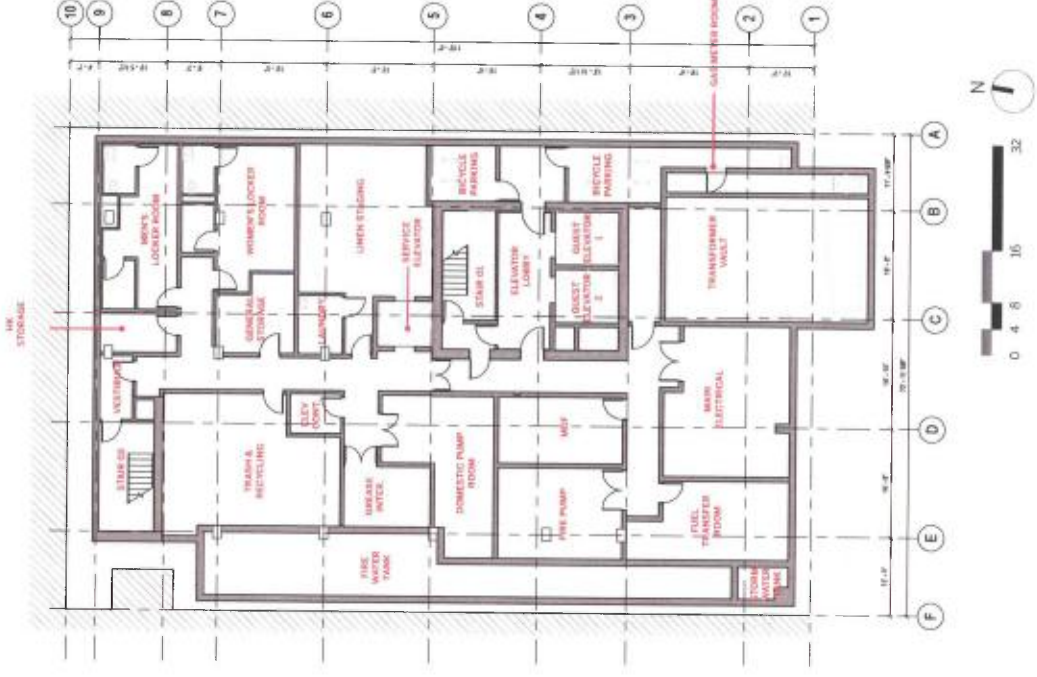
Approval StampStudent Signature: _____

Project Name	CITIZENM SAN FRANCISCO	Project Number	32.2318.000
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FLOOR PLANS

Scale

LEVEL B1 FLOOR PLAN



PENTHOUSE LEVEL FLOOR PLAN

Gensler

1700 Smith Avenue
Suite 500
Seattle, WA 98101
United States

NOT FOR CONSTRUCTION
PROGRESS SET

Δ Data	Description
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01/25/18 PLANNING COMMISSION

Approved Stamp

Publications

Project Manager

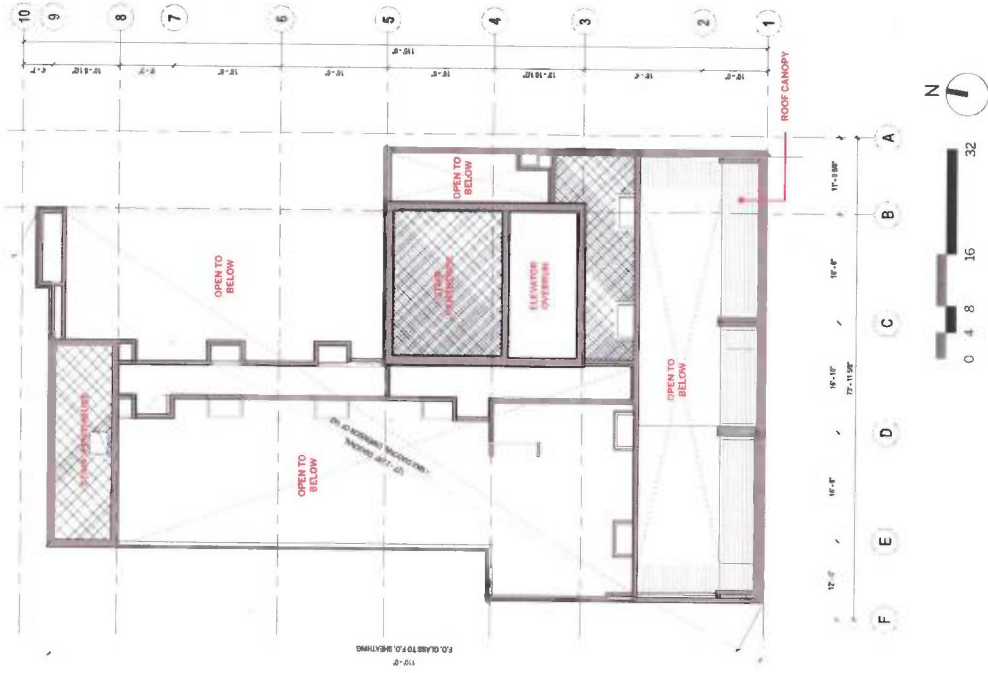
CITIZENM
SAN FRANCISCO

32.2318.000

FLOOR PLANS



© 2017 Gender





citizenM Hotels
71 MADISON AVENUE, 2ND FLOOR, NEW YORK, NY 10018

Gensler

1200 Sixth Avenue
Suite 500
New York, NY 10019
Tel: 212.662.2100
Fax: 212.662.2121
www.gensler.com

NOT FOR CONSTRUCTION
PROGRESS SET

Date: 02/25/18
Description: PLANNING COMMISSION

Approved Stamp

Issued/Revised

Project Name

CITIZENM
SAN FRANCISCO

Project Number

32.2318.000

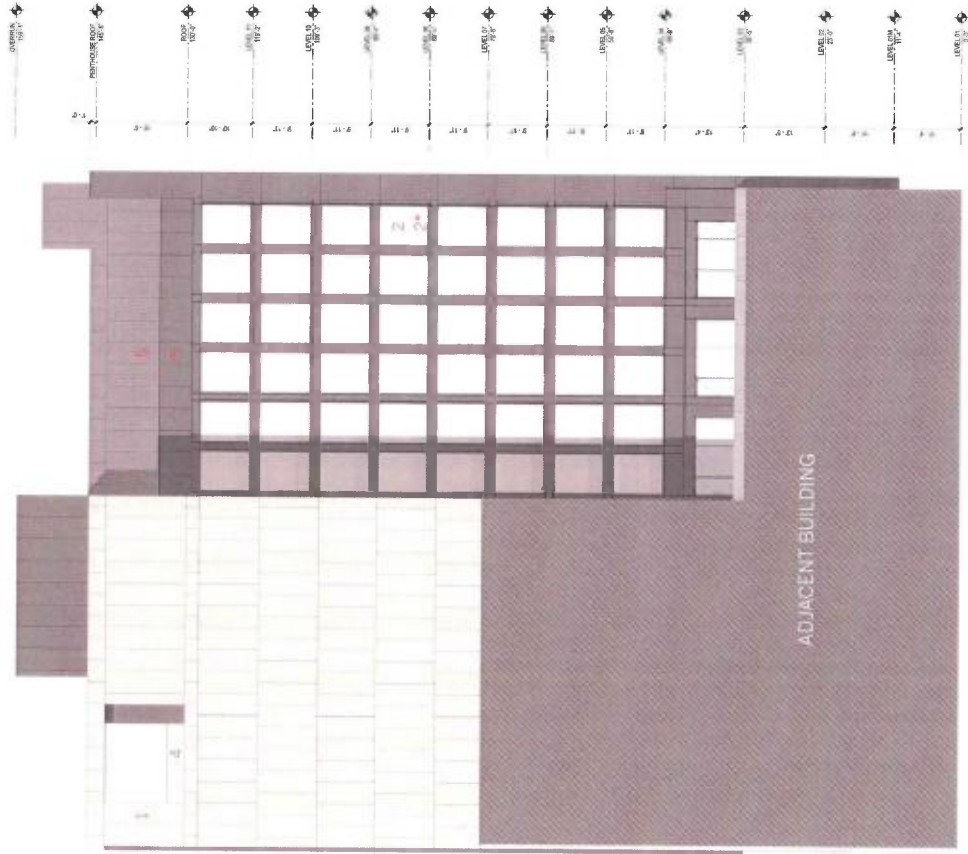
Description

ELEVATIONS

Scale

© 2017 Gensler

EAST ELEVATION



1 EQUITONE RAINSCREEN PANEL [RS-2]

2 INSULATED GLAZING UNIT [GL-1]
SPANDREL PORTION [GL-1*] TO MATCH MP-1

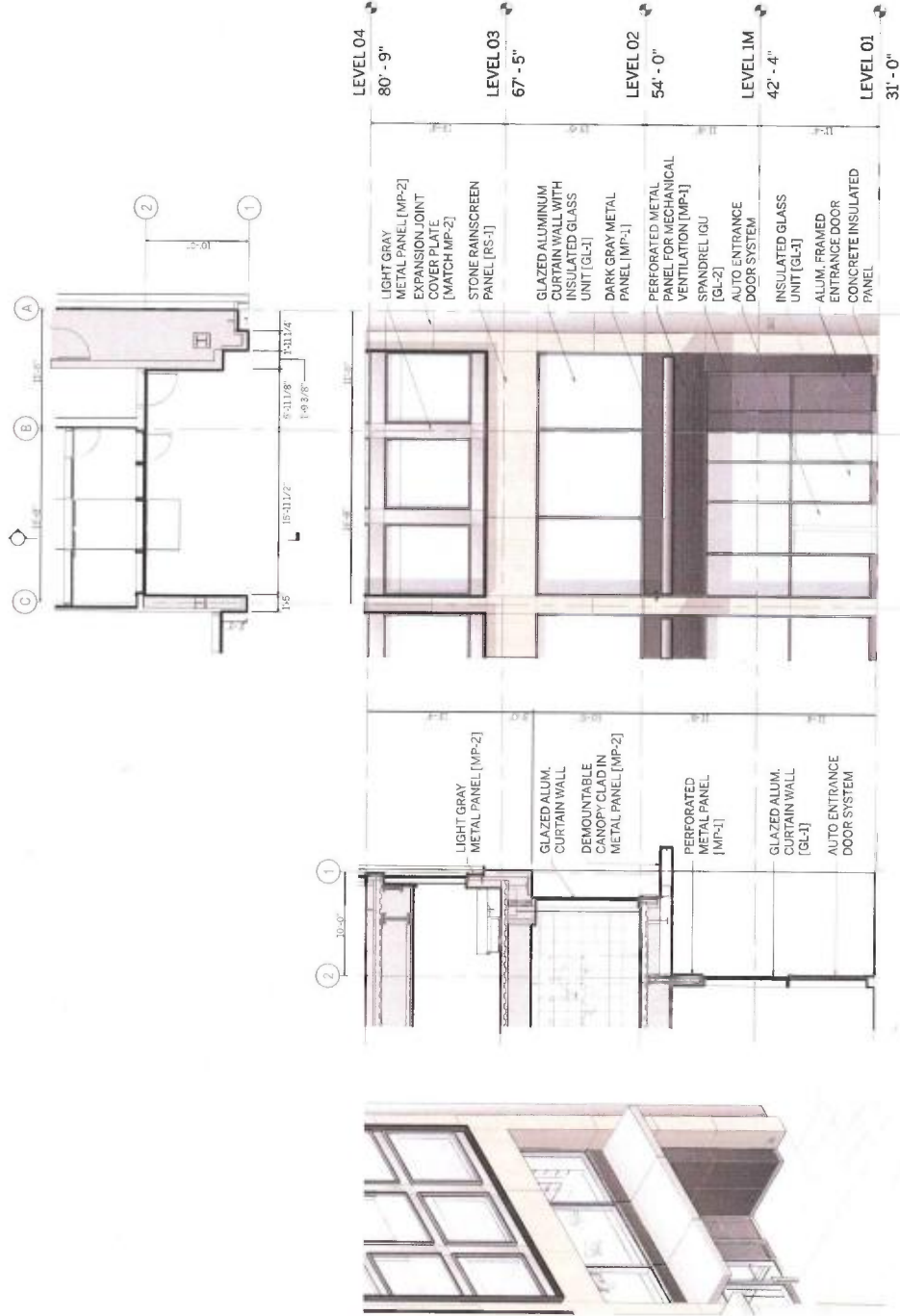
3 INSULATED GLAZING UNIT | SPANDREL PANEL [GL-2]

4 LAMINATED GLASS [GL-3]

5 METAL PANEL | DARK GRAY [MP-1]

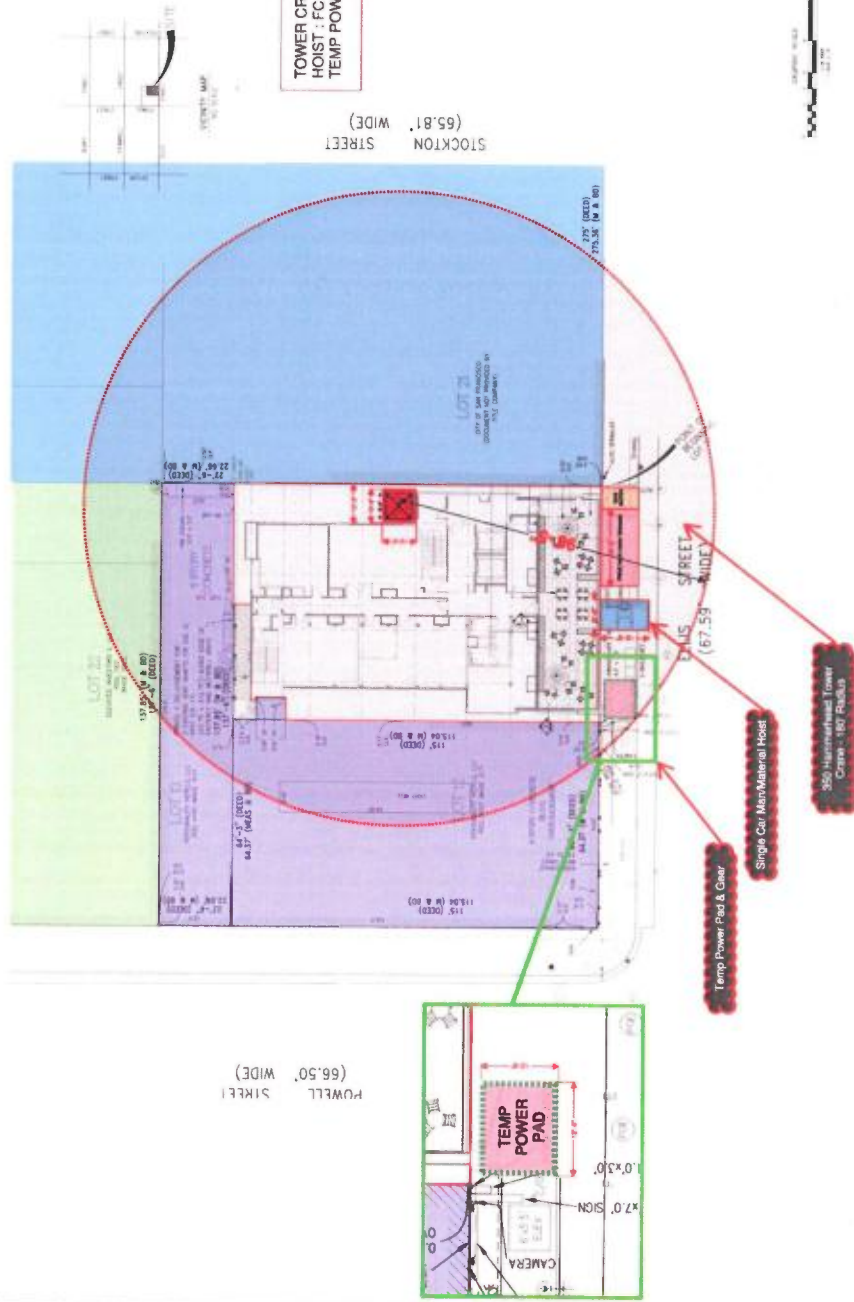
ADJACENT BUILDING

PODIUM - HOTEL ENTRANCE



Date	Description
01/25/18	PLANNING COMMISSION
Revised Notes	
Revised Notes	
Revised Notes	
Project Name	CITIZENM SAN FRANCISCO
Project Number	32.2318.000
Description	ENLARGED PLANS / SECTIONS / ELEVATIONS
Scale	

72 ELLIS STREET - SITE LOGISTICS



TOWER CRANE: SK 575 HAMMERHEAD
HOIST : FC 7100-12 SINGLE
TEMP POWER: 480V 3-PHASE 1,000AMPS



JAN 25th, 2018



Received at CPC Hearing

1/25/18

Submission for Minutes-12/21/2017 for General Public Comment
To Members of the Planning Commission from Georgia Schuttish

Pub. Com.

Please implement/initiate following in early 2018:

- **Adjust** Numerical Demolition Criteria, Section 317 (d) (D) which the Commission can do without legislation.
- **Amend** Numerical Demolition Criteria, Section 317 (d) (B) and 317 (d) (C) to replace the word "and" with the word "or" between the numerical criteria. This would require legislation that would be relatively simple for the Commission to propose and could possibly resolve issues surrounding Tantamount to Demolition.
- **Amend** Demolition Criteria in Section 317 to make sense....some criteria should be N/A, if a building is sound and habitable, such as Sect. 317 (g) (5) (C) (A) and (B). [aka Section 317 (d) (3) (C) i and ii in the "*Zoning Controls on Demolitions*"]. Another simple fix.
- **Request** the Zoning Administrator adjust "value" for Administrative Approval of Demolitions in RH-1 Districts. ~~Last adjusted in 2015 and currently at \$1.66 million.~~ Or eliminate it per RET draft. APPARENTLY REVISED UPWARD TO \$1.9 million ON DECEMBER 15, 2017.

Dear Mr. Brown -
Could you please give me
hardest given my minutes testimony
to the Commission as they
can see my proposal.
Thanks. Gary

#2 → This would require legislation that would be relatively simple for the Commission to propose and could possibly resolve issues surrounding Tantamount to Demolition.

- **Amend** Demolition Criteria in Section 317 to make sense... some criteria should be N/A, if a building is sound and habitable, such as Sect. 317(g)(5)(C)(A) and (B). [aka Section 317(d)(3)(C) i and ii in the "Zoning Controls on Demolitions"]. Another simple fix.
- **Request** the Zoning Administrator adjust "value" for Administrative Approval of Demolitions in RH-1 Districts. Last adjusted in 2015 and currently at \$1.63 million. Or eliminate it per RET draft.

Peter Cohen

F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

✓ ADJUSTED 12/2017
TO 1.9 MILLION

BASED ON 2015-2017

9. 19960013CWP (S. AMBATI: (415) 575-9183)
- 2016 HOUSING INVENTORY – Informational Presentation** - Announcing the publication of the *2016 Housing Inventory*. This report is the 17th in the series and describes San Francisco's housing supply. *Housing Inventory* data accounts for new housing construction, demolitions, and alterations in a consistent format for analysis of housing production trends. Net housing unit gains are reported citywide, by zoning classification, and by planning district. Other areas covered include affordable housing production, condominium conversions, and changes to the residential hotel stock. In addition, a list of major housing projects completed and approved for construction in 2016 is provided. Report is available for the public at the Planning Department and on the website.

DATA.

Preliminary Recommendation: None – Informational

SPEAKERS: = Teresa Ojeda – Introduction
= Svetha Ambati
= Peter Cohen – Jobs Housing Fit
= Georgia Schuttish – OEWD Report

ACTION: None – Informational

10. 2016-013551CWP (R. TANNER: (415) 575-8730)
- EXCELSIOR & OUTER MISSION NEIGHBORHOOD STRATEGY** – This **Informational Presentation** is intended to introduce the Excelsior & Outer Mission Neighborhood Strategy. The presentation will describe the Excelsior & Outer Mission neighborhoods, the purpose of the Neighborhood Strategy, and the activities undertaken to date. In addition, the presentation will discuss goals and strategies that have emerged from the public engagement process. For more information, please visit: <http://sf-planning.org/excelsior-outer-mission-neighborhood-strategy>.

Preliminary Recommendation: None – Informational

SPEAKERS: = Rachel Tanner – Staff presentation
+ Suhal Sandoval, Adie to Sup. Safai – Support

HISTORIC PRESERVATION COMMISSION:**Tim Frye, Historic Preservation Officer:**

Here to share a few items with you from yesterday's Historic Preservation Commission hearing. Before the hearing, the Cultural Heritage Assets Committee met to briefly talk about Cultural Heritage Districts, what they mean for the city, any sort of goals that they would like to establish and give direction to the Planning Department based on some community feedback. A large number of attendees were present that voiced their support for the notation; representatives from Calle 24, SOMA Pilipinas and the various other LGBTQ Cultural Districts that are in the pipeline were also present and voiced their support. This hearing was in preparation for the full commission's review and comment of Supervisor Ronan's proposed legislation regarding Cultural Heritage Districts which will also be on your calendar in February. The Full Commission, two items to share with you. The Full Commission recommended approval of the Diamond Heights Safety Wall located at Clipper and Diamond Heights. They initiated this landmark designation last month, if I could get the overhead, please; the DPW and the Arts Commission are both examining the sculpture for aesthetic and also structural deficiencies to determine what the next best steps would be for rehabilitation and the community; this is a community supported local designation. The item will now go before the Full Board in the beginning of the year and our understanding is Supervisor Sheehy is in support of the designation.

The second designation that the Commission considered was for the Peace Pagoda Plaza in Japantown. This item has been continued a number of times due to some concerns over the Japantown community's rehabilitation of the plaza at a future date. The Japantown Task Force was present and didn't ask the Commission to postpone their vote on including the plaza in the designation, although everybody agreed that the plaza should be ultimately included in a final landmark designation. After some Q&A between the Commission and the Japantown Task Force, the Historic Preservation Commission ultimately decided to keep the plaza as part of the landmark designation and to move it to the Full Board for consideration. And, again, that will be heard in the New Year and Supervisor Breed's staff was in attendance and is committed to having some sort of discussion between the Historic Preservation Commission, Japantown Task Force and the rest of the community on next steps forward. So, that concludes my comments unless you have any questions.

E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes.

SPEAKER:

Jerry Dratler – Mr. Santos bogus plans
Georgia Schuttish – Demolition criteria

- **Adjust** Numerical Demolition Criteria, Section 317(d)(D) which the Commission can do without legislation.
- **Amend** Numerical Demolition Criteria, Section 317(d)(B) and 317(d)(C) to replace the word "and" with the word "or" between the numerical criteria.

#1 →

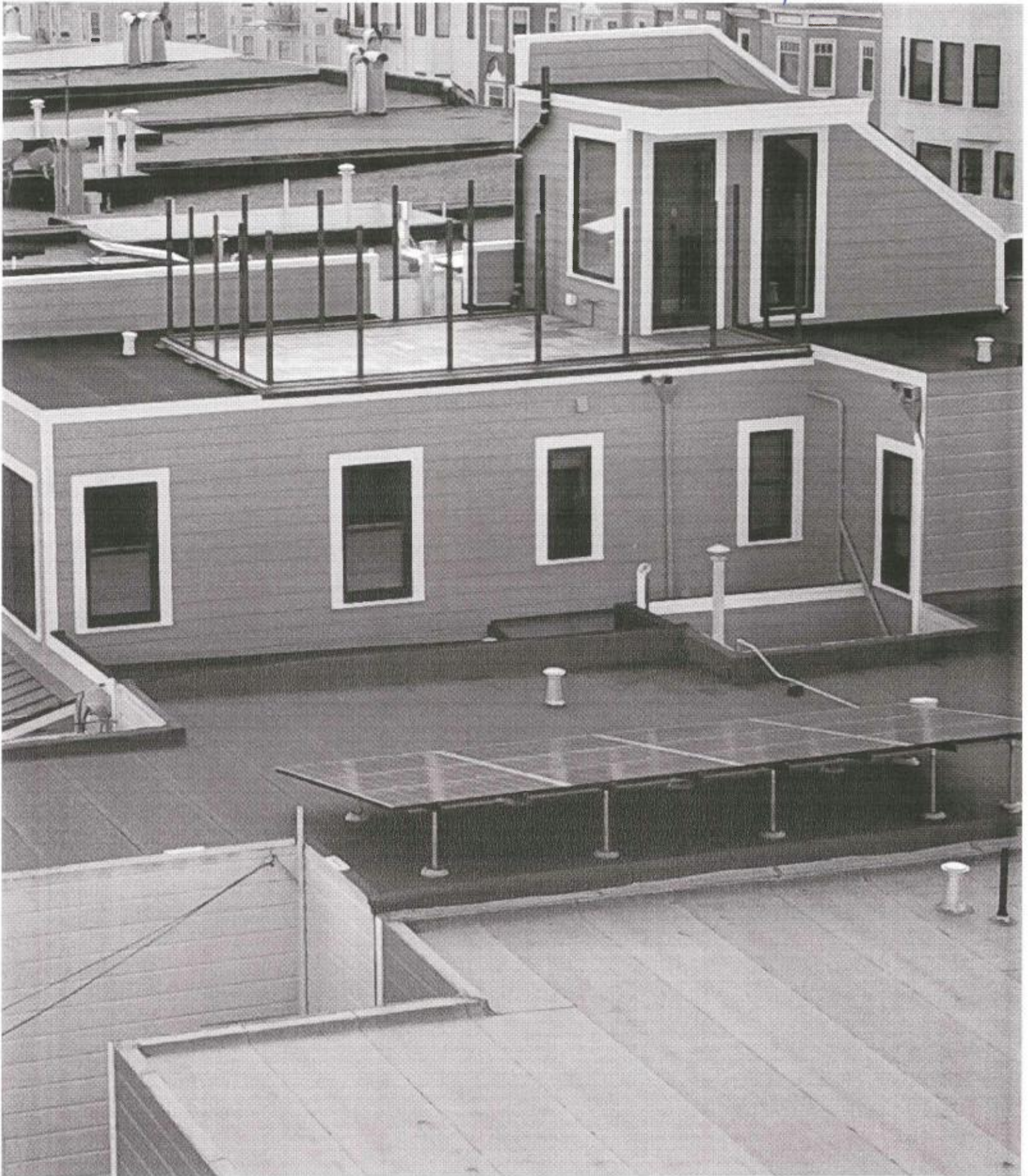
RE: 3600 SCOTT

Received at CPC Hearing 1/25/18

B. Samosky



RE: 3600, 15th ST
Received at CPC Hearing 1/25/88
E. Samosh



Received at CPC Hearing 1/25/18
E. Samsony

To: The San Francisco Planning Commissioners

Re: 3600 Scott St. App. #2017.0329.2707

Dated: 15 January 2018

I am / We are homeowner(s) residing on the block with the applicant premises. We respectfully request that you deny this application for construction of a 6-ft high glass structure on the 4th floor of these premises.

Such a structure would be on the 4th floor on our block of 2- and 3-storey dwellings, and is entirely out of character on this block, disrupting the calm and harmony of the internal landscape we now enjoy. It would cause a decrease in the privacy we have in our small rear-yard garden, and so directly result in a significant decrease in the use and enjoyment of our home and garden.

Charles L. Bozetti

Signed

Signed

CHARLES L. BOZETTI

Print Name

Print Name

3612 SCOTT ST
SAN FRANCISCO, CA
94123

Address

Address

(17)

Received at CPC Hearing 1/25/18
S. Adina

From: Fran Knight
To: Adina, Seema (CPC)
Subject: Application Case # 2017-013406CUA
Date: Monday, January 22, 2018 3:55:50 PM

Hi Seema,

I live at 1177 California Street Unit 1022. I would like to oppose the application by Stanley Landfair to join two units #1015 and #1014 at 1177 California St.

These units are right next to where my husband and I live. In the past, Mr. Landfair has been loud, disregarded construction times for contractors to work in his units and has let multiple people occupy Unit 1015.

We fear that he will disregard limits on construction times and with a larger unit he will allow more people and more noise only inches from the common wall between units.

Thank you,

David Hill
Fran Knight-Hill

From: Wei
To: Adina, Seema (CPC)
Subject: Re: Application case no: 2017-013406CUA
Date: Monday, January 22, 2018 11:23:19 AM

Thanks Seema.

I do not support the project because my unit is right next to the current 1 bedroom unit. When I bought the place, I made sure it is only next to 1 bedroom units. Now it will be right next to a much larger unit (probably the largest in the entire building) which more likely will have a big family and a lot more noises. There is only a thin wall between the larger unit and my unit's bedroom and living room. It will significantly impact my tenants, my rental income or me when I decide to move back to that unit. Additionally, it is odd that he is only taking down one wall by going through such a hassle with the planning department. Why does he want to have a unit with two kitchens? It makes me wonder if he just wants to get away by doing the minimal work and continue with a much bigger project without having to go through planning department later on. He used to be on HOA board so he could easily get away with HOA rules after the wall has come down. My tenant has complained in the past that he let his carpet installer continue to work past 7pm even though the HOA rules clearly indicate all construction works have to end by 5pm and no one did anything about him breaking HOA rules.

Thanks
Wei

On Mon, Jan 22, 2018 at 11:07 AM, Adina, Seema (CPC) <seema.adina@sfgov.org> wrote:

Hi Wei,

We do not have a set time on what time the item will be heard at Commission because it depends on public comment on all the items before it. It is item #14 on the Commission agenda linked here:

http://commissions.sfplanning.org/cpcpackets/20180125_cal.pdf

I will be letting the commission know how many people have contacted me to either support or not support the project, do you support or not support the project?

You will also have the opportunity to voice your opinion there, if you wish.

Thank you,

Seema

From: Wei [mailto:wei.kong@gmail.com]
Sent: Friday, January 19, 2018 9:22 AM

To: Adina, Seema (CPC)
Subject: Re: Application case no: 2017-013406CUA

Hi Seema

Do you know how I can find out the exact time of the hearing? Right now it only says after 1pm.

Thank you

Wei

On Thu, Jan 18, 2018 at 5:22 PM, Adina, Seema (CPC) <seema.adina@sfgov.org> wrote:

Hi Wei,

I don't know what other plans he has for his units. At the moment, he's only proposing the removal of the wall in between the units. I don't know what he plans to do in the future.

Thank you,

Seema



GRAND LODGE
FREE AND ACCEPTED MASONS
OF CALIFORNIA
CALIFORNIA MASONIC MEMORIAL TEMPLE
1111 CALIFORNIA STREET
SAN FRANCISCO, CA 94108-2284
(415) 776-7000 FAX (415) 776-0483

received at CPC Hearing 1/25/18
S. Adina

ALLAN L. CASALOU
GRAND SECRETARY
OFFICE/VOICEMAIL
(415) 776-7000 EXT. 140
FAX: (415) 776-7170

January 16, 2018

John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Rich Hillis, President, Planning Commission
Members, Planning Commission

**Re: Proposal for Conditional Use Authorization to Merge Apartments at
1177 California Street; Case No. 2017-013406CUA**

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I write in response to the Planning Department's Notice of Public Hearing on the above-referenced application. For the reasons below, I am pleased to support the application.

The building in which the proposed merger of apartments will take place is the Gramercy Towers (1177 California Street), next-door neighbor to "The Masonic" auditorium and lodge (1111 California Street), the building where our organization resides. The proximity of the two buildings is the reason we received the Notice, of course. As a next-door neighbor to the Gramercy, we have similar interests in the stability and well-being of the neighborhood. We believe that a proposal to merge two small apartments to create a single unit to house a family serves those purposes and is in our mutual best interests.

Regarding the applicant, I know Stan Landfair, the owner of the units to be merged, from neighborhood activities dating back to the expansion of our auditorium facility approximately seven years ago. We now serve together on the Board of Directors of the Nob Hill Association, of which Mr. Landfair is the Secretary and presently serves as Acting President. Mr. Landfair and I (and many others) recently planned and coordinated the Huntington Park Holiday Tree Lighting Ceremony, and work on other neighborhood activities together, such as maintenance of Huntington Park. I know from these activities that Mr. Landfair is very committed to the Nob Hill neighborhood and very sincere in his desire to merge his apartments for his long-term personal residence with this family, and not for short-term resale.

If I can help further with respect to this matter, please contact me at the telephone number above. We believe the application should be granted.

Sincerely,

Allan Casalou
Grand Secretary

Phil Hand
Gramercy Towers, 1177 California Street
San Francisco, California 94108

January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing to express my support for the application referred to above, in order to allow the applicant Stan Landfair to merge Apartments 1014 and 1015 at 1177 California Street in the building known as Gramercy Towers. I know Mr. Landfair as a fellow resident and fellow Board of Directors member for many years. I am familiar with his apartment units and with his application, which he has been working on for many years.

I believe the combination of units as Mr. Landfair proposes is reasonable and in the best interests of our building. There are only nine three bedroom units in our building of approximately 250 apartments, and most are studio or one-bedroom units. Mr. Landfair presently occupies two units side-by-side, and has to exit one apartment and go into the hallway to reach the other. The construction he proposes would only remove the one non-loadbearing wall between the two apartments that he already occupies. The combination of the units will not change the number of bedrooms available, and would be reversible at a later time. In other words, there will be no change visible to anyone except to Mr. Landfair and his family, who will continue to occupy the same two units. I know Mr. Landfair well, and I know that he desires to merge the units for his personal use as described above.

As indicated above, I am a member of the Board of Directors at Gramercy Towers. This matter will not be formally before the Board until after a Conditional Use Application is approved and Mr. Landfair submits that application. There is no reason to believe the application should be denied when submitted, however, as the combination is consistent with the needs of the building and will conform to all appropriate building standards.

Please let me know if you have any questions regarding my support for the application.

Sincerely,



Phil Hand



GOMEZ
PATTON
KOWALCZYK

Luxury real estate for smart busy people

John Rahaim, Director of Planning

Seema Adina, Planning Department Staff

Richard Hillis, President Planning Commission

Members Planning Commission

January 15, 2018

RE: Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street , Case # 2017-013406CUA

Dear Mr. Rahaim, Ms. Adina, Mr. Hillis and Commission Members:

I am writing to express my support for the Application above by my neighbor for a Conditional Use Authorization to merge Apartments #1014 and #1015 at 1177 California Street (Gramercy Towers).

I reside in Gramercy Towers and also work there as a leasing associate in the offices of Gomez Patton and Kowalezyk. I have known Mr. Landfair since approximately 2002, when I leased him his first one-bedroom apartment at Gramercy. I worked with him to find his present home at Apartment 1014, and have known him as my next-door neighbor since then as I reside in the unit directly across the hallway from him. I know him and his fiancée Elizabeth Treanor to be model neighbors, who are obviously committed to maintaining the building as their permanent home. Mr. Landfair has served on the Board of Directors and as a legal advisor to the Board for multiple terms, and also is in many civic activities in the Nob Hill Neighborhood. For these reasons, I know Mr. Landfair is sincere in his desire to use the merged apartment as his personal residence, and not for a short-term resale.

I am also aware of the nature of the work to be done to merge apartments (removal of a non-loadbearing common wall). As Mr. Landfair's neighbor and as a professional in the real estate business, I can confirm that the work and the changes will be completely invisible to other residents, and will not cause any significant disturbance to neighbors during the work or after it is done.



GOMEZ
PATTON
KOWALCZYK

Listing real estate for a non-busy weekday

Finally, I confirm that the application is appropriate to Gramercy Towers and to the Nob Hill neighborhood, because there are so few three bedroom, family sized units in our very large building or the neighborhood. Because of the lack of family housing in our building, most couples are forced to move away when they have children.

In summary, I believe Mr. Landfair's application should be granted as in the best interests of the City and the building.

Very Truly Yours:

Richard J. Hundgen

Richard J. Hundgen



January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing to in support of the above-referenced application for a Conditional Use Authorization to merge Apartments 1014 and 1015 at 1177 California Street (also known as the Gramercy Towers).

I have been a resident or owner (or both) at Gramercy Towers since approximately 1997. The office for my real estate business has been located in the building since approximately 1978, and I have been involved in the sale, purchase or lease of dozens of units in the building over that time. In addition, I currently serve as the President of the Board of Directors of the Gramercy Towers Condominium Association, and have served otherwise on the Board for approximately 8 of the past twenty years. As a result, I am very familiar with the Gramercy building, its Board and its residents, and is requirements for improvements in the building.

I have known Stan Landfair, the applicant and the owner of Apartments 1014 and 1015 at Gramercy, which are the subject of the application for a Conditional Use Application, since approximately 2002, when he first moved into the building. He has been a member in good standing of the Condominium Association since he bought a unit in 2005, and has served the Association and its members as a member of the Board for multiple terms.

I support the application because it is appropriate to our building, consistent with the needs of our neighborhood, and is put forward by a long-term resident of both, who is an upstanding member of our community and desires to combine two units for his personal use and that of his family, rather than for re-sale.

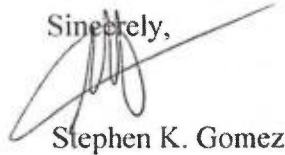
We experience an extreme shortage of family-sized dwelling units in our building and in the neighborhood. The dwelling units in the Gramercy building in particular are heavily skewed toward single-member units (one-bedroom and efficiency apartments). Of the 248 apartment units in our building, only nine units have three bedrooms, as Mr. Landfair proposes to have by combining a one- and two-bedroom unit. As a real estate professional in this neighborhood for over thirty years, I am personally aware that there is a scarcity of other three-bedroom units, especially at prices in the same range of the two units that Mr. Landfair proposes to merge. In my observation and in my opinion, the lack of three-bedroom units drives families away from our neighborhood; couples who start with studio or one-bedroom units or even two-bedroom units are forced to move to the suburbs when they have children, because there is a shortage of three-bedroom units downtown.

On the personal side, I have known Mr. Landfair as leader in our Nob Hill community for nearly twenty years. He has served our neighborhood as a member of the Board of Directors of the Nob Hill Association, of which he is presently the Secretary and Acting President. I know his family, including his children and grand-children, from their stays in our building. I know that his desire to have a more family-friendly living space for his own use and that of his family, rather than for resale, is sincere and longstanding.

Finally, I believe Mr. Landfair's proposal is consistent the By-Laws and other conditions imposed under the rules of our condominium association, which will call for approval by the association after a CUA is issued and before the "construction" starts. Given the sequence of these requirements, formal consideration by the Association is premature. Nevertheless, approval of Mr. Landfair's application would be consistent with our treatment of approximately six similar mergers over the years, and I see no reason why the application should not be granted.

In closing, I believe that Mr. Landfair's application should be granted, for all of the reasons above.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen K. Gomez", is written over the word "Sincerely,". The signature is stylized with a large, sweeping initial "S" and a long horizontal stroke extending to the right.

Stephen K. Gomez

STEPHEN R. FARRAND

1333 Jones Street, Apt. 1601

San Francisco, CA 94109

January 15, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing in support of the above-referenced application by Stan Landfair for a Conditional Use Authorization to merge Apartments 1014 and 1015 at 1177 California Street.

I am personally familiar with the applicant, having served with him as a director and an officer of the Nob Hill Association for over five years. I am also familiar with the Gramercy because Farrand Cooper, P.C., my law firm, served as general counsel to the Gramercy Towers Condominium Association from approximately 1974 to 1994, and I am a long-time resident of the Nob Hill neighborhood, having resided at 1333 Jones Street (the Comstock) for over forty years. I also am familiar with the application and Mr. Landfair's desire to merge his two adjacent apartments in the building for his personal use and that of his family.

I support Mr. Landfair's application wholeheartedly. The Gramercy building and our neighborhood would benefit from an increase in family-sized apartments. Knowing Mr. Landfair well, I have no doubts regarding the sincerity of his desire to merge his adjacent units for his personal use.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen R. Farrand", written in a cursive style.

Stephen R. Farrand

John Challis
Gramercy Towers, 1177 California Street
San Francisco, California 94108

January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

Please accept this letter in support of the above-referenced application. I am a six-year resident of Gramercy Towers, the building in which the apartments are located, and I have been a member of the Board of Directors of the Gramercy Towers Condominium Association for the past four years. I know the applicant, Stan Landfair, as a neighbor and as a fellow member of the Board of Directors.

I believe the merger proposed in the application would be in the best interests of the building in the neighborhood. We presently lack for apartment units suitable for families, which appears to discourage families from staying in the neighborhood, notwithstanding the presence of schools and parks. Knowing Mr. Landfair, I have no doubts regarding his desires to merge the units for his personal residential purposes, rather than for resale. He has lived in the building and the neighborhood for nearly twenty years and shown great commitment to it. I also believe the application will be approved by our condominium association after the Conditional Use Application is issued and the matter can be properly and timely put before the Board.

Please do not hesitate to contact me with any questions.

Sincerely,


John Challis

Received at CPC Hearing 1/26/18
N. Foster

Jonas Ionin
Commission Secretary
San Francisco Planning Department
1650 Mission Street
San Francisco, California

Dear Members of the Planning Commission,

This letter is in support of the proposed hotel project at 72 Ellis Street. As a union representing hospitality employees, it is our utmost concern that new jobs created in this industry will serve to lift up the community by providing leading wages and working conditions for the hardworking men and women who work in our city's hotels.

Hotel developers have historically supported the creation of good quality jobs by agreeing to remain neutral and present no encumbrances to efforts by their employees to form a union. These agreements represent a double win for our community – they ensure that jobs created are good quality jobs, and they also guarantee that hotel developments are free from costly labor disputes.

The developer of this project has worked with our union to sign such an agreement, and has also worked to sign an agreement which covers the building trades as well. We support this project for its guarantees of good quality jobs in this critical industry for San Francisco.

Please feel free to contact me if you have further questions.

Best,

Cynthia Gómez
Research Analyst
UNITE HERE, Local 2



January 23, 2018

City of San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, Ca 94103

Re: Hotel Council Support of 72 Ellis Street Hotel Project

Dear President Hillis and Commissioners,

On behalf of the Hotel Council of San Francisco, I am writing you in support of the proposed OSIB 72 Ellis Street Properties, LLC (aka citizenM Hotels) project. The project would create 192 new hotel rooms, in a 130-foot tall, 11-story building, with retail space on the mezzanine and first floors and public open space on a roof deck, as well as indoor public space. The project is within walking distance to a range of popular San Francisco visitor destinations—including Union Square and the Moscone Convention Center. It is adjacent to the Powell Street Cable Car line and the Powell Street BART and Muni Station that welcomes millions of visitors a year.

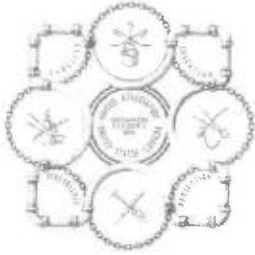
The Council believes the project will generate significant economic activity and contribute positively to the hospitality industry in San Francisco. The addition of this hotel will not only bring jobs into the neighborhood and tax revenue to support the city but also economic impact for surrounding businesses. Hotel guests spend as much money outside of hotels as inside which will benefit other businesses in the neighborhood.

Again, the Hotel Council of San Francisco supports this new hotel project at 72 Ellis Street and appreciates your support.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kevin M. Carroll". The signature is fluid and cursive, with the first name "Kevin" and last name "Carroll" clearly distinguishable.

Kevin M. Carroll
Executive Director



UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES
OF THE PLUMBING AND PIPE FITTING INDUSTRY

LOCAL UNION NO. 38

1621 MARKET STREET • SAN FRANCISCO, CA 94103

January 16, 2018

Mr. Nicholas Foster
San Francisco Planning Department
1650 Mission Street, Ste 400
San Francisco, CA 94103

sent via email: nicholas.foster@sfgov.org

RE: 72 Ellis Street, San Francisco (Case #2017.3134CUA)

Dear Mr. Foster:

Plumbers and Pipefitters Local Union 38 supports Citizen M's proposed project at 72 Ellis Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Stimulate the local economy by providing middle-class union construction jobs for San Francisco residents, with living wages, health and retirement benefits.
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans.
- The Developer was open to discuss our concerns and has committed to partner with our local union construction community.

For all of the aforementioned reasons, we urge the Planning Commission to approve this project as proposed.

Sincerely,

LARRY MAZZOLA, JR.
Bus.Mgr. & Fin.Secty-Treas.

LMJR/mm
opeiu29/afl-cio

SPRINKLER FITTERS AND APPRENTICES

LOCAL 483

OF THE UNITED ASSOCIATION OF PLUMBERS,
PIPEFITTERS AND SPRINKLER FITTERS OF THE
UNITED STATES AND CANADA AFL-CIO



Stanley M. Smith
Business Manager

Jeffrey M. Dixon
John Medina
Organizers

Dylan M. Boldt
Tony Rodriguez
Dan Torres
Business Agents

Bill Bourgeois
*Market Development
Representative*

January 17, 2018

Mr. Nicholas Foster
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, California 94103

Reference: 72 Ellis Street, San Francisco; Case #2017.3134CUA

Dear Mr. Foster:

Sprinkler Fitters, UA Local 483 supports Citizen M's proposed project at 72 Ellis Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Stimulate the local economy by providing middle class union construction jobs for San Francisco residents, with living wages, health and retirement benefits
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans
- The Developer was open to discuss our concerns and has committed to partner with our local union construction community

For all the aforementioned reasons, we urge the Planning Commission to approve this project as proposed.

Respectfully,

SPRINKLER FITTERS & APPRENTICES

STANLEY M. SMITH
Business Manager/Financial Secretary

INTERNATIONAL ASSOCIATION OF SHEET METAL, AIR, RAIL AND TRANSPORTATION WORKERS
SHEET METAL WORKERS' LOCAL UNION No. 104
WEST BAY DISPATCH OFFICE

PHONE (415) 621-2930



FAX (415) 621-2554

1939 MARKET STREET, SUITE A, SAN FRANCISCO, CA 94103

January 16, 2018

Mr. Nicholas Foster
San Francisco Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Sent via email: nicholas.foster@sfgov.org

RE: 72 Ellis Street, San Francisco (Case #2017.3134CUA)

Dear Mr. Foster:

The Sheet Metal Workers' Local Union No. 104 supports Citizen M's proposed project at 72 Ellis Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

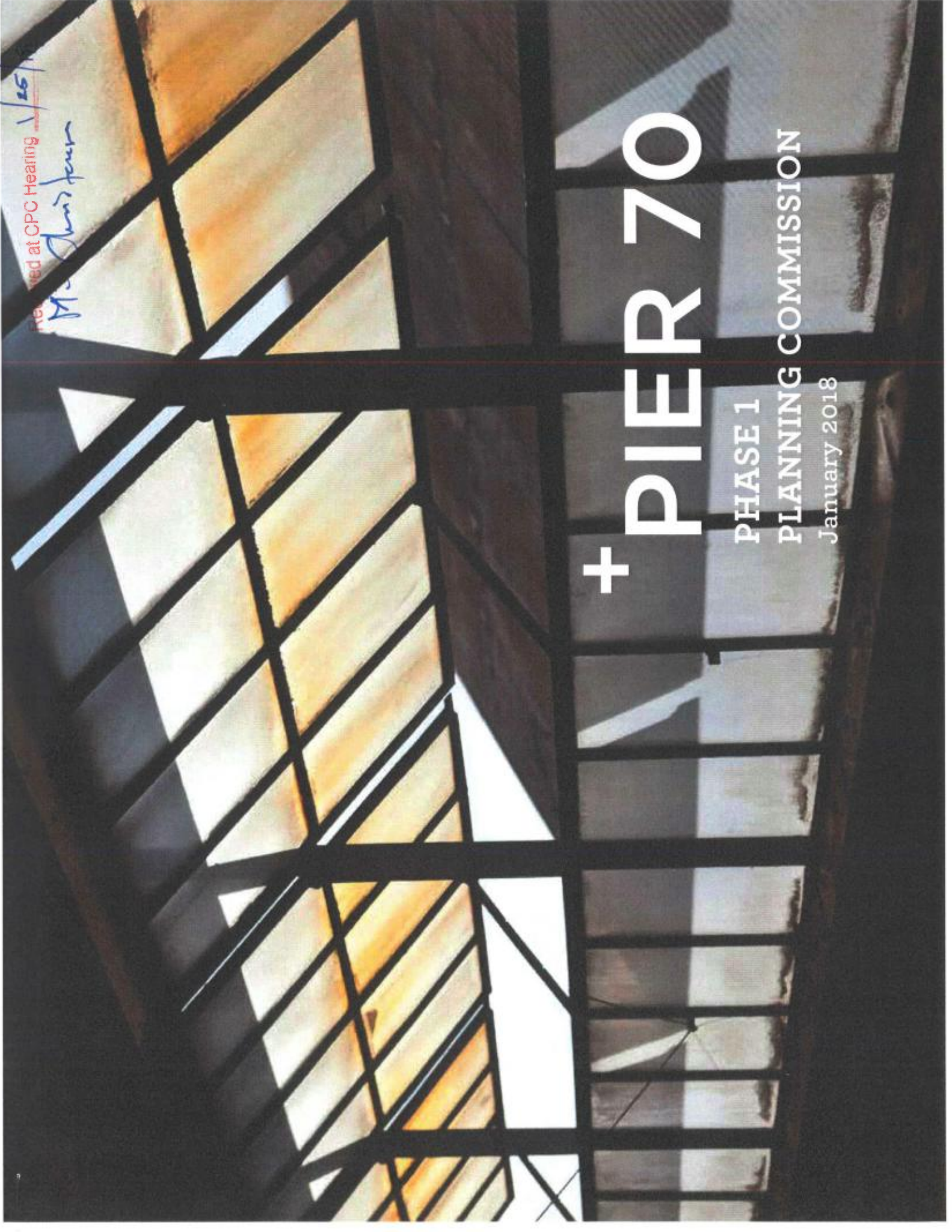
- Stimulate the local economy by providing middle-class union construction jobs for San Francisco residents, with living wages, health and retirement benefits.
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans
- The Developer was open to discuss our concerns and has committed to partner with our local union construction community

For all of the aforementioned reasons, we urge the Planning Commission to approve this project as proposed.

Respectfully,

A handwritten signature in dark ink, appearing to read "Danny Campbell", with a long, sweeping horizontal line extending to the right.

Danny Campbell
Business Development Representative



Received at CPC Hearing 1/15/18

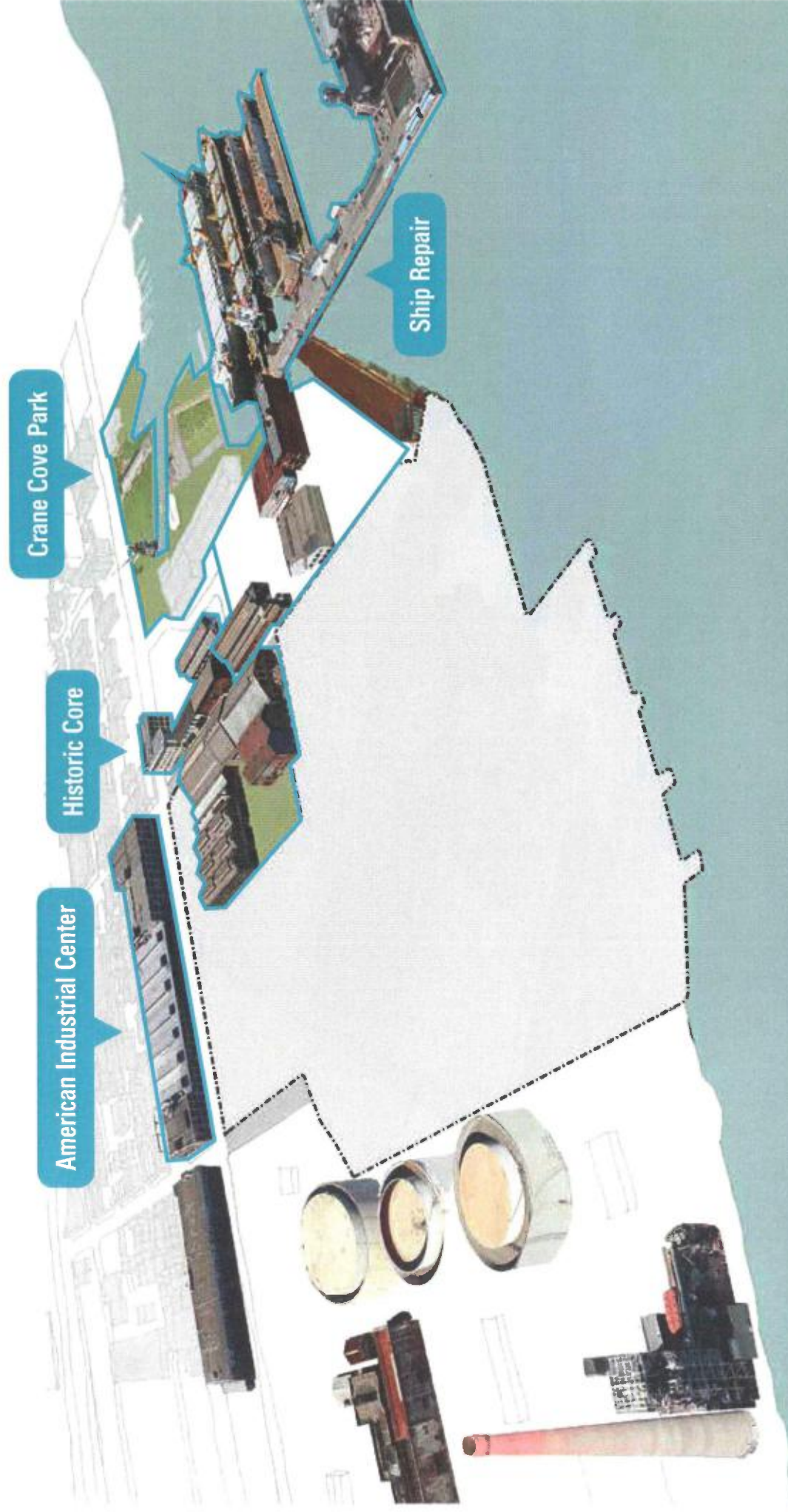
Mr. Christensen

+ PIER 70

PHASE 1
PLANNING COMMISSION
January 2018

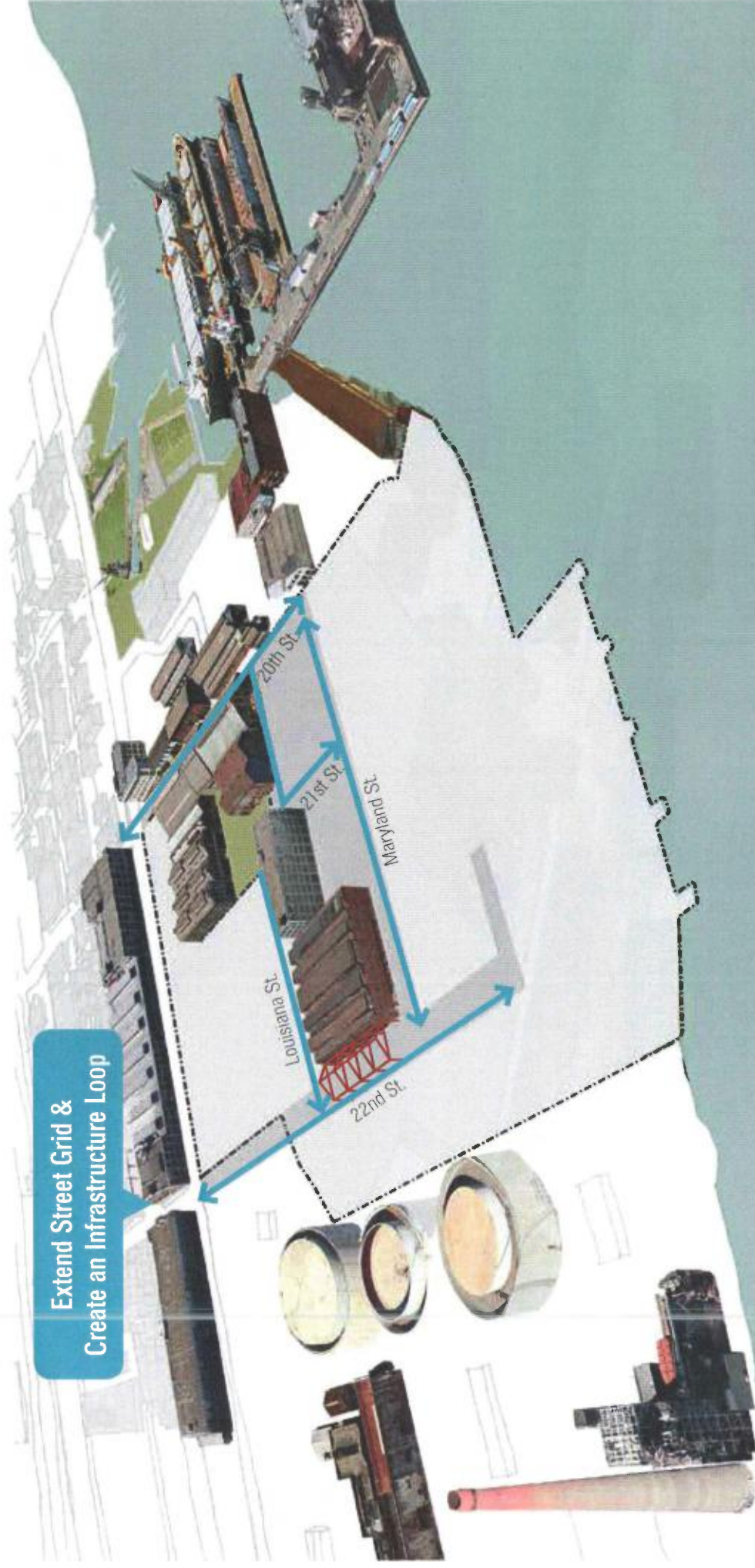
Principles of Phasing

- Connect to Adjacent Reuse of Pier 70
- Build Required Infrastructure Backbone and connect to Dogpatch
- Rehabilitate Key Historic Structures
- Provide Mix of Uses in Each Phase
- Provide Placemaking and Open Space Components Early and By Phase
- Provide Proportional Public Benefits
- Support Financial Feasibility



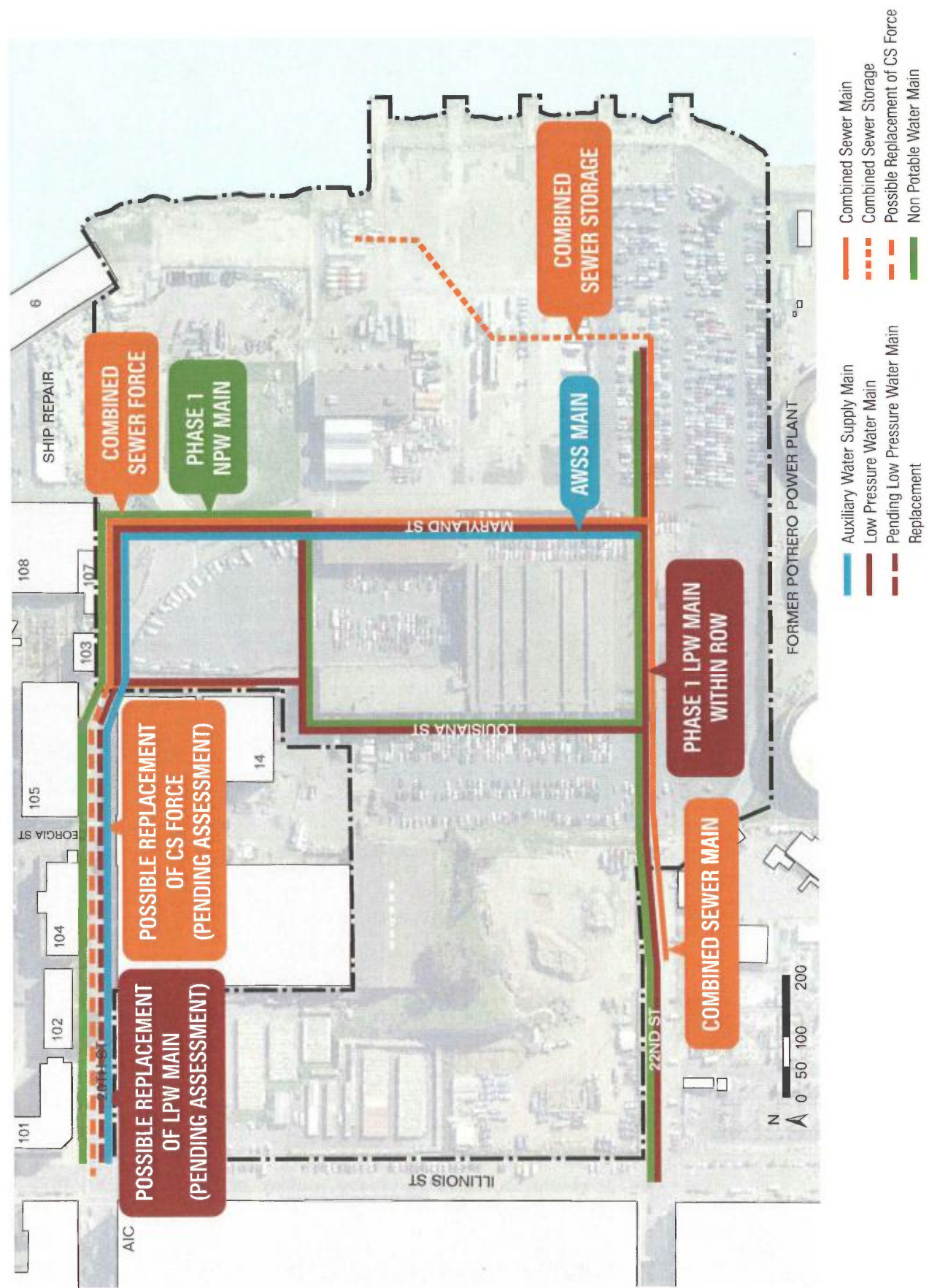
expand on neighboring Pier 70 revitalization

Extend Street Grid &
Create an Infrastructure Loop



create an infrastructure backbone

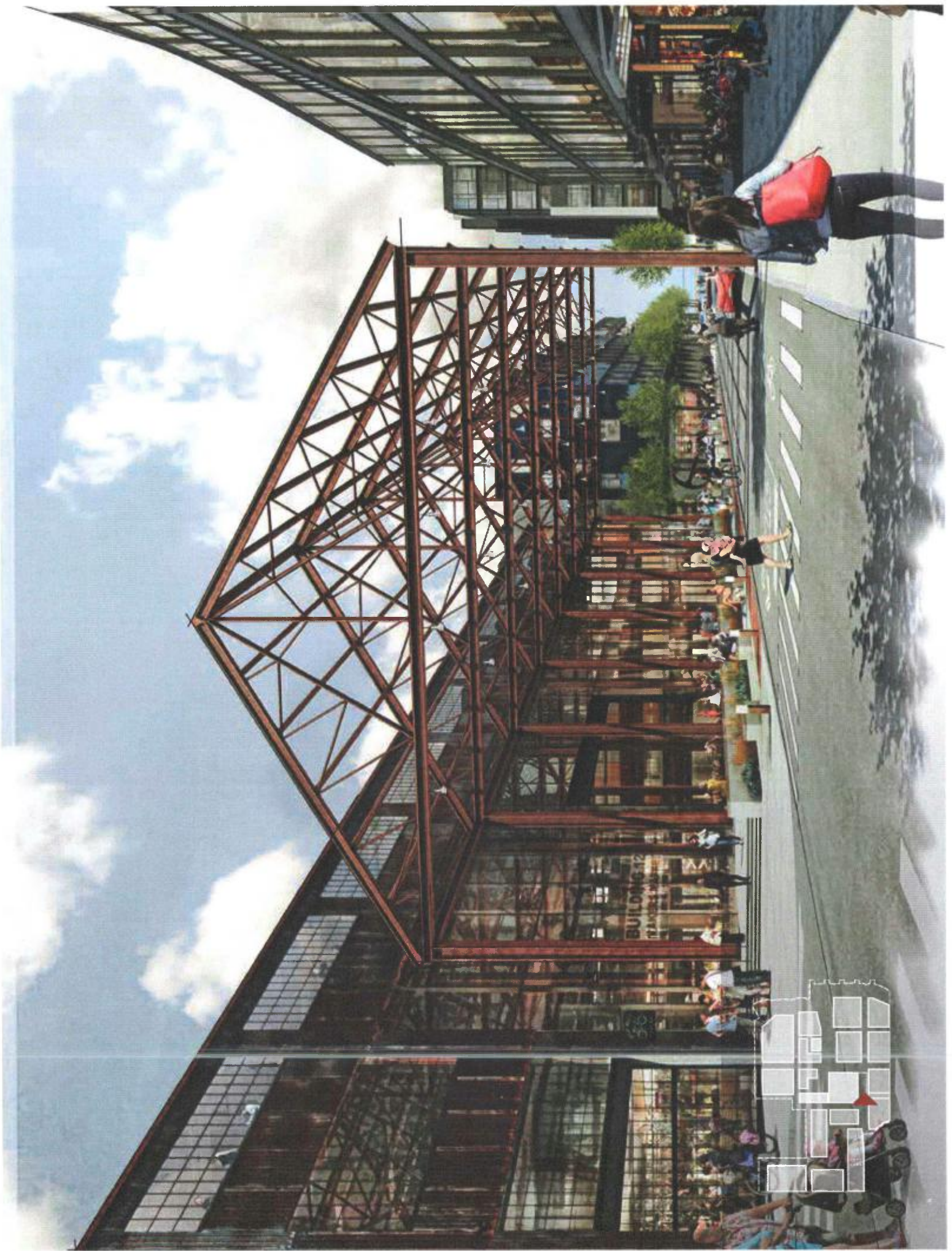
BACKBONE INFRASTRUCTURE







Rehabilitate key historic structures

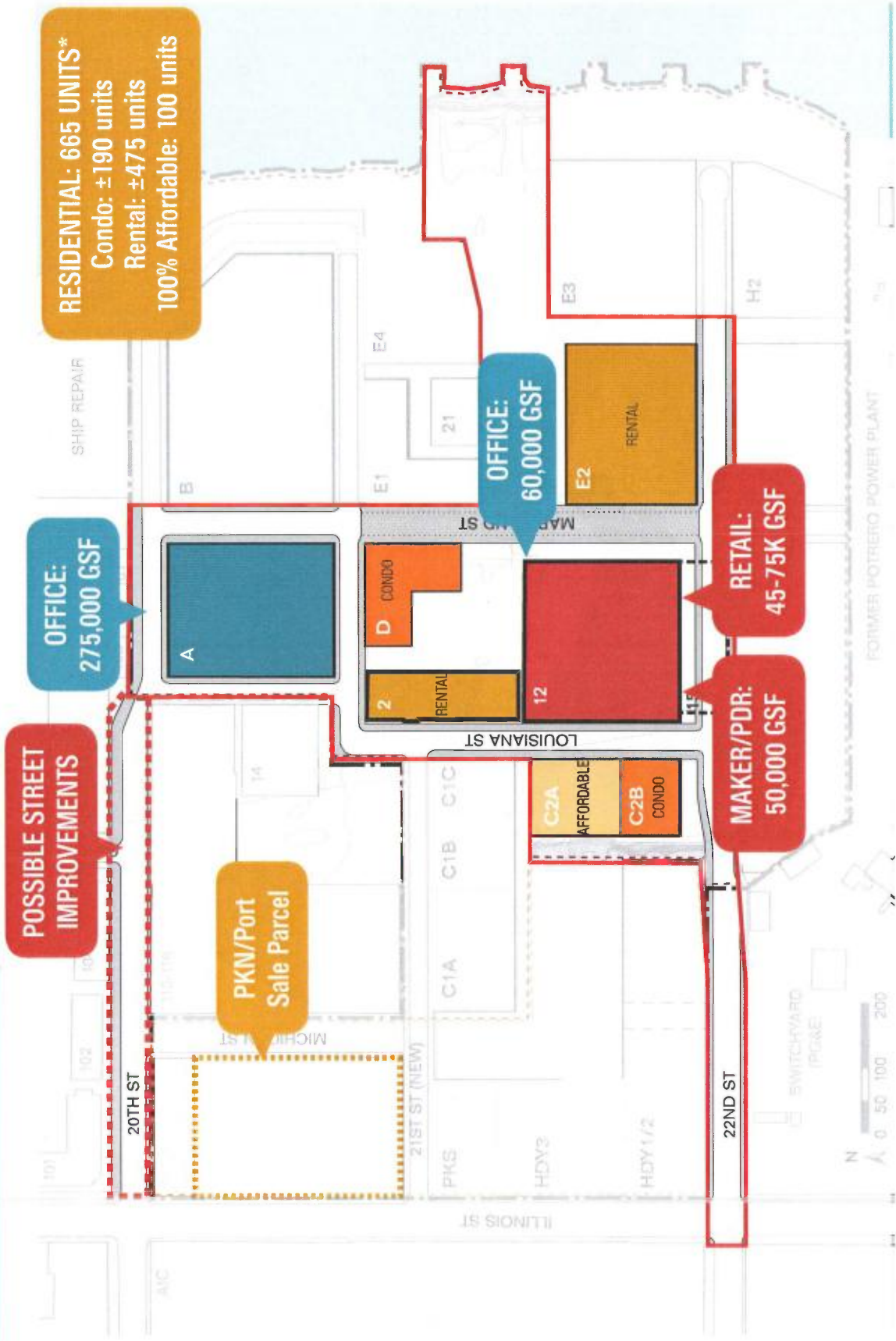


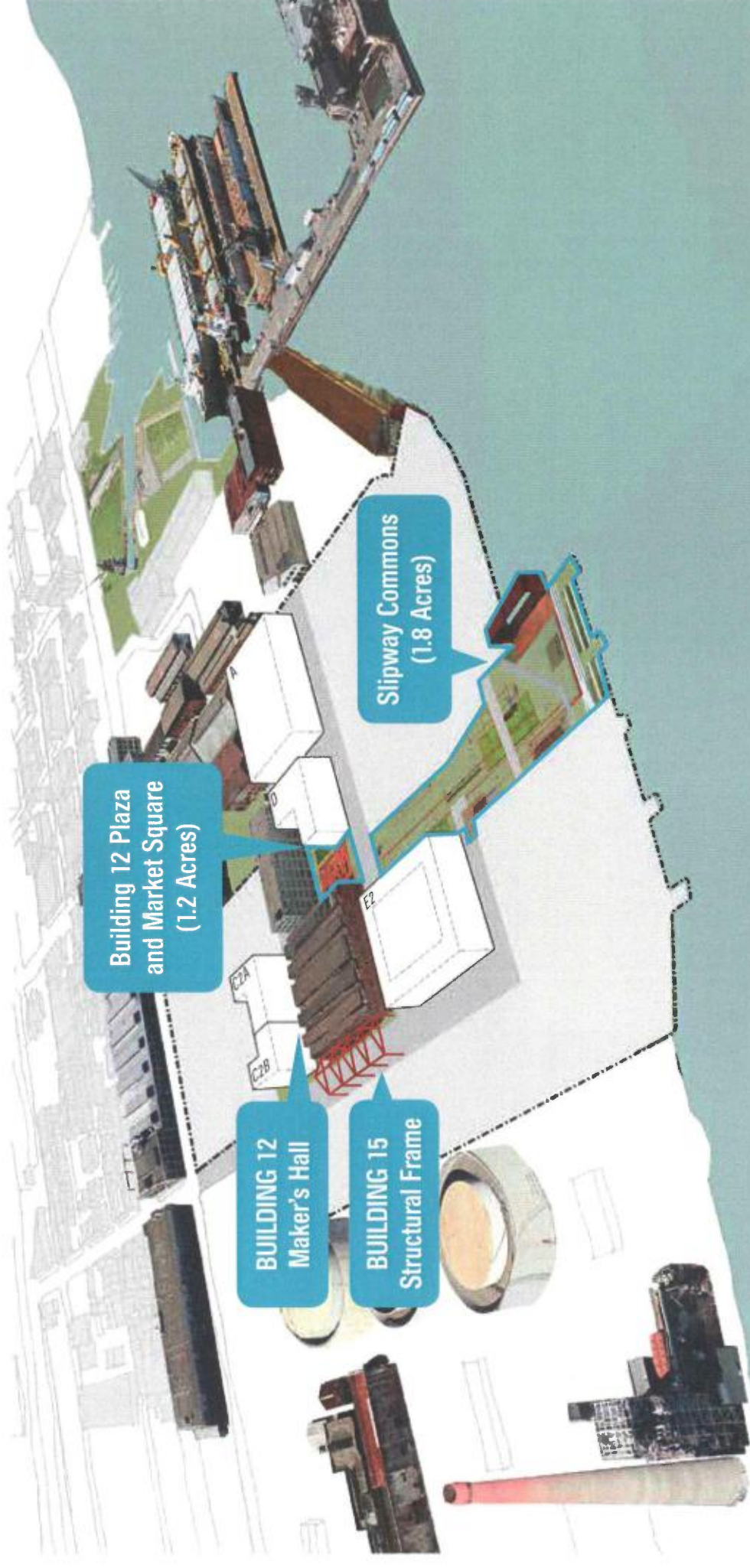
New construction office,
market rate and affordable
housing

provide a mix of uses in each phase

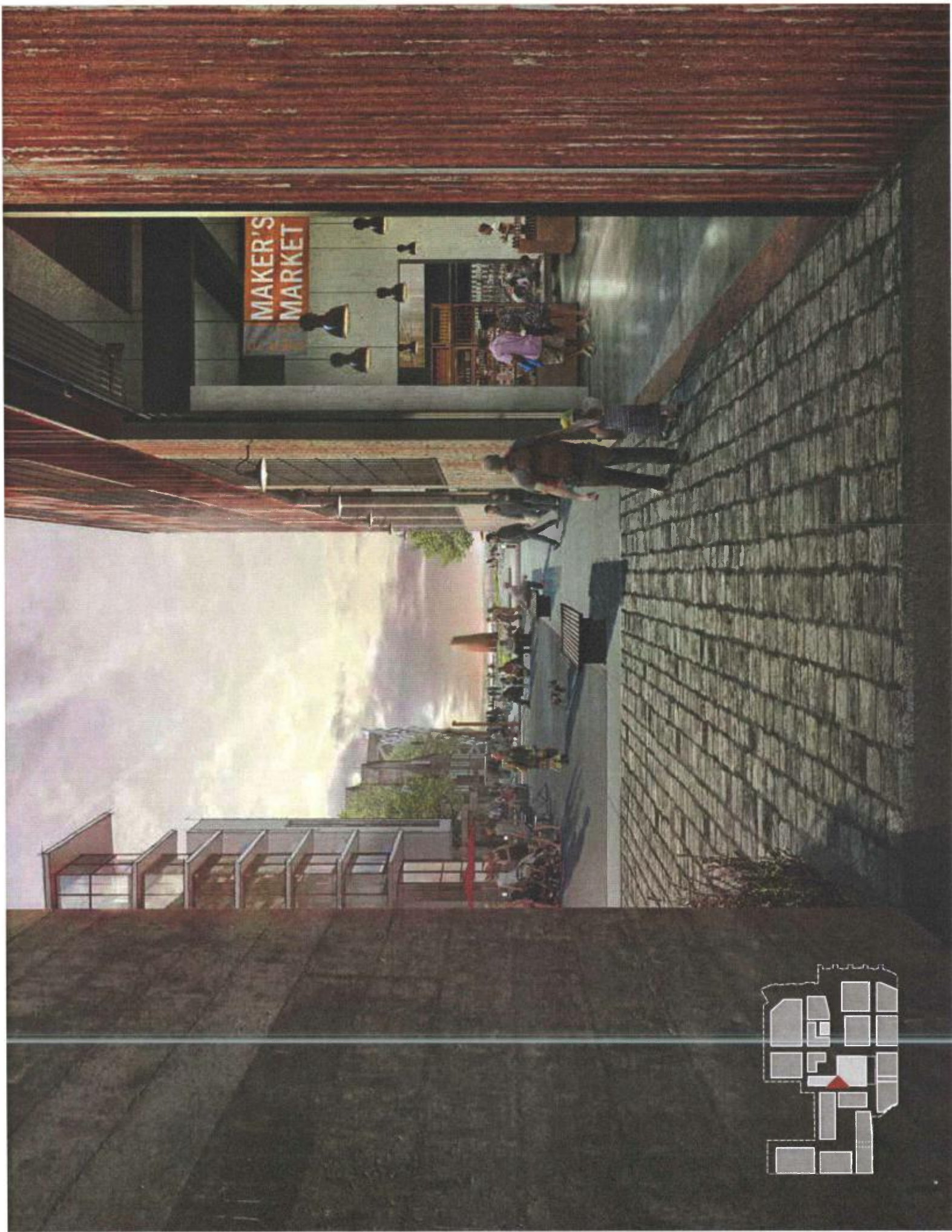


LAND USE PROGRAM





early placemaking and open space





PROPORTIONATE PUBLIC BENEFITS

\$15M in in-lieu fees
for a standalone
affordable parcel

BUILDING 12:
Maker/PDR Space

±\$14M
Transit Fees

Implement TDM program
and establish TMA

3 AC of open
space and parks

Workforce training and small
business programs



Transportation Demand Management

ESTABLISHMENT OF PIER 70 TMA
ON-SITE SHUTTLE TO REGIONAL TRANSIT
MARKETING & EDUCATION MATERIALS
PROHIBIT RPP WITHIN PIER 70
ANNUAL MONITORING

Mitigation Measures

20% REDUCTION IN PROJECT TRIPS
NEW MUNI BUSES
INTERSECTION IMPROVEMENTS &
SIGNALIZATION

Reduced Parking Ratios

RESIDENTIAL : 0.6/unit
[0.75/unit previously]

COMMERCIAL : 1/1,500 SF
[1/1,000 SF previously]

RETAIL, ARTS, NONE PERMITTED
AND LIGHT : [1/1,000 SF previously]
INDUSTRIAL

Impact Fees

APPROX. \$50 MILLION
GENERATED TO IMPROVE TRANSIT &
TRANSPORTATION NETWORK



Thank you

I PIC Report FY 2019 – 2023



San Francisco Planning Commission
January 25, 2018

IMPLEMENTING OUR COMMUNITY PLANS

Interagency Plan Implementation Committee (IPIC)

Chapter 36 of Administrative Code:

Major Tasks

- Prioritize projects and funding
- Coordinate with CAC(s)
- Develop & implement capital programs
- Inform the Capital Planning Committee process
- Annual Committee reports



3

IPIC Major Work Products

IPIC Expenditure Plan / Report

- Prepared annually with Annual Budget
- Includes only projects funded by impact fees
- Five-year time frame with emphasis on budget years

Mini Capital Plans

- Prepared Bi-Annually with Ten Year Capital Plan
- Identifies exhaustive project list for each plan area
- Prioritization of projects originally proposed in Area Plans



4

Community Engagement

Eastern Neighborhoods

- EN CAC: 19 Member (11 BOS, 8 Mayoral)
- Central Waterfront / Dogpatch Public Realm Plan

Market Octavia

- MO CAC: 9 Members (6 BOS, 3 Mayoral)
- The HUB Public Realm Plan

Transit Center and Rincon Hill

- South of Downtown Design and Activation (SODA)

Balboa Park

- Balboa Park Station CAC
- Balboa Reservoir CAC

Visitacion Valley



5

IPIC PROCESS



6

IPIC Current Spending Categories

(PC Tables 420.6A, 421 .5A, 422.5A, 423 5A)

Transit

Purpose: to fund transit-related infrastructure to accommodate the increased need for bus, BRT, and LRT needed to maintain and improve the level of transit services.

Use: The fee will be used to enhance transit service through transit-related street infrastructure, and increasing transit capacity.

Complete Streets

Purpose: to fund streetscape and pedestrian infrastructure to accommodate the growth in street activity.

Use: The streetscape infrastructure fees will be used to enhance the pedestrian network in the areas surrounding new development – whether through sidewalk improvements, construction of complete streets, or pedestrian safety improvements.

Recreation and Open Space

Purpose: to help maintain adequate park capacity required to serve new service population resulting from new development.

Use: to be used to fund projects that directly increase park capacity in response to demand created by new development. Park and recreational capacity can be increased either through the acquisition of new park land, or through capacity enhancement to existing parks and open space.

Child Care

Purpose: to support the provision of childcare facility needs resulting from an increase in San Francisco's residential and employment population.

Use: The childcare impact fee will be used to fund capital projects related to infants, toddler, preschool-age childcare. Funds will pay for the expansion of childcare slots for infants, toddler, and preschool children.

Administration

Use: Administration of this fund includes maintenance of the fund, time and materials associated with processing and approving fee payments and expenditures from the Fund (including necessary hearings), reporting or informational requests related to the Fund, and coordination between public agencies regarding determining and evaluation appropriate expenditures of the Fund.

Note: Housing category also in EN only for Mission NCT and MUR Zoning Districts – payment goes directly to MOHCD
Previous categories retired: Community Facilities, Library, General

7

Revenue Cumulative through FY 18

	Radise/Park	Excav/Neighborhood	Market/Octavia	Pinecon/LA	Transit/Centris	Valencia/Valley	Total
Housing		\$12,154,000					\$12,154,000
Transp./Transit	\$37,000	\$29,888,000	\$9,332,000		\$92,097,000		\$131,354,000
Complete Streets	\$106,000	\$20,809,000	\$15,708,000	\$11,540,000		\$2,985,000	\$51,148,000
Rec./Open Space	\$82,000	\$35,596,000	\$7,961,000	\$2,338,000	\$31,123,000	\$2,482,000	\$80,206,000
Child Care	\$42,000	\$4,909,000	\$2,998,000			\$1,632,000	\$9,581,000
Library		\$313,000	\$105,000			\$323,000	\$741,000
General	\$1,876,000			\$19,377,000			\$21,253,000
Admin	\$27,000	\$5,016,000	\$1,899,000	\$1,472,000		\$370,000	\$8,784,000
TOTAL	\$2,170,000	\$108,685,000	\$38,003,000	\$34,727,000	\$123,220,000	\$7,792,000	\$315,221,000

8

Projected Revenue by Plan Area FY 19 to FY 23

	Balboa Park	Excelsior Neighborhoods	Marina & Fisherman's Wharf	Marina Hill	Transect Center	Westside Valley	Total
Housing		\$13,764,000					\$13,764,000
Transp./Transit	\$71,000	\$9,770,000	\$15,678,000				\$25,519,000
Complete Streets	\$209,000	\$16,666,000	\$31,812,000	\$960,000	\$11,346,000	\$7,710,000	\$68,703,000
Rec./Open Space	\$162,000	\$23,046,000	\$14,854,000	\$194,000	\$4,830,000	\$5,749,000	\$48,835,000
Child Care	\$82,000	\$2,986,000	\$5,543,000			\$3,778,000	\$12,389,000
Admin	\$26,000	\$3,485,000	\$3,573,000	\$61,000		\$904,000	\$8,049,000
TOTAL	\$550,000	\$69,717,000	\$71,460,000	\$1,215,000	\$16,176,000	\$18,141,000	\$177,259,000

Balboa Park



Balboa Park Infrastructure Projects

1. Unity Plaza
2. Ocean & Geneva Corridor Design
3. Ingleside Library Garden
4. Lee Avenue and Brighton Avenue
5. Balboa Park Station Area and Plaza Improvements
6. Geneva Car Barn

Balboa Park

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$2,170,000	\$550,000	\$2,720,000
Spending Plan	\$2,240,000	\$146,000	\$2,386,000
Balance	(\$70,000)	\$404,000	\$334,000

Unity Plaza



Ocean Avenue Streetscape



Play Equipment at Unity Plaza



11

Eastern Neighborhoods



IPIC Programmed Projects

9. 16th Street Streetscape Improvements
10. 2nd Street Improvements
11. Folsom Street/Howard Street Improvements
12. 22nd Street Green Connections Improvements
13. Potrero Avenue Improvements
16. Ringold Alley Improvements
24. Bartlett Street / Mission Mercado Improvements
25. Central Waterfront Short Term Improvements (Bridge Lighting)
27. The Loop and Open Space
28. Central Waterfront and Showplace Potrero Streetscapes
33. Chan Kaajal Park (17th and Folsom)
34. South Park Rehabilitation
35. Franklin Square Par-Course
37. Potrero Rec Center Trail Lighting Improvements
38. Gene Friend Park Rehabilitation
39. Mission Rec Center Rehabilitation
40. Jackson Playground Rehabilitation
41. Garfield Square Aquatic Center
42. Juri Commons
43. Jose Coronado Playground
44. 11th Street Park (New SoMa Park)
45. Central Waterfront Recreation and Open Space
46. Esprit Park Rehabilitation
48. Community Challenge Grant
 - a. Tunnel Top Park
 - b. Angel Alley
 - c. Connecticut Friendship Garden
 - d. Fallen Bridge Park
50. Daggett Park
51. Dogpatch Art Plaza
52. Eagle Plaza
58. Potrero Kids Child Care Center

12

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0



13

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0



14

Eastern Neighborhoods

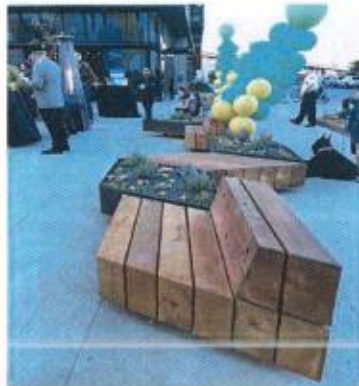
	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0



15

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0



16

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0



17

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0

Treat Plaza (at 16th Street)
IPIG Fees: \$1.7M



18

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0

Dogpatch and Showplace Streetscape
IPIC Fees: \$9.5M



19

Eastern Neighborhoods

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$108,685,000	\$69,717,000	\$178,402,000
Spending Plan	\$107,633,000	\$70,769,000	\$178,402,000
Balance	\$1,052,000	(\$1,052,000)	\$0

Park Bond Planning and Implementation
IPIC Fees: \$10.8M



20

Market & Octavia



IPIC Programmed Projects

2. Haight Two-Way Transportation and Streetscape
3. Muni Forward
4. Light Rail Service Enhancement
5. Polk Street Northbound Bicycle Improvements
6. Van Ness BRT - Van Ness & Mission Ped. Improvements
8. Valencia Bikeway
9. Western Addition CBTP Improvements
19. Dolores and Market Intersection Improvements (In-Kind)
20. Oak Plaza (In-Kind)
21. 12th/Otis Plaza (Potential In-Kind)
22. Gough Plaza (Potential In-Kind)
23. Hayes Two-Way
24. Living Alleys Community Challenge Grants
25. Better Market Street - 10th to Octavia
26. Page Street Neighborway
27. Patricia's Green Rotating Art Project
28. Market/Octavia Plazas Rotating Art Project
29. Franklin/Gough Pedestrian Improvements
30. Upper Market Pedestrian Improvements
31. Predevelopment - Upper Market Ped. Improvements
32. Re-establish Octavia Blvd. ROW with Hayward Park
33. Sidewalk Greening Program
35. Koshland Park Access Improvements
36. Van Ness BRT - Van Ness Miss Ped Improvements
38. Octavia Blvd. Irrigation System
44. Hayward Park Rehabilitation
45. Brady Block Park - Design
47. Re-connect Buchanan St. Mall ROW Study

21

Market & Octavia

IPIC REVENUE AND EXPENDITURE	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$38,003,000	\$71,460,000	\$109,463,000
Spending Plan	\$38,424,000	\$48,464,000	\$86,888,000
Balance	(\$421,000)	\$22,996,000	\$22,575,000

Oak Plaza
IPIC Fees: \$2.2M



22

Market & Octavia

IPIC REVENUE AND EXPENDITURE	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$38,003,000	\$71,460,000	\$109,463,000
Spending Plan	\$38,424,000	\$48,464,000	\$86,888,000
Balance	(\$421,000)	\$22,996,000	\$22,575,000

The HUB Transit Improvements
IPIC Fees: \$10.4M



23

Market & Octavia

IPIC REVENUE AND EXPENDITURE	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$38,003,000	\$71,460,000	\$109,463,000
Spending Plan	\$38,424,000	\$48,464,000	\$86,888,000
Balance	(\$421,000)	\$22,996,000	\$22,575,000

Hayward Park Renovation
IPIC Fees: \$8M



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Rincon Hill



IPIC Programmed Projects

- 6. Streetscape Priority 1 – Harrison St. and Fremont St.
- 7. Streetscape Priority 2 Projects
 - a. Living Streets
 - b. Guy Place Streetscape
 - d. First Street
- 8. Guy Place Park
- 12. Harrison Street, between Essex and First (In-Kind)
- 13. Mid-block Ped. Path. Folsom and Harrison (In-Kind)
- 14. First Street and Harrison Street (In-Kind)
- 15. Rincon Hill Park

25

Rincon Hill

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$34,727,000	\$1,215,000	\$35,942,000
Spending Plan	\$33,728,000	\$2,214,000	\$35,942,000
Balance	\$999,000	(\$999,000)	\$0

Rincon Hill Priority 1 Streetscape (Harrison and Fremont)
IPIC Fees: \$12.5M

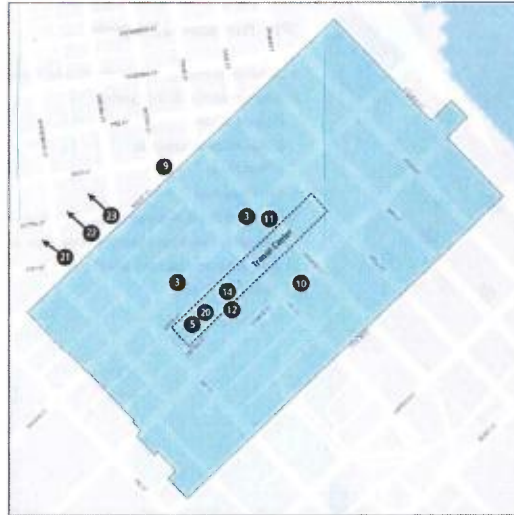


Rincon Hill Priority 2 Streetscape
IPIC Fees: \$8M



26

Transit Center



IPIC Programmed Projects

- 3. Transit Center Streetscape
- 5. Transit Center and DTX
- 9. Better Market Street
- 10. SODA Streetscape
- 11. Mid-block Crossings (In-Kind)
- 12. Natoma Streetscape (In-Kind)
- 13. Bus Boarding Island on Mission (In-Kind)
- 14. Transit Center (In-Kind)
- 20. Salesforce Park (AKA City Park)
- 21. Downtown / Chinatown Parks
- 22. Central Subway Open Space
- 23. Portsmouth Square Improvements

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Transit Center

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$123,220,000	\$16,176,000	\$139,396,000
Spending Plan	\$92,471,000	\$26,700,000	\$119,171,000
Balance	\$30,749,000	(\$10,524,000)	\$20,225,000

Transit Center "SODA" Projects
IPIC Fees: \$8.5M



Salesforce Park (AKA City Park)
IPIC Fees: \$20.5M



28

Visitation Valley



IPIC Projects Being Considered

1. Visitation Avenue Sidewalks to McLaren Park
2. Visitation Valley Greenway mid-block crossings
3. Aleta Avenue intersection improvements
4. Blanken Avenue Improvement
5. Herz Playground Renovation
6. Blanken underpass art mural
7. Visitation Valley Ballfield Renovation
8. Elliot Street Stair
9. Visitation Valley Playground Renovation
10. Bike Routes to Bay Trail and Candlestick Point
11. Leland and Cora bulbout and sidewalk widening

29

Visitation Valley

	THROUGH FY 18	FY19 - FY23	TOTAL THROUGH FY 23
Revenue	\$7,792,000	\$18,141,000	\$25,933,000
Spending Plan	\$11,876,000	\$8,777,000	\$20,653,000
Balance	(\$4,084,000)	\$9,364,000	\$5,280,000

Visitation Valley Complete Streets Enhancement Fund
IPIC Fees: \$5.1M

IMPACT FEES PROPOSED PROJECTS

Phase 1 (FY 2019-2020)
Phase 2 (FY 2021-2022)



Bike Routes to the Bay Trail & Candlestick Point

Visitation Valley Rec and Open Space Enhancement Fund
IPIC Fees: \$3.8M

IMPACT FEES PROPOSED PROJECTS

Est. \$457,000



Elliot Street Staircase
Install staircase on unimproved portion of Elliot Street to improve connectivity to AA Middle School & McLaren Park

30

IPIC Next Steps

winter – spring 2018

- *Budget Requests and Expenditure Authorizations*

spring – summer 2018

- *New IPIC Cycle*
- *Ten Year Capital Plan / Mini-Capital Plan Revisions*
- *Update to Citywide Needs Assessment and Nexus*

Revisions to IPIC

- *In-Kind Process Improvements*
- *IPIC's role in CFDs*
- *Eastern Neighborhoods MOU*



Received at CPC Hearing 1/25/18
S. Hines

CASE No. 2017-013406 CUA

1177 CALIFORNIA STREET

UNITS 1014 AND 1015

STAN LANDFAIR

PRINCIPLE ISSUES:

LOSS OF RENTAL UNITS?

No. Both units are owner-occupied now and will remain owner-occupied after merger.

LOSS OF “AFFORDABLE” HOUSING?

No. *Neither* unit is “affordable” now.

LOSS OF ANYTHING?

No. Change will be undetectable to anyone, including SF housing market, and simply maintains *status quo*.

DESIRABLE FOR COMMUNITY?

Yes. Severe shortage of family (three-bedroom) dwellings in City, community and this 248-unit building.

“PRECEDENT” FOR RE-SALE AND SPECULATION?

No. Precedent is for exceptional situation where owner occupies two contiguous units for nearly twenty years and demonstrates commitment to stay in community.

“COMPELLING REASON” for MERGER?

Not required under Planning Code, but reasons are compelling as owner is getting married and needs room for family; is near retirement and desires to stay in home and community; and community lacks family housing

DOES PLANNING CODE PROHIBIT MERGER OF THESE UNITS?

No. Code allows merger where criteria are met, as they are here.

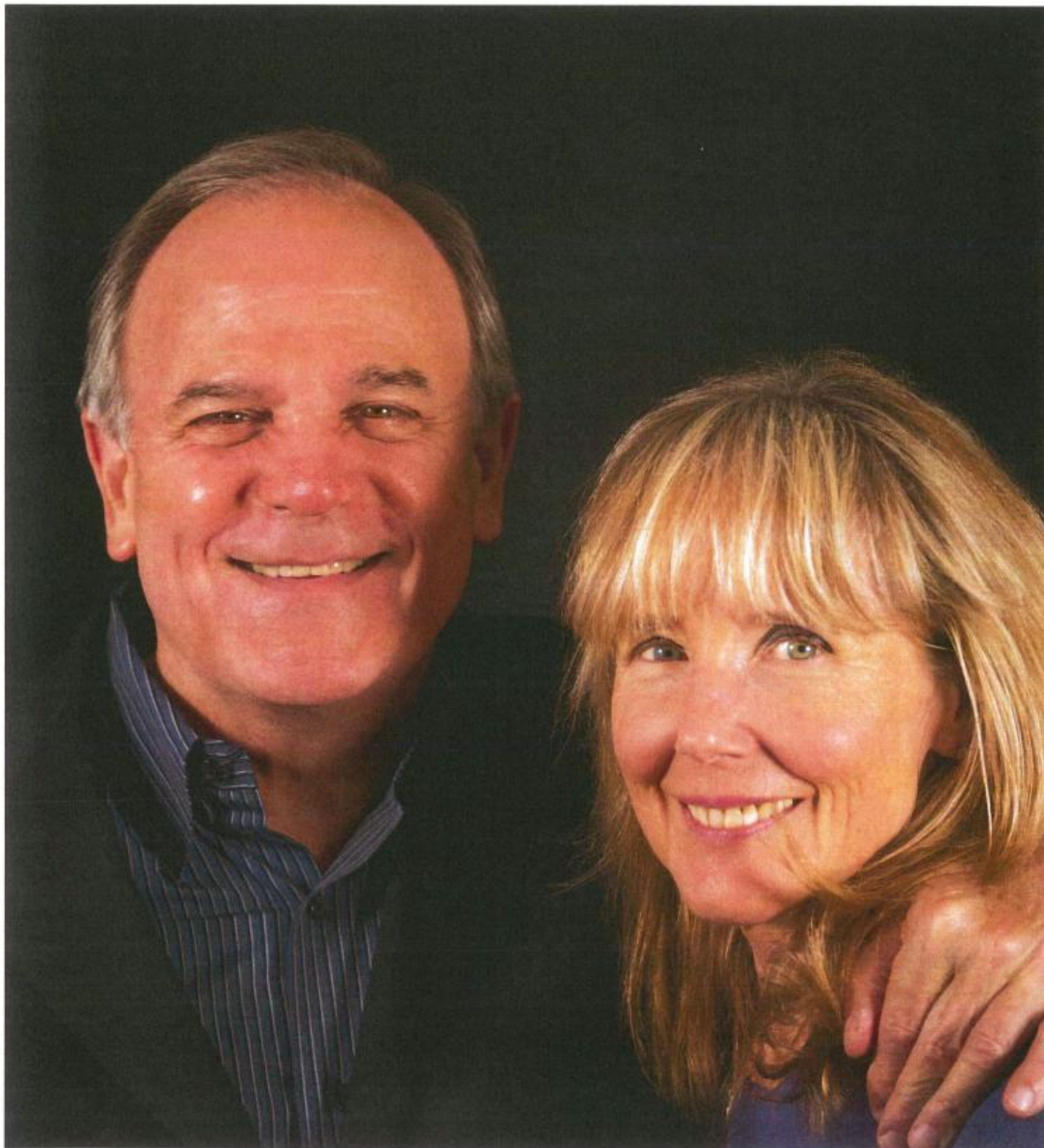
SHOULD COMMISSIONERS VOTE TO ALLOW MERGER?

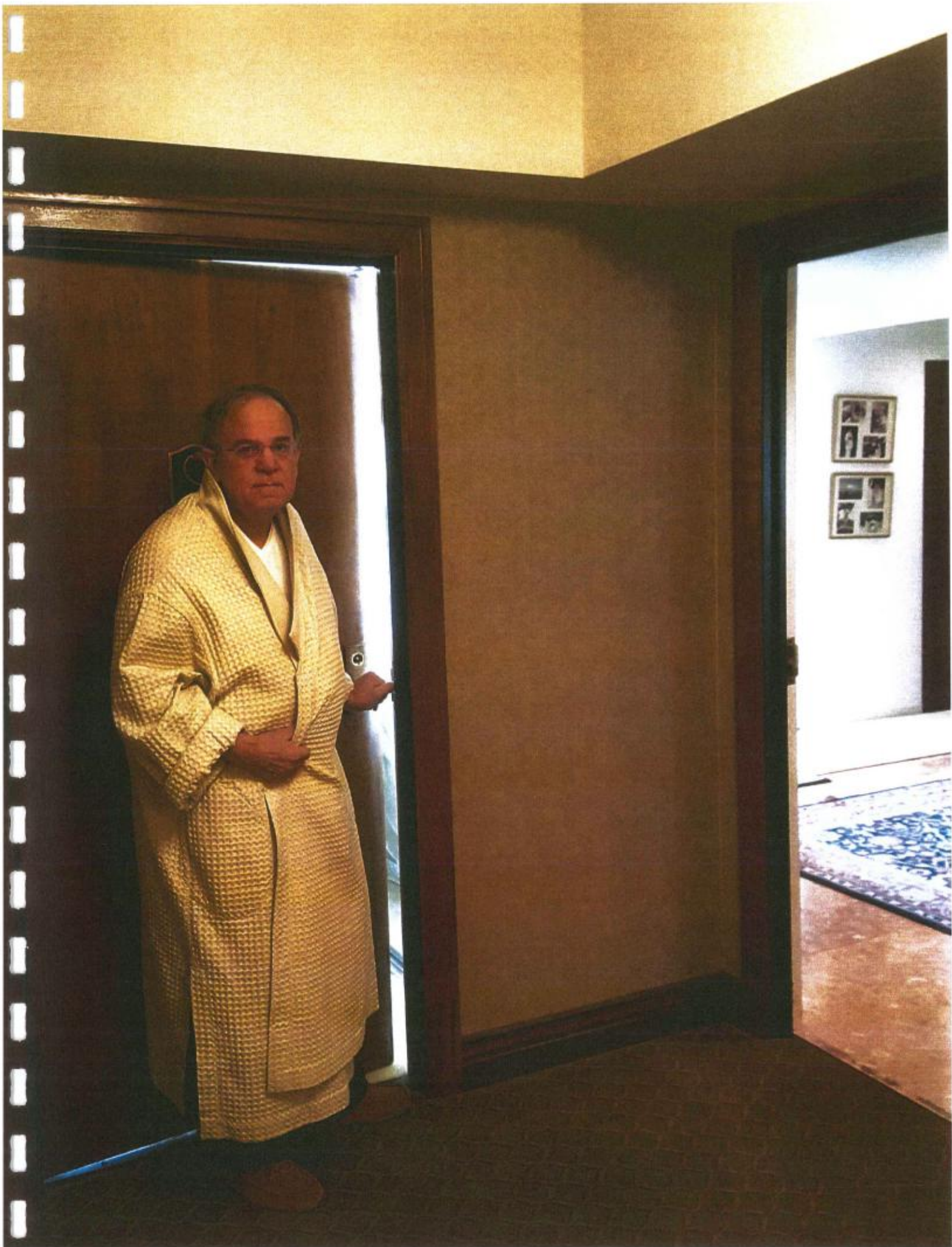
Yes. Applicant is a good citizen, dedicated to City; merger is desirable, not detrimental and satisfies criteria under Section 317(g)(2)

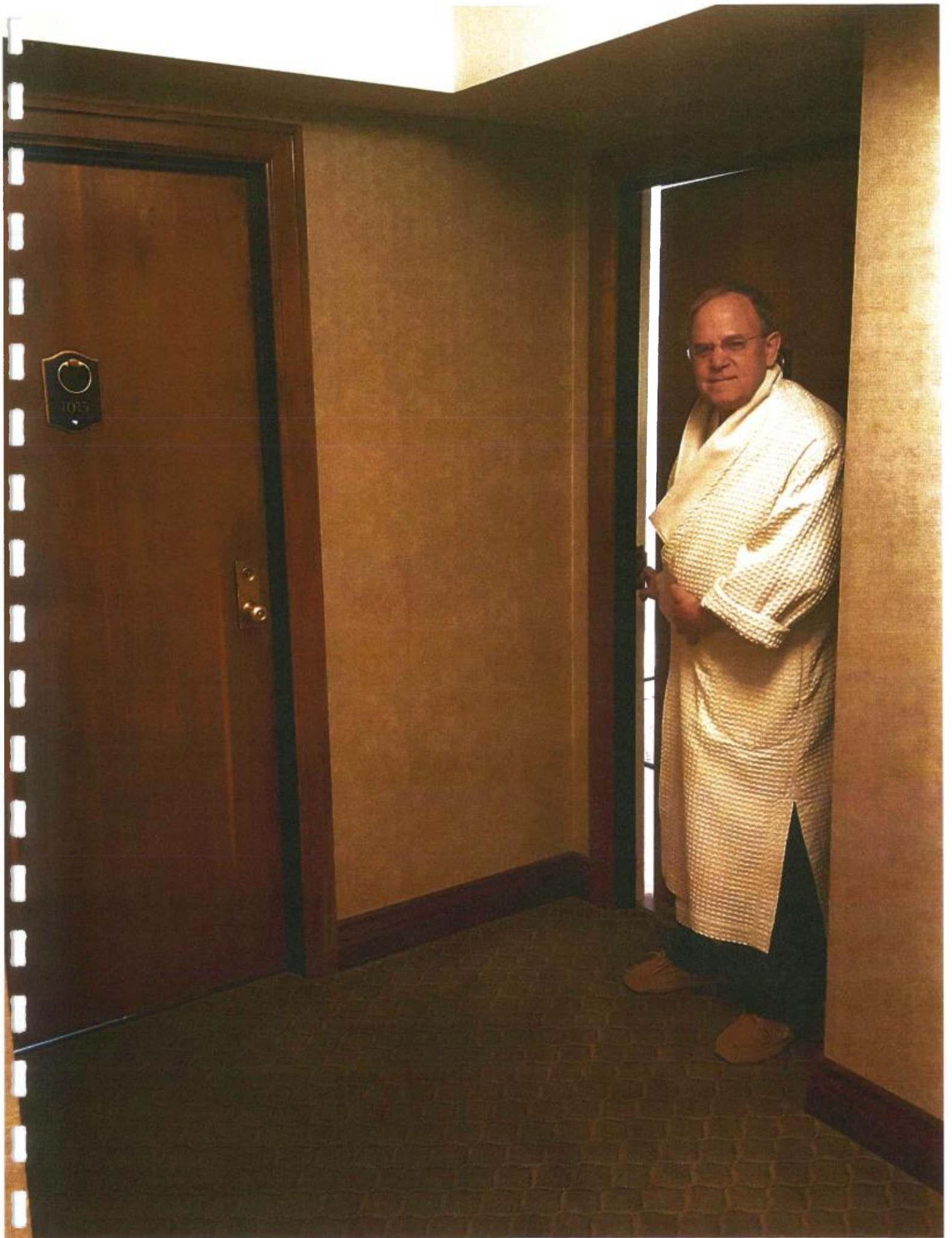


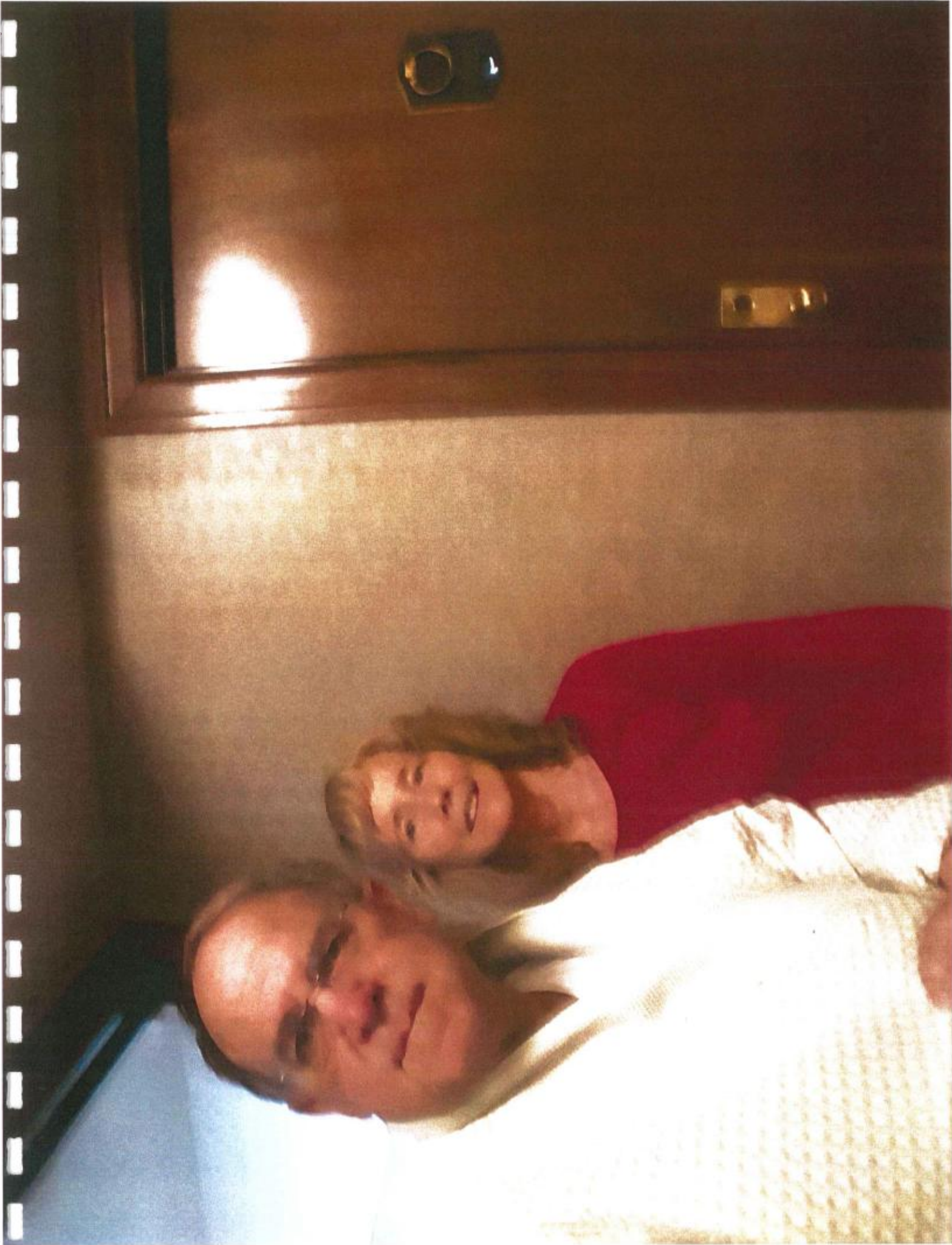
Landfair, Stan

From: Jason Martineau <jason@jasonmartineau.com>
Sent: Monday, September 04, 2017 7:12 PM
To: Landfair, Stan
Subject: hi-res images #1

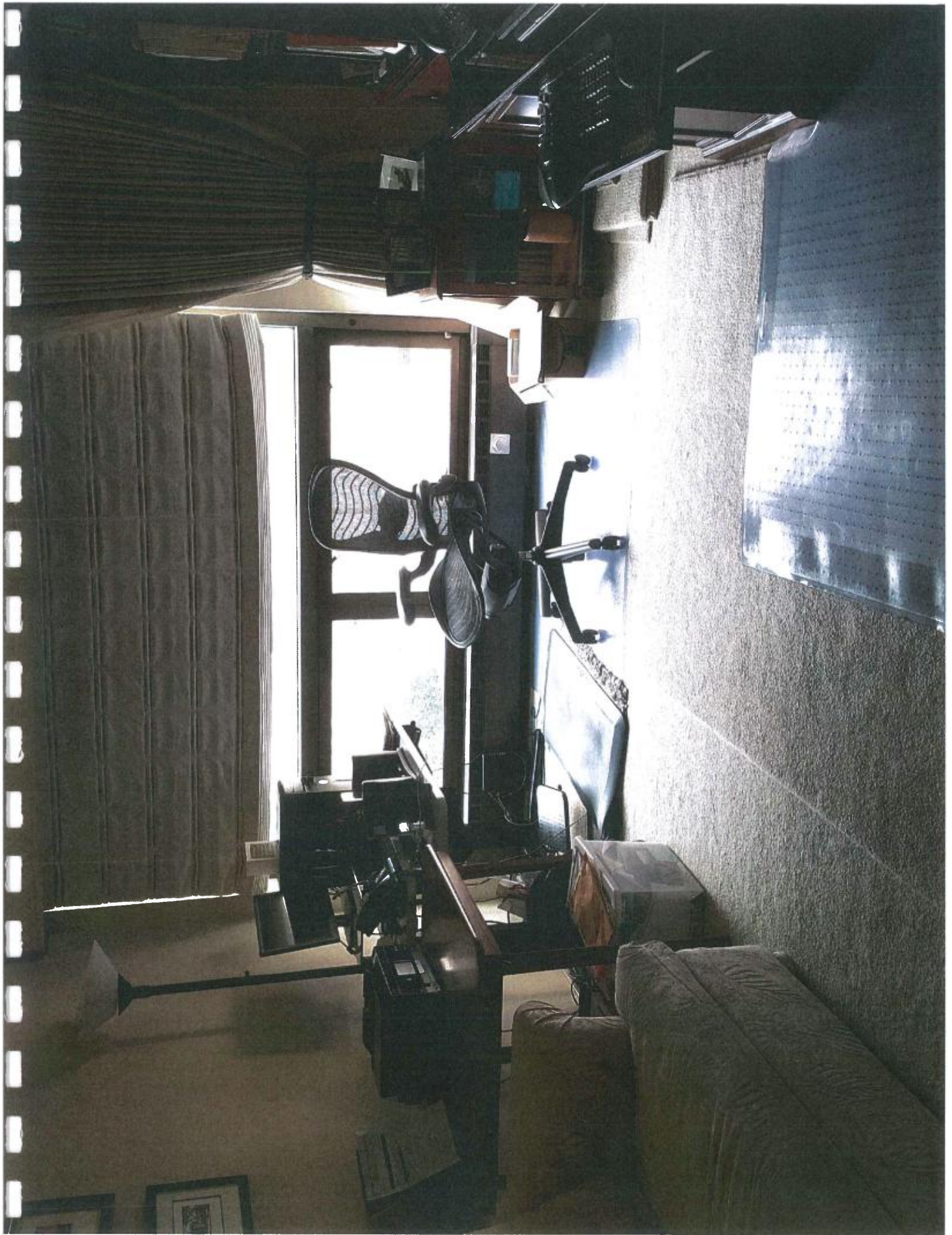














January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing to in support of the above-referenced application for a Conditional Use Authorization to merge Apartments 1014 and 1015 at 1177 California Street (also known as the Gramercy Towers).

I have been a resident or owner (or both) at Gramercy Towers since approximately 1997. The office for my real estate business has been located in the building since approximately 1978, and I have been involved in the sale, purchase or lease of dozens of units in the building over that time. In addition, I currently serve as the President of the Board of Directors of the Gramercy Towers Condominium Association, and have served otherwise on the Board for approximately 8 of the past twenty years. As a result, I am very familiar with the Gramercy building, its Board and its residents, and its requirements for improvements in the building.

I have known Stan Landfair, the applicant and the owner of Apartments 1014 and 1015 at Gramercy, which are the subject of the application for a Conditional Use Application, since approximately 2002, when he first moved into the building. He has been a member in good standing of the Condominium Association since he bought a unit in 2005, and has served the Association and its members as a member of the Board for multiple terms.

I support the application because it is appropriate to our building, consistent with the needs of our neighborhood, and is put forward by a long-term resident of both, who is an upstanding member of our community and desires to combine two units for his personal use and that of his family, rather than for re-sale.

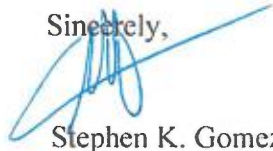
We experience an extreme shortage of family-sized dwelling units in our building and in the neighborhood. The dwelling units in the Gramercy building in particular are heavily skewed toward single-member units (one-bedroom and efficiency apartments). Of the 248 apartment units in our building, only nine units have three bedrooms, as Mr. Landfair proposes to have by combining a one- and two-bedroom unit. As a real estate professional in this neighborhood for over thirty years, I am personally aware that there is a scarcity of other three-bedroom units, especially at prices in the same range of the two units that Mr. Landfair proposes to merge. In my observation and in my opinion, the lack of three-bedroom units drives families away from our neighborhood; couples who start with studio or one-bedroom units or even two-bedroom units are forced to move to the suburbs when they have children, because there is a shortage of three-bedroom units downtown.

On the personal side, I have known Mr. Landfair as leader in our Nob Hill community for nearly twenty years. He has served our neighborhood as a member of the Board of Directors of the Nob Hill Association, of which he is presently the Secretary and Acting President. I know his family, including his children and grand-children, from their stays in our building. I know that his desire to have a more family-friendly living space for his own use and that of his family, rather than for resale, is sincere and longstanding.

Finally, I believe Mr. Landfair's proposal is consistent the By-Laws and other conditions imposed under the rules of our condominium association, which will call for approval by the association after a CUA is issued and before the "construction" starts. Given the sequence of these requirements, formal consideration by the Association is premature. Nevertheless, approval of Mr. Landfair's application would be consistent with our treatment of approximately six similar mergers over the years, and I see no reason why the application should not be granted.

In closing, I believe that Mr. Landfair's application should be granted, for all of the reasons above.

Sincerely,



Stephen K. Gomez



GRACE
CATHEDRAL

John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

The Very Rev. Dr. Malcolm Clemens Young
Dean

Rich Hillis, President, Planning Commission
Members, Planning Commission

22 January 2018

*Re: Proposal for Conditional Use Authorization to Merge Apartments
at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Rahaim, and Ms Adina, Mr. Hillis, and Commission Members,

I am writing to support the application described in the memo line. Our Cathedral neighbor, Stan Landfair is asking for a Conditional Use Authorization to merge Apartments 1014 and 1015 at 1177 California Street.

I know Mr. Landfair as a Director and officer of the Nob Hill Association (NHA), and its Acting President over much of the last year. As the Cathedral Dean I represent the Cathedral in all spiritual and civic matters. Mr. Landfair is a good neighbor to us and I appreciate his work in NHA activities, especially those that fund and perform maintenance in Huntington Park. This past November, my office worked with Mr. Landfair and others from the NHA to organize and carry out the Huntington Park Holiday Tree Lighting ceremony, an important event that occurs in our neighborhood each year and which brings people in our community together.

Mr. Landfair cares about this neighborhood and the City. We share the belief that it is important to maintain an environment that can support families. For that reason, we believe that the neighborhood would benefit from Mr. Landfair's application to create a family-sized apartment dwelling from his two smaller units.

If I may provide further information in support of this application, please let me know.

Sincerely,

The Very Rev. Dr. Malcom Young
Dean



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ALLAN L. CASALOU
GRAND SECRETARY
OFFICE/VOICEMAIL
(415) 776-7000 EXT. 140
FAX: (415) 776-7170

January 16, 2018

John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Rich Hillis, President, Planning Commission
Members, Planning Commission

**Re: Proposal for Conditional Use Authorization to Merge Apartments at
1177 California Street; Case No. 2017-013406CUA**

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I write in response to the Planning Department's Notice of Public Hearing on the above-referenced application. For the reasons below, I am pleased to support the application.

The building in which the proposed merger of apartments will take place is the Gramercy Towers (1177 California Street), next-door neighbor to "The Masonic" auditorium and lodge (1111 California Street), the building where our organization resides. The proximity of the two buildings is the reason we received the Notice, of course. As a next-door neighbor to the Gramercy, we have similar interests in the stability and well-being of the neighborhood. We believe that a proposal to merge two small apartments to create a single unit to house a family serves those purposes and is in our mutual best interests.

Regarding the applicant, I know Stan Landfair, the owner of the units to be merged, from neighborhood activities dating back to the expansion of our auditorium facility approximately seven years ago. We now serve together on the Board of Directors of the Nob Hill Association, of which Mr. Landfair is the Secretary and presently serves as Acting President. Mr. Landfair and I (and many others) recently planned and coordinated the Huntington Park Holiday Tree Lighting Ceremony, and work on other neighborhood activities together, such as maintenance of Huntington Park. I know from these activities that Mr. Landfair is very committed to the Nob Hill neighborhood and very sincere in his desire to merge his apartments for his long-term personal residence with this family, and not for short-term resale.

If I can help further with respect to this matter, please contact me at the telephone number above. We believe the application should be granted.

Sincerely,

Allan Casalou
Grand Secretary

John Challis
Gramercy Towers, 1177 California Street
San Francisco, California 94108

January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms. Adina:

Please accept this letter in support of the above-referenced application. I am a six-year resident of Gramercy Towers, the building in which the apartments are located, and I have been a member of the **Board of Directors** of the Gramercy Towers Condominium Association for the past four years. I know the applicant, Stan Landfair, as a neighbor and as a fellow member of the Board of Directors.

I believe the merger proposed in the application would be in the best interests of the building in the neighborhood. We presently lack for apartment units suitable for families, which appears to discourage families from staying in the neighborhood, notwithstanding the presence of schools and parks. **Knowing Mr. Landfair, I have no doubts regarding his desires to merge the units for his personal residential purposes, rather than for resale.** He has lived in the building and the neighborhood for nearly twenty years and shown great commitment to it. I also believe the application will be approved by our condominium association after the Conditional Use Application is issued and the matter can be properly and timely put before the Board.

Please do not hesitate to contact me with any questions.

Sincerely,


John Challis

STEPHEN R. FARRAND

1333 Jones Street, Apt. 1601

San Francisco, CA 94109

January 15, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: *Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA*

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing in support of the above-referenced application by Stan Landfair for a Conditional Use Authorization to merge Apartments 1014 and 1015 at 1177 California Street.

I am personally familiar with the applicant, having served with him as a director and an officer of the Nob Hill Association for over five years. I am also familiar with the Gramercy because Farrand Cooper, P.C., my law firm, served as general counsel to the Gramercy Towers Condominium Association from approximately 1974 to 1994, and I am a long-time resident of the Nob Hill neighborhood, having resided at 1333 Jones Street (the Comstock) for over forty years. I also am familiar with the application and Mr. Landfair's desire to merge his two adjacent apartments in the building for his personal use and that of his family.

I support Mr. Landfair's application wholeheartedly. The Gramercy building and our neighborhood would benefit from an increase in family-sized apartments. Knowing Mr. Landfair well, I have no doubts regarding the sincerity of his desire to merge his adjacent units for his personal use.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen R. Farrand", written in a cursive style.

Stephen R. Farrand

John Rahaim, Director of Planning

Seema Adina, Planning Department Staff

Richard Hillis, President Planning Commission

Members Planning Commission

January 15, 2018

RE: Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street , Case # 2017-013406CUA

Dear Mr. Rahaim, Ms. Adina, Mr. Hillis and Commission Members:

I am writing to express my support for the Application above by my neighbor for a Conditional Use Authorization to merge Apartments #1014 and #1015 at 1177 California Street (Gramercy Towers).

I reside in Gramercy Towers and also work there as a leasing associate in the offices of Gomez Patton and Kowalezyk. I have known Mr. Landfair since approximately 2002, when I leased him his first one-bedroom apartment at Gramercy. I worked with him to find his present home at Apartment 1014, and have known him as my next-door neighbor since then as I reside in the unit directly across the hallway from him. I know him and his fiancée Elizabeth Treanor to be model neighbors, who are obviously committed to maintaining the building as their permanent home. Mr. Landfair has served on the Board of Directors and as a legal advisor to the Board for multiple terms, and also is in many civic activities in the Nob Hill Neighborhood. For these reasons, I know Mr. Landfair is sincere in his desire to use the merged apartment as his personal residence, and not for a short-term resale.

I am also aware of the nature of the work to be done to merge apartments (removal of a non-loadbearing common wall). As Mr. Landfair's neighbor and as a professional in the real estate business, I can confirm that the work and the changes will be completely invisible to other residents, and will not cause any significant disturbance to neighbors during the work or after it is done.



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Finally, I confirm that the application is appropriate to Gramercy Towers and to the Nob Hill neighborhood, because there are so few three bedroom, family sized units in our very large building or the neighborhood. Because of the lack of family housing in our building, most couples are forced to move away when they have children.

In summary, I believe Mr. Landfair's application should be granted as in the best interests of the City and the building.

Very Truly Yours:

Richard J. Hundgen

Richard J. Hundgen

Phil Hand
Gramercy Towers, 1177 California Street
San Francisco, California 94108

January 17, 2018

Rich Hillis, President, Planning Commission
Members, Planning Commission
John Rahaim, Director of Planning
Seema Adina, Planning Department Staff

Re: Proposal for Conditional Use Authorization to Merge Apartments at 1177 California Street, Case No. 2017-013406CUA

Dear Mr. Hillis, Members, Mr. Rahaim, and Ms Adina:

I am writing to express my support for the application referred to above, in order to allow the applicant Stan Landfair to merge Apartments 1014 and 1015 at 1177 California Street in the building known as Gramercy Towers. I know Mr. Landfair as a fellow resident and fellow Board of Directors member for many years. I am familiar with his apartment units and with his application, which he has been working on for many years.

I believe the combination of units as Mr. Landfair proposes is reasonable and in the best interests of our building. There are only nine three bedroom units in our building of approximately 250 apartments, and most are studio or one-bedroom units. Mr. Landfair presently occupies two units side-by-side, and has to exit one apartment and go into the hallway to reach the other. The construction he proposes would only remove the one non-loadbearing wall between the two apartments that he already occupies. **The combination of the units will not change the number of bedrooms available, and would be reversible at a later time. In other words, there will be no change visible to anyone except to Mr. Landfair and his family, who will continue to occupy the same two units. I know Mr. Landfair well, and I know that he desires to merge the units for his personal use as described above.**

As indicated above, I am a member of the Board of Directors at Gramercy Towers. This matter will not be formally before the Board until after a Conditional Use Application is approved and Mr. Landfair submits that application. There is no reason to believe the application should be denied when submitted, however, as the combination is consistent with the needs of the building and will conform to all appropriate building standards.

Please let me know if you have any questions regarding my support for the application.

Sincerely,


Phil Hand