

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: letter regarding 863 Carolina project Permit #2017.0202.8536
Date: Thursday, February 01, 2018 8:57:49 AM
Attachments: [863 Carolina.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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

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

From: Thomas Goetz [mailto:thgoetz@gmail.com]
Sent: Wednesday, January 31, 2018 3:19 PM
To: Ajello Hoagland, Linda (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Subject: letter regarding 863 Carolina project Permit #2017.0202.8536

January 31, 2018

To: San Francisco Planning Commission

Linda Ajello Hoagland, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400,
San Francisco, CA 94103
linda.ajellohoagland@sfgov.org

RE: Permit #2017.0202.8536

863 Carolina Street

Dear Ms. Ajello,

I'm writing to voice my opposition to the current building plan for 863 Carolina Street.

I live down the street at 962 Carolina; we've lived there for 15 years, and our two boys were born there and are growing up on Potrero Hill. Our street is marked by single-family homes and some duplexes. These aren't grand homes – the lots are small, and Potrero Hill is not Pacific Heights. And they are consistently 2 or 3 stories, a human scale. There is importantly a sense of balance and proportion to the street. People on our street talk with each other, we garden with each other, and we walk our dogs together. It's a compact and unimposing neighborhood.

We welcome new development to our neighborhood and our street. In our years there, we've been glad to see many derelict or run-down houses remodeled and improved, and in some cases replaced

with new structures. We believe these projects represent progress. But they have all been in scale with the current houses and neighborhood. They've all reflected what currently exists. The proposal for 863 Carolina does not fit this pattern. At four stories with a roof deck and elevator, it will overwhelm the neighboring buildings and dominate the block. It will also set a bad precedent for the neighborhood.

Four stories is an anomaly; there are no other structures of this size in the surrounding blocks. It creates a monster house that elbows at its neighbors. The building reflects a scornful "take it all" proposal that will disrupt the character of the block and the street and the neighborhood for years to come. This current plan exploits the city's zoning limits, and would have the planning commission be a rubber stamp for massive projects. It would ask the commission ignore what makes this street and Potrero Hill such a pleasant and human place to live.

We believe that San Francisco needs to build more housing, and more affordable housing. This project does not advance these goals. Instead, it shows disrespect for the neighborhood and insults the city. What's more, this proposal violates San Francisco Residential Design Guideline (RDG) criteria, in particular the first principle of the RDG: "Ensure that the building's scale is compatible with surrounding buildings." (page 5)

Please take this as an emphatic vote against the current proposal. I call on the Commission to stipulate a size reduction in keeping with the character of the block and the neighborhood.

Sincerely,

Thomas Goetz

962 Carolina St.
San Francisco, CA 94107
415-272-9192

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Permit #2017.0202.8536 - 863 Carolina Stret
Date: Thursday, February 01, 2018 8:54:40 AM

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From: Tim Hazen [mailto:timothyhazen@yahoo.com]
Sent: Wednesday, January 31, 2018 4:00 PM
To: Ajello Hoagland, Linda (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com
Subject: Permit #2017.0202.8536 - 863 Carolina Stret

I am in absolute opposition to the plan to build a 5 story building at 863 Carolina Street which would replace an existing 400 square foot building with a 4400 square foot structure.

I live next door at 859 Carolina Street in a 1 (one) story over garage structure. Four/Five stories is an anomaly - we don't want to change our neighborhood just for the sake of tax dollars..

Timothy Hazen
859 Carolina Street
SF, CA 94107

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Letter in Opposition to 863 Carolina Development Proposal
Date: Thursday, February 01, 2018 8:51:44 AM

Jonas P. Ionin,
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-----Original Message-----

From: Christiane Robbins [<mailto:cpr@map-ca.com>]
Sent: Wednesday, January 31, 2018 9:11 PM
To: Ajello Hoagland, Linda (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneymfong.com; christine.d.johnsom@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Subject: Letter in Opposition to 863 Carolina Development Proposal

RE: Permit #2017.0202.8536 - 863 Carolina Street, San Francisco, CA 94107

Dear Planner Hoagland and Commissioners,

Please accept this letter which stands in opposition to proposal submitted for the new development of a 4 story building at 863 Carolina St.

This project appears to adhere to current planning codes but does so to the detriment of the Residential Design Guidelines and at the expense of residents of upper Potrero Hill. If in fact the Planning Department allows this project to proceed as is currently proposed, it will render a disservice to the overall cohesiveness of this residential street and the surrounding neighborhood. In looking across the street at 863 Carolina this AM, it was difficult to imagine the impact of the height of this proposed building (approx 55' incl. systems) and the blocking of sunrise/light, et all, relative to the community's ability to humanely thrive amidst the impending domino effect of over-scaled buildings proposed at the top of the hill.

SF Planning Department Design Guidelines clearly state:

“...it is important that the design of new buildings and renovations to existing buildings be compatible with nearby buildings. A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of

the City as a whole.”

“Section 311(c)(1) of the Planning Code provides that Residential Design Guidelines shall be used to review plans for all new construction and alterations. Specifically, it states: “The construction of new residential buildings and alteration of existing residential buildings in R districts shall be consistent with the design policies and guidelines of the General Plan and with the “Residential Design Guidelines” as adopted and periodically amended for specific areas or conditions by the City Planning Commission. The Director of Planning may require modifications to the exterior of a proposed new residential building or proposed alteration of an existing residential building in order to bring it in to conformity with the “Residential Design Guidelines” and with the General Plan. These modifications may include, but are not limited to, changes in siting, building envelope, scale, texture and detailing, and landscaping.”

Bigbox condo development stylistic motifs and massing are propagating Potrero Hill - as one can easily note below Mariposa St. For the past 5-10 years developers have been buying up property at the top of the hill. In so doing they have embraced those same transactional directives and ubiquitous, cost effective stylistic mandates of BigBox condos. Seemingly, the SF Planning Department has also embraced these principles by folding these massing directives into existing R3 zoning in a narrowly defined attempt to meet the very real affordable housing needs of the city. Clearly, the design and scale of 863 Carolina belies its intent and inability to accommodate affordable housing units.

However, this twinning of their common goals seems to exclude the value and currencies of the existing neighborhood. The SFR on both sides of 863 (+ up and down the street) are wonderful historic examples of 1930's residential design in SF. Specific to the vitality of San Francisco, the character and the history of the city are mirrored in its architecture. It becomes a community tragedy when residential neighborhood character, even a small piece of our city's architectural history, is felled by an ill-conceived proposal to make for what some consider to be an ostentatious display of space. It becomes incumbent to ask why the rights and entitlements of current neighborhood residents are being dismissed in favor of privileging the developers of 863 Carolina ... or any others, such as 891 Carolina ? Why is the preservation of community assets such as residential neighborhood character being summarily dismissed?

There are a number of viable design remedies which come to mind that would respond to both the developer's needs and entitlements as well as those of the neighborhood. These range from excavation to the limitation of the height of the elevator. As a long--time San Franciscan residents, who cherish our City and it's quality of life, I sincerely hope that our voices are heard without bias and that mutually beneficial remedies are found in moving this development project forward successfully.

Thank you for your consideration of this matter.

Sincerely,

Christiane Robbins
874 Carolina St.
San Francisco, CA 94107

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: ***2018 Black History Month Kickoff Celebration, Friday, February 2nd at Noon***
Date: Wednesday, January 31, 2018 2:56:18 PM
Attachments: [2018 Black History Kickoff Invite.pdf](#)

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From: Tsang, Francis
Sent: Wednesday, January 31, 2018 2:24 PM
To: Quesada, Amy (PRT); Valdez, Anthony (ENV); Ballard, Krista (HSA); Badasow, Bridget (HSA) (DSS); Chan, Donald (REG); Varner, Christina (RNT); Stewart, Crystal (ADM); Vaughn, Carla (PUC); Mauer, Dan (REC); Hood, Donna (PUC); dwanekennedy@gmail.com; Nelson, Eric (ADM); Ethics Commission, (ETH); Gannon, Lori (HRC); Cantara, Gary (BOA); Larrick, Herschell (WOM); Jean Caramatti (AIR); Norris, Jennifer (WAR); Ionin, Jonas (CPC); Austin, Kate (ADM); Kilshaw, Rachael (POL); LaCroix, Leah (BOS); Scott, Laina (HSS); lhathhorn@asianart.org; Rainey, Louise (HSA); McArthur, Margaret (REC); Morewitz, Mark (DPH); martinl@sfha.org; Conefrey, Maureen (FIR); Mahajan, Menaka (ECN); Brown, Michael (CSC); Hewitt, Nadya (REG); Nickens, Norm (RET); OCII, Commission Secretary (CII); Gerber, Patricia (CPC); Silva-Re, Pauline (JUV); Polk, Zoe (HRC); Pon, Adrienne (ADM); Fontes, Portia (ECN); Tom, Risa (POL); Boomer, Roberta (MTA); Blackman, Sue (LIB); SfVACSECRETARY@gmail.com; Page_Ritchie, Sharon (ART); Shore, Elena (ADM); Harris, Sonya (DBI); Tristan Wyatt (tristanwyattsfvac@gmail.com)
Subject: ***2018 Black History Month Kickoff Celebration, Friday, February 2nd at Noon***

Please invite Commissioners to the Black History Month Kickoff Celebration at City Hall on Friday, February 2nd at 12PM.

Thanks!

-Francis

Francis Tsang

Deputy Chief of Staff
Office of Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Feb 1 Agenda Item aa, 2011.1356MTZU CENTRAL SOMA PLAN
Date: Wednesday, January 31, 2018 12:05:14 PM

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

From: Paul Wermer [mailto:pw-sc_paul@sonic.net]
Sent: Wednesday, January 31, 2018 11:58 AM
To: Secretary, Commissions (CPC); Richards, Dennis (CPC); Moore, Kathrin (CPC); Koppel, Joel (CPC); Johnson, Christine (CPC); RODNEY FONG; Melgar, Myrna (CPC); richhillissf@gmail.com
Cc: Wertheim, Steve (CPC); Mike Buhler
Subject: Feb 1 Agenda Item aa, 2011.1356MTZU CENTRAL SOMA PLAN

Dear Planning Commissioners:

As you consider the Central SOMA Plan informational presentation on February 2, I urge you to actively support funding for San Francisco's Old Mint.

Mike Buhler's comments on the historic significance of the Mint, and the importance of San Francisco's accepting responsibility for this beautiful City property make my comments on these topics redundant.

What I will say is that, having attended several History Days at the Old Mint, both as a visitor and manning a non-profit table, it is clear that the Old Mint is ideally located to draw visitors. SF History Day fills the building with interested people of all ages, eager to learn about regional history and to see the inside of this spectacular edifice. The location is ideal for tourists, near shopping, museums and a conference center, as well as SOMA life - and so a wonderful place to showcase San Francisco history.

I urge that the Mint receive significant funding from the public benefits package. The building is a treasure; the City must support it.

Sincerely yours,
Paul Wermer

Paul Wermer
2309 California Street
San Francisco, CA 94115

+1 415 929 1680
paul@pw-sc.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: RHCA DR Support 2016-012089 DRPVAR 33-35 Aladdin Hearing Feb. 1, 2018
Date: Wednesday, January 31, 2018 12:04:51 PM
Attachments: [RHCA 33-35 Aladdin 2016-012089DRPVAR.PDF](#)

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From: Kathleen Courtney [mailto:kcourtney@rhcasf.com]
Sent: Wednesday, January 31, 2018 11:16 AM
To: Commission President Rich Hillis ; Commissioner Rodney Fong; Richards, Dennis (CPC);
Commissioner Kathrin Moore; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC)
Cc: Jamie Cherry RHCA ; Jeff Cheney ; Secretary, Commissions (CPC)
Subject: RE: RHCA DR Support 2016-012089 DRPVAR 33-35 Aladdin Hearing Feb. 1, 2018

Commissioners, attached and pasted below is the RHCA letter in support of the 33-35 Aladdin DR requesters.

We urge you to take into consideration the need to preserve the alleys which are a signature element of our community and deny the request to install 2 additional garages which will further disrupt this area.

Russian Hill Community Association

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

January 25, 2018

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

Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace Hearing February 1, 2018

Dear President Hillis and Planning Commissioners:

The Alleys of San Francisco, like our historic resources, are an endangered species in the City.

Objective 4 of the Urban Design Plan almost calls out for the protection of Alleys:

“Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live.”

Alleys are narrow, intimate spaces that allow for the development of a sense of community among neighbors. This is so important that any development that affects an Alley needs to take into consideration the place and the context, i.e., that the development will occur on an Alley.

The impact of garages and decks on an Alley, with the increased noise and pollution, let alone increased traffic, needs to be part of the equation when assessing any proposed project. The Planning Department web site notes: *“**The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest.**”*

We urge the Planning Commission to modify the proposed project, protect the public interest and deny the addition of a two-car garage. There are exceptional and extraordinary circumstances at play here. There are 18 residences with Aladdin Terrace addresses. All of these residents will be affected. We also urge the Planning Commission to require that the roof deck be reduced. The proliferation of roof decks in this area will only serve to increase the noise level to no one's benefit.

Lastly, there are three projects proposed for construction on Aladdin Terrace in roughly the same time frame. Lack of coordination between the Planning and Building Inspection Departments gives residents every reason to be concerned about the coordination between developers. Please provide direction to the Planner and Inspectors regarding coordination these projects.

Thank you for your consideration,

Kathleen Courtney

Chair, Housing and Zoning Committee
kcourtney@rhcasf.com

cc: Jamie Cherry, Jeff Cheney, RHCA

From: [Ionin, Jonas \(CPC\)](#)
To: [Wertheim, Steve \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Item 11. Central SOMA Plan - Old Mint Building - support renovation
Date: Wednesday, January 31, 2018 12:04:33 PM

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From: Kathy Howard [mailto:kathyhoward@earthlink.net]
Sent: Wednesday, January 31, 2018 11:45 AM
To: Johnson, Christine (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Secretary, Commissions (CPC); Kathrin Moore; Melgar, Myrna (CPC); Rich Hillis; Rodney Fong
Subject: Item 11. Central SOMA Plan - Old Mint Building - support renovation

Dear Commissioners,

Please support a revitalized Old U.S. Mint Building. I have participated in many events there, celebrating San Francisco's unique history. The Old U.S. Mint is a totally cool building that should be renovated and kept available for public use, especially for events/exhibits regarding San Francisco's history.

Renovating the Mint and dedicating it to public use will also help to revitalize this neighborhood.

We are losing a lot of the character of our City to generic, frankly boring, "architecture." This is one building that should be saved.

Thank you for your consideration.

Katherine Howard

42nd Avenue, SF.

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES PLANS FOR UNIVERSAL FIBER NETWORK THAT MANDATES NET NEUTRALITY AND PRIVACY PROTECTIONS
Date: Wednesday, January 31, 2018 11:51:29 AM
Attachments: [1.31.18 Universal Fiber Network.pdf](#)

*Jonas P. Ionin,
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From: MayorsPressOffice, MYR (MYR)
Sent: Wednesday, January 31, 2018 10:47 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL ANNOUNCES PLANS FOR UNIVERSAL FIBER NETWORK THAT MANDATES NET NEUTRALITY AND PRIVACY PROTECTIONS

FOR IMMEDIATE RELEASE:

Wednesday, January 31, 2018

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

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

**MAYOR MARK FARRELL ANNOUNCES PLANS FOR
UNIVERSAL FIBER NETWORK THAT MANDATES NET
NEUTRALITY AND PRIVACY PROTECTIONS**

Process formally begins to provide fast and affordable internet access for all San Franciscans

San Francisco, CA—Mayor Mark Farrell, the City Administrator's Office and the Department of Technology today announced that the City will begin the process of bringing a citywide fiber network to San Francisco that will prioritize net neutrality and privacy protections and deliver fast and affordable internet.

"Trump's hand-picked FCC and Republicans in Congress have dismantled crucial net neutrality, privacy, and consumer protections," said Mayor Farrell. "We will provide an alternative that favors the general public and San Francisco values, not corporate interests. Through this project, we will close the digital divide, ensure net neutrality, and create a truly fair and open internet in San Francisco."

Today, a Request for Qualifications (RFQ) was issued seeking teams capable of designing and delivering a [citywide fiber network](#) to San Francisco. The fiber network will provide universal internet coverage in San Francisco and is a transformative effort to provide affordable, high-

quality internet service for all.

“Today marks a major step forward in delivering affordable municipal fiber aligned with San Francisco’s values of net neutrality and digital inclusion,” said City Administrator Naomi Kelly. “San Francisco remains committed to ensuring every household has access to fast, reliable internet service.”

Any internet service provider using San Francisco’s network will be required to follow strict net neutrality protections, including commitments to transparency, the free flow of information, equal treatment of traffic, no paid prioritization and unobstructed access to lawful websites. Additionally, any internet service provider must follow robust privacy and security standards.

The guidelines offer a stark contrast to the standards of the Trump administration, which has repeatedly rolled back popular net neutrality and privacy protections, allowing personal internet use to be dictated by the highest bidder.

“We encourage bidders to submit their qualifications and explain their approach for partnering with the City to serve all San Franciscans with affordable, high speed internet service” said Linda Gerull, City Chief Information Officer for San Francisco. “This infrastructure investment will provide new opportunities for businesses and residents as well as enable future City services”.

The fiber network is being designed to ensure that low-cost, high-speed internet is available for all, helping to eliminate the digital divide in San Francisco. Currently, 12 percent of San Francisco residents—approximately 100,000 people—lack internet access at home. About 15 percent of the City’s public school students do not have internet access, a number that increases to 30 percent for African American and Latino students. The cost of internet services has been repeatedly cited as a barrier to access for low-income families.

The RFQ being issued today is seeking bid teams capable of designing, building, operating, financing and maintaining a citywide fiber optic network. Last year, City officials met with industry leaders to gather feedback on the plan to create a robust citywide fiber network.

The RFQ process will identify 3 – 5 qualified groups by the end of April. Following that, the City will issue Request for Proposals (RFP). The bidding team that is awarded the contract will build, operate and manage the City’s open access fiber optic network for 15 years.

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: opposition to 863 Carolina proposal
Date: Wednesday, January 31, 2018 11:50:19 AM
Attachments: [January 29-letter of opposition 863 Carolina.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: kgardner@speakeasy.net [mailto:kgardner@speakeasy.net]
Sent: Wednesday, January 31, 2018 11:38 AM
To: Ajello Hoagland, Linda (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneyfong.com; christine.d.johnsom@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Subject: opposition to 863 Carolina proposal

RE: Permit #2017.0202.8536 - 863 Carolina Street

Dear Planner Hoagland and Commissioners,

I am writing in *opposition* to the plan to build a four-story building at 863 Carolina Street.

The RDAT email comments of May 16, 2017 and the NOPDR (*Notice of Planning Department Requirements*) do not address the most compelling impact to existing neighborhood design, that being the **issue of height of the proposed building**. The proposal insults the neighbors and the neighborhood by its sheer size/height by comparison to the rest of block 800. It ignores the wishes of residents and home owners who want to protect and *preserve* the existing design and character of the 1910 – 1940s design. This block should be *preserved and protected* from the march of developing oversized structures which change the cadence and skyline of the rooftops for block 800.

In the September 5, 2017 NOPDR (the *only* NOPDR issued on this project), the RDAT (Residential Design Advisory Team) focuses on the entrance and the windows, but does not identify the most obvious design flaw in this plan proposal: the intent to build **up 4-stories in this 2-story block**. In the NOPDR, the RDAT comments to “revise the plans so the top of the third floor roof parapet is equal to or less than the height of the adjacent (up-hill) building.” *This does not demand a removal of a 4th level*. The issue is of another floor on top of that third floor. And it is the fourth floor/story where the elevator will rise to and establish appurtenances for elevator maintenance up yet another 10 feet!! It is out of control.

The issue of **non-enforcement of the Residential Design Guidelines** is of great concern to the neighborhood residents and home owners. Why is the Planning Department not enforcing these Guidelines, made MANDATORY by the Williams case in 1996. The Planning Department is not enforcing these mandatory guidelines in protection of the 800 block of Carolina Street. Therefore, **the Planning Commission must challenge the negligence of the Planning Department and support the will of the people of the neighborhood and enforce these mandatory must-obey design principles.**

Please see the attached analysis of RDGs that apply to this 863 proposal.

Sincerely,

Kristine Gardner
Owner, 897 Carolina Street

Attachment: Residential Design Guidelines

Following is an overview of the Design Principles:

- Ensure that the building's scale is compatible with surrounding buildings.
- Ensure that the building respects the mid-block open space.
- Maintain light to adjacent properties by providing adequate setbacks.
- Provide architectural features that enhance the neighborhood's character.

p.7 Neighborhood Character

DESIGN PRINCIPLE: Design buildings to be responsive to the overall neighborhood context, in order to preserve the existing visual character.

The proposed building is *not* responsive to the adjacent buildings, or to the heights of the majority of neighborhood homes. Mostly 2 level/story/floors, and some 3 levels...these range from 26 feet tall to 34 feet tall. Proposed is just shy of 40 feet tall. It is therefore not preserving the existing visual character.

p.10 Mixed Visual Character GUIDELINE: In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.

The proposed building does *not* help to define the existing visual character as it is out of scale with the existing visual character.

The proposed building does *not* help to unify or contribute positively to the existing visual context. It is disruptive to the existing visual character as it interrupts the cadence of existing visual context for height and comparable scale of adjacent buildings as well as others on the Carolina Street block.

p. 11 Site Design

DESIGN PRINCIPLE: Place the building on its site so it responds to the topography of the site, its position on the block, and to the placement of surrounding buildings.

TOPOGRAPHY Guideline: Respect the topography of the site and the surrounding area.

The proposed building responds *negatively* to the topography of the site. Its position on the block is an interior flat lot which proposed four levels of 39- feet tall is imposing to the placement of surrounding buildings. The topography and position on the east side of Carolina proposes to tower above the 2 and 3 story buildings on the west side of Carolina as well as the adjacent buildings to the south and north.

p. 23 DESIGN PRINCIPLE: Design the building's scale and form to be compatible with that of surrounding buildings, in order to preserve neighborhood character.

p. 23 BUILDING SCALE GUIDELINE: Design the scale of the building to be compatible with the height and depth of surrounding buildings. *The building scale is established*

primarily by its height and depth. It is essential for a building's scale to be compatible with that of surrounding buildings, in order to preserve the neighborhood character. Poorly scaled buildings will seem incompatible (too large or small) and inharmonious with their surroundings.

The proposed building is 2-3 times larger than adjacent (north and south) and all up and down the 800 block. RDG states it is essential for a building's scale to be compatible with that of surrounding buildings. This proposed building fails the test and is not approvable without modifications of height and depth.

p. 24 Building Scale at the Street GUIDELINE: **Design the height and depth of the building to be compatible with the existing building scale at the street.**

p. 24 If a proposed building is taller than surrounding buildings, or a new floor is being added to an existing building, it may be necessary to modify the building height or depth to maintain the existing scale at the street. By making these modifications, the visibility of the upper floor is limited from the street, and the upper floor appears subordinate to the primary facade. *The key is to design a building that complements other buildings on the block and does not stand out, even while displaying an individual design.*

The proposed building *is* taller than surrounding buildings—by the proposed top floor, which is at the 4th level in this 2-3 levels high of existing neighborhood housing. The scale at the street is apparent from the Carolina view (looking east), but looking north from up the hill it is apparent. This configuration makes the proposed building an extremely imposing structure on the skyline from the front and mid-block view. If the height is reduced this proposed building would then be compatible with the existing building scale at the street.

p. 25 Example discussing a block, like block 800 on Carolina Street:
On this block face of two story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor *must be eliminated to respect the neighborhood scale.*

The block of Carolina between 22nd Street and 20th Street (no 21st Street intersects between 22nd and 20th Streets—it is one long hill of 700 and 800 blocks combined) has primarily one-story over a garage with attic, or 2-story buildings. It is the character that defines the street. Along this long block, there is the Russian Church built in 1939 in the 800 block, meant to accommodate member gatherings for worship. The proposed at 863 Carolina would tower over even this Church, a few doors down. The RDG states that the *“fourth floor must be eliminated to respect the neighborhood scale.”*

From: [Ionin, Jonas \(CPC\)](#)
To: [Foster, Nicholas \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace, Hearing February 1, 2018
Date: Wednesday, January 31, 2018 10:33:07 AM
Attachments: [33-35 Aladdin Terrace from PANA.pdf](#)
Importance: High

*Jonas P. Ionin,
Director of Commission Affairs*

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From: robyn tucker [mailto:venturesv@aol.com]
Sent: Wednesday, January 31, 2018 9:34 AM
To: richhillissf@gmail.com; Richards, Dennis (CPC); Kathrin Moore; planning@rodneymfong.com; Koppel, Joel (CPC); Melgar, Myrna (CPC); Johnson, Christine (CPC); Secretary, Commissions (CPC)
Cc: Courtney Kathleen; William Matteson; andrew madden
Subject: Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace, Hearing February 1, 2018
Importance: High

January 29, 2018

President Rich Hillis and

Members of the San Francisco Planning Commission

1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace, Hearing February 1, 2018

Dear President Hillis and Planning Commissioners:

Most people are attracted to alley living because of the peaceful, community living it provides.

The exception often occurs when a developer buys property with the intent to flip the property and/or when a neighbor's self-interest guides project design and construction. Both scenarios can result in total disregard for quality of life issues and construction activity and outcomes that cause irreparable harm to the neighborhood.

This was and continues to be the case on McCormick ST. I am a resident on one of San Francisco's vulnerable alleys known as McCormick ST. The neighbors on this alley have first hand experience when it comes to living with *out of context* design and its unintended consequences. Out of context and out of scale design that includes additional auto traffic seriously imposes on and negatively impacts the alley

community's quality of life. The McCormick Street community will never recover from the alley's latest housing addition.

Aladdin Terrace, an alley on Russian Hill, is about to face similar issues if guidance is not given to developers to ensure appropriate design and livability during construction and at construction end. We ask the Planning Commission to request that neighbors be given an opportunity to voice concerns to developers and agree among all parties how construction activity will be conducted, when notice will be required of pre- and during-construction activity, and that appropriate design for the alley be advised.

The Alleys of San Francisco, like our historic resources, are an endangered species in the City.

Objective 4 of the Urban Design Plan almost calls out for the protection of Alleys:

“Measures must be taken to stabilize and improve the health and safety of the local environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live.”

The impact of garages and decks on an Alley, with the increased noise and pollution, let alone increased traffic, needs to be part of the equation when assessing any proposed project. The Planning Department web site notes: **“The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest.”**

We urge the Planning Commission to modify the proposed project, protect the public interest and deny the addition of a two-car garage. There are exceptional and extraordinary circumstances at play here. We also urge the Planning Commission to require that the roof deck be reduced. The proliferation of roof decks in this area will only serve to increase the noise level to no one's benefit.

Thank you for your consideration,

Robyn Tucker

Co-Chair PANA

cc: Andrew Madden, Bill Matteson

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: DR for 2622-24 Greenwich Street
Date: Wednesday, January 31, 2018 8:42:33 AM
Attachments: [2622-24 Greenwich DR let to Planning Commission.docx](#)

*Jonas P. Ionin,
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From: ggwood@aol.com [mailto:ggwood@aol.com]
Sent: Tuesday, January 30, 2018 4:05 PM
To: Secretary, Commissions (CPC)
Cc: May, Christopher (CPC); ggresf@comcast.net; lorimbroke@gmail.com
Subject: DR for 2622-24 Greenwich Street

Secretary Jonas Ionin,

I have enclosed a letter to President Hillis and the Planning Commissioners regarding the Discretionary Review scheduled for February 8, 2018 for 2622-24 Greenwich Street. Please be sure that a copy of this letter reaches all commissioners.
Thank you for your help.

Sincerely,
Geoff Wood
Cow Hollow Association
Zoning Committee

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Permit #2017.0202.8536- 863 Carolina Street
Date: Wednesday, January 31, 2018 8:41:11 AM

Jonas P. Ionin,
Director of Commission Affairs

Planning Department/City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
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-----Original Message-----

From: Katrina Hazen [<mailto:kphazen@yahoo.com>]
Sent: Tuesday, January 30, 2018 4:58 PM
To: Ajello Hoagland, Linda (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodnevfong.com
Subject: Permit #2017.0202.8536- 863 Carolina Street

Dear Linda,

I am opposed to the four story building proposed for 683 Carolina Street. The plans are to replace a 400 sq.ft. building with a 4,400 sq.ft. four story, plus roof deck and elevator shaft building. This structure will dwarf the existing two story residences adjacent and surrounding it.

I live at 859 Carolina Street. I was born, raised, and now live on the street. Homes on Carolina street are primarily two stories with a few three stories mixed in. My neighborhood has always been a working, middle class neighborhood. However, it's diversity, culture and character are slowly evaporating. It is being replaced with concrete, metal and glass industrial looking mega structures. Unaffordable to most San Francisco residents.

The proposed building is not in harmony with it's surrounding buildings as recommended in the SF Guidelines. Objective 3.1. Also seemingly ignored is Policy 3.1.7 "Attractively screen rooftop HVAC systems and other building utilities from from view."

Allowing this four story building is encouraging the rampant growth of oversized buildings in my neighborhood. Will this be the new "normal?" As an existing resident, I will be forced to live with the results of massive homes overtaking my diverse, family oriented neighborhood.

Sincerely,
Katrina Hazen

Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 863 carolina street letter of opposition
Date: Wednesday, January 31, 2018 8:40:44 AM
Attachments: [reardon 863 Carolina Letter of Opposition.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: sean f. reardon [mailto:sreardon@stanford.edu]
Sent: Wednesday, January 31, 2018 8:15 AM
To: Kwiatkowska, Natalia (CPC)
Cc: Ionin, Jonas (CPC); Richards, Dennis (CPC); mooreurban@aol.com; richhillissf@yahoo.com; planning@rodneyfong.com; christine.d.johnsom@sfgov.org; Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC)
Subject: 863 carolina street letter of opposition

dear ms hoagland,
please see the attached letter in opposition to the proposed 4-story building at 863 carolina street.

thank you for your attention.

best
sean.

sean f. reardon
professor of poverty and inequality in education
and professor (by courtesy) of sociology
stanford university
CERAS building, 520 galvez mall, #526
stanford, ca 94305-3084
650.736.8517 (office phone)
650.723.9931 (office fax)
sean.reardon@stanford.edu
<http://cepa.stanford.edu/sean-reardon>

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR MARK FARRELL APPOINTS CATHERINE STEFANI TO BOARD OF SUPERVISORS
Date: Tuesday, January 30, 2018 3:08:14 PM
Attachments: [1.30.18 Catherine Stefani Appointment.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Tuesday, January 30, 2018 11:18 AM
To: MayorsPressOffice, MYR (MYR)
Subject: *** PRESS RELEASE *** MAYOR MARK FARRELL APPOINTS CATHERINE STEFANI TO BOARD OF SUPERVISORS

FOR IMMEDIATE RELEASE:

Tuesday, January 30, 2018

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

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

**MAYOR MARK FARRELL APPOINTS CATHERINE STEFANI
TO BOARD OF SUPERVISORS**

San Francisco County Clerk to serve as District 2 Supervisor

San Francisco, CA—Mayor Mark Farrell today appointed Catherine Stefani to serve on the Board of Supervisors representing District 2, which includes the Cow Hollow, Marina, Russian Hill and Pacific Heights communities, among other neighborhoods.

Stefani is filling the seat vacated by Mayor Farrell, who was voted by his colleagues to serve as Mayor following the death of Mayor Edwin M. Lee. Since 2016, Stefani has served as the County Clerk for the City and County of San Francisco. Prior to being appointed as the County Clerk, Stefani spent nine years as a Legislative Aide at the Board of Supervisors for District 2.

"For nearly a decade, Catherine has been working inside and outside of City Hall to make District 2 safer, stronger and healthier for everyone," said Mayor Farrell. "Her track record speaks for itself. She has worked tirelessly to improve public safety by removing guns from our streets, create a more family-friendly environment, and enhance the quality of life. I was born and raised in District 2, and I know Catherine is the right choice to protect, represent and

support the neighborhoods of the District. I look forward to working closely with Catherine and her colleagues on the Board to address the most important issues facing District 2 and San Francisco."

Stefani began her career in local government in 1995, when she served as the Deputy District Attorney at the Contra Costa County District Attorney's Office, where she argued 25 jury trials. She worked as a Policy Analyst for San Jose Vice Mayor Cindy Chavez and as a Legislative Aide for State Assemblyman Herb Wesson.

"I am deeply honored Mayor Farrell has placed his confidence in me to represent District 2, especially during a time of urgent public safety issues facing the district and the city as a whole," said Stefani. "I'm looking forward to bringing both my experience and passion to the Board of Supervisors to represent the residents of District 2."

"I have known Catherine professionally and personally for years, and I can attest that she has entered politics for all the right reasons," said Oakland Mayor Libby Schaaf. "She is a strong advocate for safe, responsible gun laws and someone who is committed to improving the lives of local families. I am completely confident that she will be the leader that San Francisco's District 2 residents deserve."

Stefani is the spokesperson for the San Francisco Chapter of the Moms Demand Action for Gun Sense in America, an anti-gun organization. She also served on the Board of Directors of the Homeless Prenatal Program and has raised more than \$50,000 to fight leukemia by competing in triathlons and road races. Stefani has lived in the Cow Hollow neighborhood for 17 years. She is married with two children.

Stefani will serve the remainder of the District 2 term, which runs through January 2019. There will be an election in November for the next four-year term for District 2 Supervisor.

"I have known Catherine for years from her service to District 2 as legislative aide and as a Cow Hollow neighbor," said Lori Brooke, President of the Cow Hollow Association.

"Catherine cares about our neighborhoods, our residents, and our small businesses - I know she will start delivering real solutions for neighborhood issues from day one as Supervisor."

To view Mayor Farrell's live remarks regarding the appointment of Stefani, visit his Twitter handle @[MarkFarrellSF](#).

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B - Discretionary Review Hearing for 33 – 35 Aladdin Terrace
Date: Monday, January 29, 2018 3:37:54 PM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Jen Dobrowolski [mailto:jen.dobrowolski@gmail.com]
Sent: Monday, January 29, 2018 1:42 PM
To: richhillissf@gmail.com
Cc: Melgar, Myrna (CPC); planning@rodneymfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Sanchez, Scott (CPC); Luellen, Mark (CPC); Foster, Nicholas (CPC)
Subject: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B - Discretionary Review Hearing for 33 – 35 Aladdin Terrace

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103
Re: Case Number 2016-012089DRPVAR / Block 0100 / Lot 021B
Discretionary Review Hearing for 33 – 35 Aladdin Terrace

Case # 2016-012089DRPVAR
Building Permit: 201609026778
Project Address: 33-35 Aladdin Terrace

Greetings!

I am a longtime resident of Aladdin Terrace and am writing to voice my concerns regarding the above-mentioned project as I am unable to attend the scheduled Public Hearing on Thursday, February 1, 2018. The basis for my concern is primarily the proposed addition of a two-car garage to the residence. Further, by last count, this is one of four significant proposed construction projects on Aladdin Terrace, and this will add to the considerable disruption on our street.

RE: Impact on the residents of Aladdin Terrace:

If allowed, the equipment and materials required for this project will block access for the duration of construction. As the street is a dead-end, cul-de-sac, we have only one way in/one way out and crews and materials will be a hinderance to access to our homes. When this project is taken into consideration in conjunction with the

additional construction projects, it makes for not only an uncomfortable, but also a dangerous situation.

Further, this is a potential public safety concern. Emergency vehicles would not be able to access our residences if needed. Please also be cognizant of the fact that there is an elderly resident with home health care assistants located in the top unit of my building (#18 Aladdin) and if she had an emergency medical situation, which has happened, she would not be able to be reached in a timely manner.

Re: Environmental Safety:

Any construction on an old street like ours raises the question of environmental safety and the potential release of any number of hazardous materials that would have been used in the original construction. Has the potential impact of these materials been evaluated?

Re: Impact on Open Space:

Perhaps my biggest concern for this proposed project has to do with the impact on the open space that all residents currently enjoy. Aladdin Terrace is considered an 'open space' that provides needed community space for all of the residents as many of us do not have "backyards" and this shared space really acts as our "front yards" in which we can interact with neighbors. Not only would the proposed construction impact this, but the proposed garage and the vehicle activity and traffic on the street would basically end the functionality and use of the space for ALL residents.

Re: Residents safety and vehicles:

The layout of this street is from a time when cars and garages were not always incorporated into design, and as such Aladdin Terrace is not wide enough to SAFELY accommodate cars. The two garages that have been added to the street in the past few years have created unsafe situations with drivers attempting to turn their vehicles around in this cramped space that was never intended to accommodate cars. This results in a dangerous environment for any of us that are walking to and from our homes; any pets that live on the street; and any children running around. Additionally, the buildings that are directly opposite where the garages are located are in jeopardy of being hit (and indeed the building located on the corner of Taylor and Aladdin has been damaged by vehicles exiting the garage at 1828/1830 Union multiple times.)

Further, the idling vehicles create air pollution on our street. I am located in the bottom flat of the building and the minute I open my front door I am very often confronted with the idling back-end of a car attempting to pull out of the garage across the street from my residence. This further impacts the health of residents on Aladdin Terrace.

I am highly concerned about this plan for the reasons listed above and am hopeful that you will take my comments into consideration while reviewing this plan: I am opposed to a garage being added to 33 – 35 Aladdin. While I understand and am completely in favor of the owners of a building investing in their property and reconfiguring their space, I am opposed to the negative impact that this would have

on so many neighborhood residents, as well as on the character of the neighborhood itself. I have been a resident of San Francisco for over twenty years and lived in several different neighborhoods, with my time on Aladdin Terrace being the longest that I have resided in one location. The reason for that is very simple: this is a very special part of San Francisco. I am concerned that this plan would detract from the charm, uniqueness and quality of life on our street.

Thank you,

Jennifer Dobrowolski
14 Aladdin Terrace
SF, CA 94133
c: 415.378.7664

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: MAYOR MARK FARRELL ON PROTECTING SAN FRANCISCO'S IMMIGRANT COMMUNITIES
Date: Monday, January 29, 2018 9:29:26 AM
Attachments: [1.26.18 Immigrant Support.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: MayorsPressOffice, MYR (MYR)
Sent: Friday, January 26, 2018 4:07 PM
To: MayorsPressOffice, MYR (MYR)
Subject: MAYOR MARK FARRELL ON PROTECTING SAN FRANCISCO'S IMMIGRANT COMMUNITIES

FOR IMMEDIATE RELEASE:

Friday, January 26, 2018

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

***** STATEMENT *****

**MAYOR MARK FARRELL ON PROTECTING SAN
FRANCISCO'S IMMIGRANT COMMUNITIES**

"Today, I had the opportunity to meet with leaders, advocates and legal experts representing San Francisco's immigrant communities. We had a very productive conversation and I assured them that I will be a Mayor who fights on the behalf of our immigrant families. We are and always will be a Sanctuary City.

Understandably, our immigrant communities are nervous and fearful about the potential actions of the federal government. We have a President who repeatedly attacks and insults our families and consistently threatens those who do not align with his misguided policies and hateful beliefs.

But we will not cower in fear to an administration that opposes San Francisco's values and ideals. We will remain a home for hardworking immigrants in search of a better life. I am committed to defending and supporting our City's longstanding sanctuary policies.

San Francisco is prepared and unified. We will not allow threats and accusations to undermine the values of our City. We will not become entangled in federal immigration enforcement. We will not jeopardize the public safety of our communities to do the job of the federal government.

I want to thank all of our community leaders and advocates who are on the ground each and every day fighting for our immigrant families. Together, we will defend the values that make our city great.”

###

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Goal based work program and budget
Date: Monday, January 29, 2018 9:22:36 AM

*Jonas P. Ionin,
Director of Commission Affairs*

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From: Rahaim, John (CPC)
Sent: Friday, January 26, 2018 4:41 PM
To: mary gallagher
Cc: Richards, Dennis (CPC); Rich Hillis; Kathrin Moore; Rodney Fong; Koppel, Joel (CPC); Melgar, Myrna (CPC); Ionin, Jonas (CPC)
Subject: Re: Goal based work program and budget

Ms. Gallagher. Thank you for your interest in our budget and work plan.

Perhaps you have not seen the staff memo to the commission that accompanies the presentation materials. That memo outlines quite specific work plan metrics with FTEs devoted to each work plan item. Given the size of the department budget and work plan, which has tripled in the last 20 years, the detailed work plan has not been included in the presentation, but is part of the background materials given to the commission.

Thanks again for your interest.
John

Please excuse any typos. This was sent from my iPhone

On Jan 26, 2018, at 3:58 PM, mary gallagher <maryegallagher@yahoo.com> wrote:

Hello Commissioners. I am recycling the email I sent you last year on the budget. It is below.

To recap and update:

You got a wonderful presentation yesterday on the dollars part of the budget -- how much money comes in from the general fund, grants and application fees and how much goes out in staff costs, building costs, services costs, etc. Your admin staff is first rate.

But you got close to nothing on what the Department is doing with the dollars and absolutely nothing on goals and benchmarks. This is not the fault of the admin staff because this part of a budget -- the work program -- is the responsibility of

the Director and the unit chiefs.

A work program links every single dollar to a task with a goal. If a budget is not tied to a work program with goals and benchmarks, you can pretty much guarantee the City will not get value for the money expended. A budget is meaningless without the work program it funds. The Charter tasks you, not the Director, with responsibility for the budget. And unlike the Charter provision that lets you delegate your authority to review permit applications to the Department, there is no such delegating authority when it comes to the budget. The buck stops with you, so to speak.

You need another graphic that takes all dollars or FTEs or both and links them with a specific work programs. If you open the attachment below you will see one way this was done for the Commission in the past. If you promise to open the attachment, I promise not to bother you on this topic ever again. The Department provides you with a draft work program with dollars and/or FTEs and specific goals and and then you (BECAUSE THIS IS YOUR CHARTER RESPONSIBILITY) decide if you believe, after public testimony, the work program items listed are:

- 1) the ones you want,
- 2) are funded with dollars/FTEs to the extent you want and
- 3) include reportable goals and benchmarks sufficient to ensure accountability.

Then on a quarterly or so basis the Department reports to you how they are doing on meeting the goals for each work program item. On a yearly basis the Director is then evaluated based on his adherence to the goals or credible explanation why some goals were not met. At any quarter you can shift dollars and FTEs from one work program item to another to reflect your changing priorities.

Commissioner Richards asked yesterday about the "to do list" the Commission generated and how he did not see these things in the budget. He should be awarded something (please take him out to lunch) because he hit the nail on the head with this question. It goes to the heart of what the budget process is all about -- both dollars AND what gets accomplished with those dollars. You are currently missing what the dollars are supposed to accomplish. Current issues such as tenant protections, out-of-control work without permit, and the preservation of historic buildings and districts deserve consideration in discussion of the work program along with items you have already listed. Other work program items the Department has talked about but the public absolutely does not want -- like the revamping of the Residential Design Guidelines -- will continue to happen without your or public input in the absence of your taking charge of the Department's work program.

Please recall back to 3 budgets ago when the Department promised to develop procedures during a budget presentation. There was no work program. There were no assigned dollars or FTEs. There were no goals associated with this "promise." Is it any surprise the Department continues to operate without a comprehensive, publicly available set of procedures?

Three budget cycles later you show an FTE on this work program item but still no goals. When, exactly, will the procedures be finished? Given the prior set of comprehensive set of procedures remains on the Department's C drive, waiting only for an update, my sense is that you have been snookered by one or more managers who would prefer to operate in the absence of procedures so they cannot be held accountable.

This is your chance to set a clear path toward achieving important goals for the Planning Department over the next year while ensuring transparency and accountability for the expenditure of public funds.

Thank you for listening; I so appreciate your public service.

Mary Gallagher

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

From: mary gallagher <maryegallagher@yahoo.com>

To: Rahaim John (CPC) <john.rahaim@sfgov.org>; Christine.d.johnson <christine.d.johnson@sfgov.org>; Dennis Richards <dennis.richards@sfgov.org>; Rich Hillis <richhillissf@yahoo.com>; Kathrin Moore <mooreurban@aol.com>; Rodney Fong <planning@rodneymfong.com>; "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>; "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>

Cc: Ionin Jonas (CPC) <jonas.ionin@sfgov.org>

Sent: Thursday, February 2, 2017 3:17 PM

Subject: Goal based work program and budget

John and Commissioners:

In response to Commissioner Johnson's comments on the Department's budget I have attached part of the FY 2000-2001 work program and budget document. This particular format links dollars to goals. It can also be done relative to FTEs or to both dollars and FTEs or dollars, FTE's and consultants. Relative to Commissioner Moore's comment, an FTE was given one dollar figure based on the average cost of one FTE in the Department, which includes overhead.

In this format, the Commission can pull specific things out of any of the Department's division and say, "let's add this as an item we want to accomplish this fiscal year." So for instance, you could say, "we think the Current Planning Division should produce a detailed, comprehensive, publicly available set of procedures," that it will take \$200000 (which might be something like 1.3 FTEs) and it will be done in December of 2017. Right now, in the work program you have seen from Current Planning there is no break down by specific efforts and goals, and yet permit fees can legally fund many specific types of efforts such as developing procedures, training staff, outreach to the public, and improving processing steps. Anything that can be tied back to processing efforts can be funded by fees. In my personal opinion, the failure of the Current Planning work program to identify such items with goals has resulted in a lack of training and a lack of consistency in review.

On the example of identifying procedures as a work program item, I'd like to add

that one wonderful benefit of requiring a comprehensive set of procedures is that the process of just writing down in great detail what is being done now in each review step naturally leads to some "ah ha" moments that recognize some of the current procedures do not make a lot of sense and can be changed. And when they are changed in writing, then every staff member immediately knows what they are supposed to be doing and the public understands the process better, leading to fewer public inquiries and complaints. (As a PS -- the procedures produced under the 2000-0001 budget were completed and exist on the Department's C drive. Especially because the current staff is so green, much more detail needs to be added. And because some processes have changed and been added in the last 16 years, some sections have to be amended. Many other current procedures exist but are in varying formats and levels of specificity and are not kept together in a single document. All of these documents would be a great place to start.)

Each quarter, the Department sent this same table to the Commission with a column that reported on progress made on each goal. If permit numbers go up and staff needed to be shifted, the Director might show that dollars/FTEs were shifted to permit processing from the effort to create procedures. The Commission could then say, "yes, good shift" or they might say, "you know what, we would rather see a short term backlog build than to shift staff out of the procedure effort because once the procedures are done it will result in fewer dollars having to be spent on permit processing." If the update shows the effort on procedures (or anything else) made no progress that quarter, the Department would have some explaining to do in the column for updates. Maybe staff left and there is a hiring fees; maybe the Division chief is doing a bad job. The quarterly report will reveal what goals are being met and what aren't and why they aren't. These quarterly report updates were tied into the annual review process. The Commission used the goal reports in the Director's annual review. The Director used the Division goals in the annual evaluation of the Division heads.

A format like this would allow you to more easily set the work program for the Department and see that goals are met. This format also helps the Director because if during the year the Commission asks for some new effort not already in the budget -- the way you did for an update of the Eastern Neighborhood Plan, for example -- he can bring out the work program and ask, "Commissioner, where would you like to cut back on goals previously set in the work program so that we can take on the new effort you'd like to see?" In this way he would not be responsible for having to fulfill all the previously identified efforts plus new efforts with the same set of dollars.

Earlier in the year -- unrelated to the budget process, the Citywide Division presented its work program. That was a great presentation. But I think on an annual basis it should take place as part of the budget process so you can choose the programs, identify goals and assign dollars and FTEs. The Current Planning Division (Neighborhood Planning in the attached table) should also be making a presentation to suggest the specific efforts in addition to permit processing they are undertaking, list the goals and state the time frame. During that presentation, you can agree or disagree with how what efforts and goals are proposed.

Article IV of the Charter spells out the duties and powers of all Boards and

Commission. The number one item on that list is: "Formulate, evaluate and approve goals, objectives, plans...."

The budget process is your chief opportunity to formulate and approve goals -- to link dollars to goals and ensure accountability through a regular reporting expectation. If you set the goals with specificity, you can then evaluate how well the goals are being met on a quarterly (or monthly or semi-annually) basis and reevaluate as required and also tie the goals to performance evaluation.

Mary Gallagher

<FY 2000 2001 Work Program.doc>

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: Goal based work program and budget
Date: Monday, January 29, 2018 9:22:31 AM
Attachments: [FY 2000 2001 Work Program.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department!City & County of San Francisco
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From: mary gallagher [mailto:maryegallagher@yahoo.com]
Sent: Friday, January 26, 2018 3:57 PM
To: Rahaim, John (CPC); Richards, Dennis (CPC); Rich Hillis; Kathrin Moore; Rodney Fong; Koppel, Joel (CPC); Melgar, Myrna (CPC)
Cc: Ionin, Jonas (CPC)
Subject: Fw: Goal based work program and budget

Hello Commissioners. I am recycling the email I sent you last year on the budget. It is below.

To recap and update:

You got a wonderful presentation yesterday on the dollars part of the budget -- how much money comes in from the general fund, grants and application fees and how much goes out in staff costs, building costs, services costs, etc. Your admin staff is first rate.

But you got close to nothing on what the Department is doing with the dollars and absolutely nothing on goals and benchmarks. This is not the fault of the admin staff because this part of a budget -- the work program -- is the responsibility of the Director and the unit chiefs.

A work program links every single dollar to a task with a goal. If a budget is not tied to a work program with goals and benchmarks, you can pretty much guarantee the City will not get value for the money expended. A budget is meaningless without the work program it funds. The Charter tasks you, not the Director, with responsibility for the budget. And unlike the Charter provision that lets you delegate your authority to review permit applications to the Department, there is no such delegating authority when it comes to the budget. The buck stops with you, so to speak.

You need another graphic that takes all dollars or FTEs or both and links them with a specific work programs. If you open the attachment below you will see one way this was done for the Commission in the past. If you promise to open the attachment, I promise not to bother you on this topic ever again. The Department provides you with a draft work program with dollars and/or FTEs and specific goals and then you (BECAUSE THIS IS YOUR CHARTER RESPONSIBILITY) decide if you believe, after public testimony, the work program items listed are:

- 1) the ones you want,
- 2) are funded with dollars/FTEs to the extent you want and
- 3) include reportable goals and benchmarks sufficient to ensure accountability.

Then on a quarterly or so basis the Department reports to you how they are doing on meeting the goals for each work program item. On a yearly basis the Director is then evaluated based on his adherence to the goals or credible explanation why some goals were not met. At any quarter you can shift dollars and FTEs from one work program item to another to reflect your changing priorities.

Commissioner Richards asked yesterday about the "to do list" the Commission generated and how he did not see these things in the budget. He should be awarded something (please take him out to lunch) because he hit the nail on the head with this question. It goes to the heart of what the budget process is all about -- both dollars AND what gets accomplished with those dollars. You are currently missing what the dollars are supposed to accomplish. Current issues such as tenant protections, out-of-control work without permit, and the preservation of historic buildings and districts deserve consideration in discussion of the work program along with items you have already listed. Other work program items the Department has talked about but the public absolutely does not want -- like the revamping of the Residential Design Guidelines -- will continue to happen without your or public input in the absence of your taking charge of the Department's work program.

Please recall back to 3 budgets ago when the Department promised to develop procedures during a budget presentation. There was no work program. There were no assigned dollars or FTEs. There were no goals associated with this "promise." Is it any surprise the Department continues to operate without a comprehensive, publicly available set of procedures?

Three budget cycles later you show an FTE on this work program item but still no goals. When, exactly, will the procedures be finished? Given the prior set of comprehensive set of procedures remains on the Department's C drive, waiting only for an update, my sense is that you have been snookered by one or more managers who would prefer to operate in the absence of procedures so they cannot be held accountable.

This is your chance to set a clear path toward achieving important goals for the Planning Department over the next year while ensuring transparency and accountability for the expenditure of public funds.

Thank you for listening; I so appreciate your public service.

Mary Gallagher

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

From: mary gallagher <maryegallagher@yahoo.com>

To: Rahaim John (CPC) <john.rahaim@sfgov.org>; Christine.d.johnson <christine.d.johnson@sfgov.org>; Dennis Richards <dennis.richards@sfgov.org>; Rich Hillis <richhillissf@yahoo.com>; Kathrin Moore <mooreurban@aol.com>; Rodney Fong <planning@rodneymfong.com>; "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>; "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>

Cc: Ionin Jonas (CPC) <jonas.ionin@sfgov.org>

Sent: Thursday, February 2, 2017 3:17 PM
Subject: Goal based work program and budget

John and Commissioners:

In response to Commissioner Johnson's comments on the Department's budget I have attached part of the FY 2000-2001 work program and budget document. This particular format links dollars to goals. It can also be done relative to FTEs or to both dollars and FTEs or dollars, FTE's and consultants. Relative to Commissioner Moore's comment, an FTE was given one dollar figure based on the average cost of one FTE in the Department, which includes overhead.

In this format, the Commission can pull specific things out of any of the Department's division and say, "let's add this as an item we want to accomplish this fiscal year." So for instance, you could say, "we think the Current Planning Division should produce a detailed, comprehensive, publicly available set of procedures," that it will take \$200000 (which might be something like 1.3 FTEs) and it will be done in December of 2017. Right now, in the work program you have seen from Current Planning there is no break down by specific efforts and goals, and yet permit fees can legally fund many specific types of efforts such as developing procedures, training staff, outreach to the public, and improving processing steps. Anything that can be tied back to processing efforts can be funded by fees. In my personal opinion, the failure of the Current Planning work program to identify such items with goals has resulted in a lack of training and a lack of consistency in review.

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Mary Gallagher

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: 33-35 Aladdin Terrace - Letter in Support of Discretionary Review
Date: Monday, January 29, 2018 9:19:21 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
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From: John Perri [mailto:johnperri@gmail.com]
Sent: Friday, January 26, 2018 4:50 PM
To: Sanchez, Scott (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC); Luellen, Mark (CPC); Foster, Nicholas (CPC)
Cc: Peskin, Aaron (BOS)
Subject: 33-35 Aladdin Terrace - Letter in Support of Discretionary Review

Dear Planning Staff,

My name is John Perri. My family of four lives at 866 Union Street, a 110-year old Edwardian flat, one lot away from the proposed project site at 33-35 Aladdin Terrace.

I was born and raised in the San Francisco bay area and have lived on Russian Hill for over fifteen years. The proposed project directly impacts our home and our neighborhood, which we care about greatly.

We were not invited to the pre-application meeting and would like to submit two (2) primary objections to the proposed project at 33-35 Aladdin Terrace, as follows;

1) Variance to expand envelope of the building into the rear yard

2) Addition of a parking garage for two (2) vehicles

1) Variance to expand envelope of the building into the rear yard

PER SECTION 134 OF THE PLANNING CODE, a rear yard of approximately 15 feet is required for the subject property. The project proposes a horizontal and vertical addition within a portion of the side yard and the rear yard. A portion of the horizontal and vertical addition encroaches into the required rear yard by approximately 6 feet, 8 inches. Therefore, a variance is required.

There is absolutely no 'hardship' that justifies approval of a variance from the Planning Code for

the proposed project at 33-35 Aladdin Terrace.

If a hardship can be claimed simply because the Planning Code does not allow for the desired expansion of a pre-existing building, then it follows logically that the Planning Code itself constitutes a hardship.

By offering tacit approval of proposed variances in the absence of legitimate hardships, the Planning Department simply contributes to the discord and dysfunction of the planning processes in San Francisco. Applications for Discretionary Review ironically (and rather insultingly) require neighbors concerned with a proposed project to cite the 'exceptional and extraordinary circumstances that justify Discretionary Review of the project.' Meanwhile, no exceptional or extraordinary circumstances have been put forth to justify the variances, which may be the primary reason for the DR request.

Adding insult to injury, DR requestors are required to submit a substantial fee, simply to request that the Planning Department require adherence to the Planning Code, which it should be doing by default.

It is terribly frustrating to be a neighbor - directly and negatively impacted by yet another building project on our block that may be granted a variance - in the complete absence of any hardship.

Variances such as the one proposed for 33-35 Aladdin result in new structures that block the already extremely limited light, air, and privacy of our densely built neighborhood. The Planning Code requires a certain amount of rear yard space for good reason. Privacy matters. Light and air matter. The project sponsors should not be allowed to ignore the Planning Code simply because they desire to add a "PRIVATE REAR DECK" to a property that has been serving its purpose adequately for well over 100 years. Even more troubling is the way variances are approved without any objectivity or transparency in the decision process. Hopefully that will not occur, yet again, for this proposed construction on our block.

As neighbors who would be directly and negatively impacted by yet another variance-approved building one lot away from our property (light, air, privacy), we respectfully ask that you reject this project unless and until it adheres to the Planning Code.

2) Addition of a parking garage for two (2) vehicles

Even though our property does not front Aladdin Terrace, we would be impacted significantly by the addition of two (2) parking spaces at the project site.

How can San Francisco even pretend to be a 'transit first' city if this project is allowed to excavate deep into the bedrock off of a quaint 12 ft wide alley in order to carve out, not one, but two parking spots in a location that has a Walk score of 97 with several MUNI lines one block away and several more MUNI lines a couple blocks further, on Columbus?

Two-car garage parking for a property of this size, on this street, in this neighborhood is completely unnecessary. The negative impacts on the neighborhood from additional vehicular traffic, pollution, safety and congestion – not to mention the excavation required – far outweigh the personal conveniences or financial interests of an individual or two.

As neighbors who would be directly and negatively impacted by the addition of a garage with two (2) new parking spaces – and in consideration of the lack of justification for additional parking in this part of our 'transit first' city – we respectfully ask that you reject this element of the proposed project.

Thank you for your consideration of our concerns about the proposed project at 33-35 Aladdin Terrace. My family and I hope you will take Discretionary Review and require the project sponsors to propose a project that adheres to the Planning Code and eliminates the unnecessary parking structure.

Respectfully,

John Perri
866 Union St
(415) 867-9319

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Commission Update for Week of January 29, 2018
Date: Monday, January 29, 2018 9:00:30 AM
Attachments: [Commission Weekly Update 1.29.18.doc](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Tsang, Francis
Sent: Monday, January 29, 2018 8:58 AM
To: Tsang, Francis
Subject: Commission Update for Week of January 29, 2018

Good morning, colleagues.

Please find a memo attached that outlines items before commissions and boards for this week.
Let me know if you have any questions or concerns.

Francis

Francis Tsang
Deputy Chief of Staff
Office of Mayor Mark Farrell
City and County of San Francisco
415.554.6467 | francis.tsang@sfgov.org

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: Support for project at 479 28th Street
Date: Friday, January 26, 2018 9:17:12 AM

*Jonas P. Ionin,
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From: Christopher Armentrout [mailto:chrisarmentrout@gmail.com]
Sent: Thursday, January 25, 2018 11:42 AM
To: Secretary, Commissions (CPC); Small, Maia (CPC); Washington, Delvin (CPC); Tran, Nancy (CPC)
Cc: priti@pjtarch.com; Tushar Patel
Subject: Support for project at 479 28th Street

Dear Commissioners,

I'm writing this letter of support for the proposed renovation at 479 28th Street. I have reviewed the proposed plans and feel that this renovation will both be appropriate to the neighborhood as well as expand our city's badly needed housing stock. This renovation will dramatically improve the existing structure, improve the quality of the neighborhood, increase our city's tax base, and ease the pressure on housing in our community

Further, I want to share that I have known the Tripathi family for 15 years, and know them to be dedicated and active members of the San Francisco community. They have established their home in San Francisco and intend to stay in this location for the long-term.

For all of the reasons cited above, I strongly encourage the planning commission to approve this project that will increase the quality of life for all stakeholders.

Sincerely,

Chris Armentrout
[61A Levant St.](#)
[San Francisco, CA 94114](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Johnson, Christine \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Rodney Fong](#)
Cc: [Son, Chanbory \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)
Subject: FW: RHCA DR Support 2016-012089 DRPVAR 33-35 Aladdin Hearing Feb. 1, 2018
Date: Friday, January 26, 2018 9:16:47 AM
Attachments: [RHCA 33-35 Aladdin 2016-012089DRPVAR.pdf](#)
Importance: High

*Jonas P. Ionin,
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From: Kathleen Courtney [mailto:kcourtney@rhcasf.com]
Sent: Thursday, January 25, 2018 4:52 PM
To: Secretary, Commissions (CPC)
Cc: Jamie Cherry RHCA ; Jeff Cheney ; Commission President Rich Hillis
Subject: RHCA DR Support 2016-012089 DRPVAR 33-35 Aladdin Hearing Feb. 1, 2018
Importance: High

Secretary Ionin, attached and pasted below is the Russian Hill Community Association's letter in support of this DR. Please include it in the Commissioners' packets for the February 1, 2018 Hearing. Thank you, Kathleen

Russian Hill Community Association

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

January 25, 2018

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

Re: Case No. 2016-012089DRPVAR 33-35 Aladdin Terrace Hearing February 1, 2018

Dear President Hillis and Planning Commissioners:

The Alleys of San Francisco, like our historic resources, are an endangered species in the City.

Objective 4 of the Urban Design Plan almost calls out for the protection of Alleys:

“Measures must be taken to stabilize and improve the health and safety of the local

environment, the psychological feeling of neighborhood, the opportunities for recreation and other fulfilling activities, and the small-scale visual qualities that make the city a comfortable and often exciting place in which to live.”

Alleys are narrow, intimate spaces that allow for the development of a sense of community among neighbors. This is so important that any development that affects an Alley needs to take into consideration the place and the context, i.e., that the development will occur on an Alley.

The impact of garages and decks on an Alley, with the increased noise and pollution, let alone increased traffic, needs to be part of the equation when assessing any proposed project. The Planning Department web site notes: “***The Commission may determine that modifications to the proposed project are necessary in order to protect the public interest.***”

We urge the Planning Commission to modify the proposed project, protect the public interest and deny the addition of a two-car garage. There are exceptional and extraordinary circumstances at play here. There are 18 residences with Aladdin Terrace addresses. All of these residents will be affected. We also urge the Planning Commission to require that the roof deck be reduced. The proliferation of roof decks in this area will only serve to increase the noise level to no one’s benefit.

Lastly, there are three projects proposed for construction on Aladdin Terrace in roughly the same time frame. Lack of coordination between the Planning and Building Inspection Departments gives residents every reason to be concerned about the coordination between developers. Please provide direction to the Planner and Inspectors regarding coordination these projects.

Thank you for your consideration,

Kathleen Courtney

Chair, Housing and Zoning Committee

kcourtney@rhcasf.com

cc: Jamie Cherry, Jeff Cheney, RHCA

From: [Ionin, Jonas \(CPC\)](#)
To: [Son, Chanbory \(CPC\)](#)
Subject: FW: 1600 Jackson Street: Please Consider Impact to Transit
Date: Friday, January 12, 2018 9:15:45 AM
Attachments: [SFTR Letter- 1600 Jackson Street.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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www.sfplanning.org

From: Rachel Hyden [mailto:rhyden@sftransitriders.org]
Sent: Thursday, January 11, 2018 11:57 AM
To: richhillissf@gmail.com; planning@rodnevfong.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Johnson, Christine (CPC); Melgar, Myrna (CPC); Secretary, Commissions (CPC)
Cc: Rahaim, John (CPC); Foster, Nicholas (CPC); Peskin, Aaron (BOS); SFTR Executive Board
Subject: RE: 1600 Jackson Street: Please Consider Impact to Transit

Dear President Hillis and Commissioners,

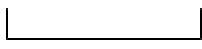
On behalf of San Francisco Transit Riders (SFTR), I'm writing you today to encourage your consideration of the needs of current and future 19 Polk transit riders and the potential impact to their service in relation to the proposed reuse of building 1600 Jackson Street as an Amazon/Whole Foods 365 grocery store.

Specifically, I write with apprehension of the proposal's plan to use the existing 74-space parking garage that enters and exits directly onto Polk Street for customer parking. As you know, Polk Street is currently undergoing a massive redesign to prioritize pedestrians, bicyclists, and of course, transit. By reusing the current mid-block curb cut on Polk Street to enter into the parking garage, the proposal could intensify car traffic and potentially impede service of the 19 Polk. The 19 directly serves the Polk Street commercial corridor, carrying thousands of riders everyday. These riders deserve consistent and reliable service that is not hindered by vehicles queuing in and out of a parking garage.

As an organization we are not commenting on the use of the 1600 Jackson Street building, but do urge the Planning Commission to put transit first and consider the impact that the project as proposed could have, not only to the 19 Polk service, but pedestrians and cyclists as well.

Sincerely,
Rachel Hyden

Rachel Hyden
Executive Director
San Francisco Transit Riders
sftransitriders.org



[JOIN US](#)

From: [Ionin, Jonas \(CPC\)](#)
To: [Sanchez, Diego \(CPC\)](#)
Cc: [Son, Chanbory \(CPC\)](#)
Subject: FW: HOA Letter (Jackson Sq): 1/11/18 Planning Comm Meeting
Date: Thursday, January 11, 2018 10:35:45 AM
Attachments: [25HotalingHOA_Planning_Comm_Lttr_Jan11"18.pdf](#)

*Jonas P. Ionin,
Director of Commission Affairs*

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From: 25 Hotaling HOA [mailto:25hotalinghoa@gmail.com]
Sent: Thursday, January 11, 2018 9:47 AM
To: richhillissf@gmail.com
Cc: Richards, Dennis (CPC); Johnson, Christine (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); planning@rodneyfong.com; Melgar, Myrna (CPC); Secretary, Commissions (CPC); Peskin, Aaron (BOS); Hepner, Lee (BOS)
Subject: HOA Letter (Jackson Sq): 1/11/18 Planning Comm Meeting

To the SF Planning Commissioners & Secretary Ionin,

Our HOA is submitting this letter for consideration at the 1/11/18 Commission meeting.

Kind Regards,
Charles Carbone, Esq.
President, 25 Hotaling Place HOA