

## Lindsay, David (CPC)

**From:** Vellve, Sara (CPC)  
**Sent:** Monday, February 05, 2018 10:38 AM  
**To:** Derek Vinh (derekvinh@icedesigninc.com)  
**Cc:** Lindsay, David (CPC)  
**Subject:** FW: Support for 2514 Balboa Street

Hi Derek – below is a letter of support for your project. As David Lindsay will be presenting at the Commission he will let the Commission know about it.

S

### Sara Vellve

Senior Planner, Northwest Team, Current Planning

Direct: 415-558-6263 | Fax: 415-558-6409

**San Francisco Planning** 1650 Mission Street, Suite 400  
San Francisco, CA 94103  
M-Th: 11-5

[Hours of Operation](#) | [Property Information Map](#) | [Record Requests](#)



**From:** Jane Natoli [mailto:[wafoli@gmail.com](mailto:wafoli@gmail.com)]

**Sent:** Saturday, February 03, 2018 11:26 AM  
**To:** [derekvinh@icedesigninc.com](mailto:derekvinh@icedesigninc.com)

**Cc:** Vellve, Sara (CPC)  
**Subject:** Support for 2514 Balboa Street

Hello,

My name is Jane Natoli and I'm an organizer called Grow the Richmond[1]. We are a local group dedicated to supporting more housing in our neighborhood because we believe we cannot address our housing shortage if we are not building more places for folks to live in our community, now and in the future. As a neighborhood group, we received notification about your project at 2514 Balboa Street and we want to show our support.

We're excited to see this proposal to add a second home to this location! I can see due to the discretionary review that there is some concern from someone, but I think it's paramount that we continue to look at ways to add new homes to our neighborhood and this does just that. It's the only way we are going to address our current housing shortage, and every home helps. If there is any way we can help, let us know!

Thanks!

Jane Natoli  
Grow the Richmond

[1] You can also find us on [Facebook](#), [Twitter](#), and [Medium](#)

# SUBMISSION TO COMMISSION

Planning Commission  
FY 2018-2020 Budget – Proposed Work Program & Budget

ON BUDGET +  
SCREENING RECORDS

related activities will include the streamlining of business processes through amendments to rules and regulations at the internal, Commission, and legislative levels. Management and enhancement of the City's recently expanded Inclusionary Affordable Housing Program will also continue into FY18-19, along with the implementation of forthcoming amendments.

## Financial Services

The current year saw the launch of the City's new financial system, deployed on July 3, 2017. This new system has required changes in all aspects of the City's financial processes, from paying invoices to contracts creation to receiving employee reimbursements. The team has been working diligently to minimize any business impacts to our customers and staff. In addition to a new financial system, the Planning Department now accepts credit cards for several types of transactions. Finance looks forward to expanding this in the next few months when the Department will accept online applications.

## Technology

In FY17-18 the technology groups implemented an electronic document management system, continued the Department's records digitization efforts, moved forward with online application acceptance and document review, and provided ongoing maintenance and support for existing functions. One major initiative of the past year has been to begin work on merging the Planning and DBI modules in PPTS.

Among other achievements, the technology group had a number of successes with GIS/Web Services including integrating project features, land use, and other characteristics from PPTS into the Property Information Map, upgrading AccelaGIS to version 9, and launching a Location Maps tool, a Radius Map tool, and a Transportation Demand Management tool in addition to performing a major upgrade of the Neighborhood Notifications website. In addition to this work, the technology group programmed a number of databases including Accela in order to create new configurations for affordable housing bonus and Accessory Dwelling Unit work in PPTS. PPTS improvements also included a new report on updated performance measures.

## Office of Commission Affairs

The Office of Commission Affairs staffs the Planning Commission and the Historic Preservation Commission. In addition, it responds to record requests submitted to the Department as the Custodian of Records. The Office will begin to outsource hearing

Planning Commission  
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transcription services in order to improve meeting minutes in the current fiscal year. Additionally, the Department is continuing work on its Record Digitization Project. In 2017 the Department scanned and indexed over 15,000 on-site historical address files (over 1.2 million images) and anticipates an additional 700,000 images to complete Phase I of the project. In 2018, the Department will begin Phase II of the project which includes scanning and indexing records stored in the Department's off-site storage facility.

## **FY 2018-20 Budget Calendar**

Department staff will provide budget presentations to the Commissions that will cover the details of the Department's work program and revenue and expenditure budget. Upon completion of the Commission's review of the proposed budget, staff will submit the proposed budget to the Mayor for his review and consideration on February 21, 2018.

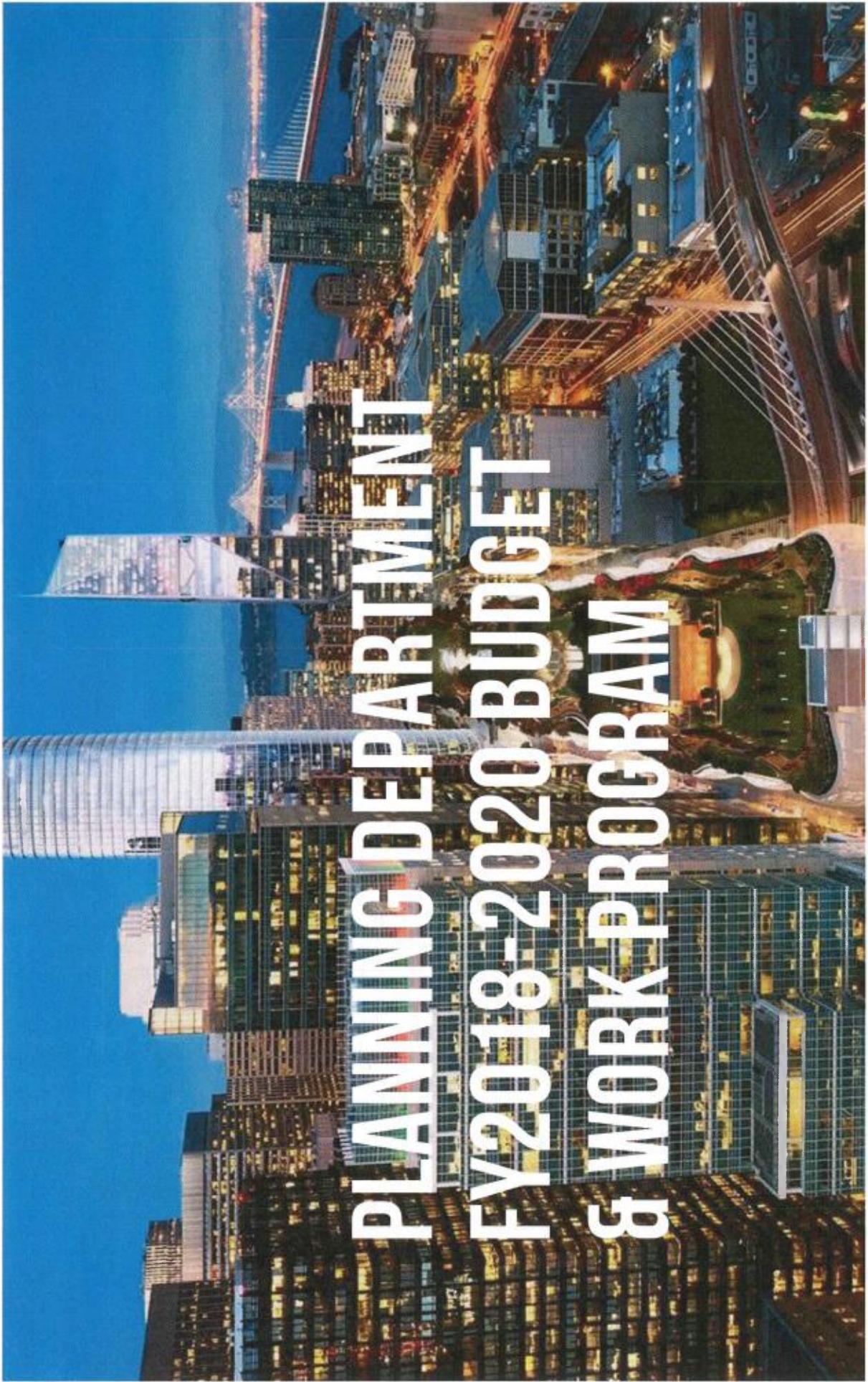
The scheduled dates for presenting updates to the Commissions for the budget approval process and other major deadlines are:

Date	Budget Agenda Item
01/17/18	Draft budget and work program review with the <b>Historic Preservation Commission</b>
01/25/18	Draft budget and work program review with the <b>Planning Commission</b>
02/07/18	Requesting "recommendation of approval" of the budget and work program with the <b>Historic Preservation Commission</b>
02/08/18	Requesting "approval" of the budget and work program with the <b>Planning Commission</b>
02/21/18	Budget Submission to the Mayor
06/01/18	Mayor's Proposed Budget is published
07/24/18	Final Appropriation Ordinance Adopted

**Attachment I – Organizational Chart**

**Attachment II – Proposed FY18-20 Work Program**

**Attachment III – Grants Program Update Memo**



# PLANNING DEPARTMENT FY2018-2020 BUDGET & WORK PROGRAM

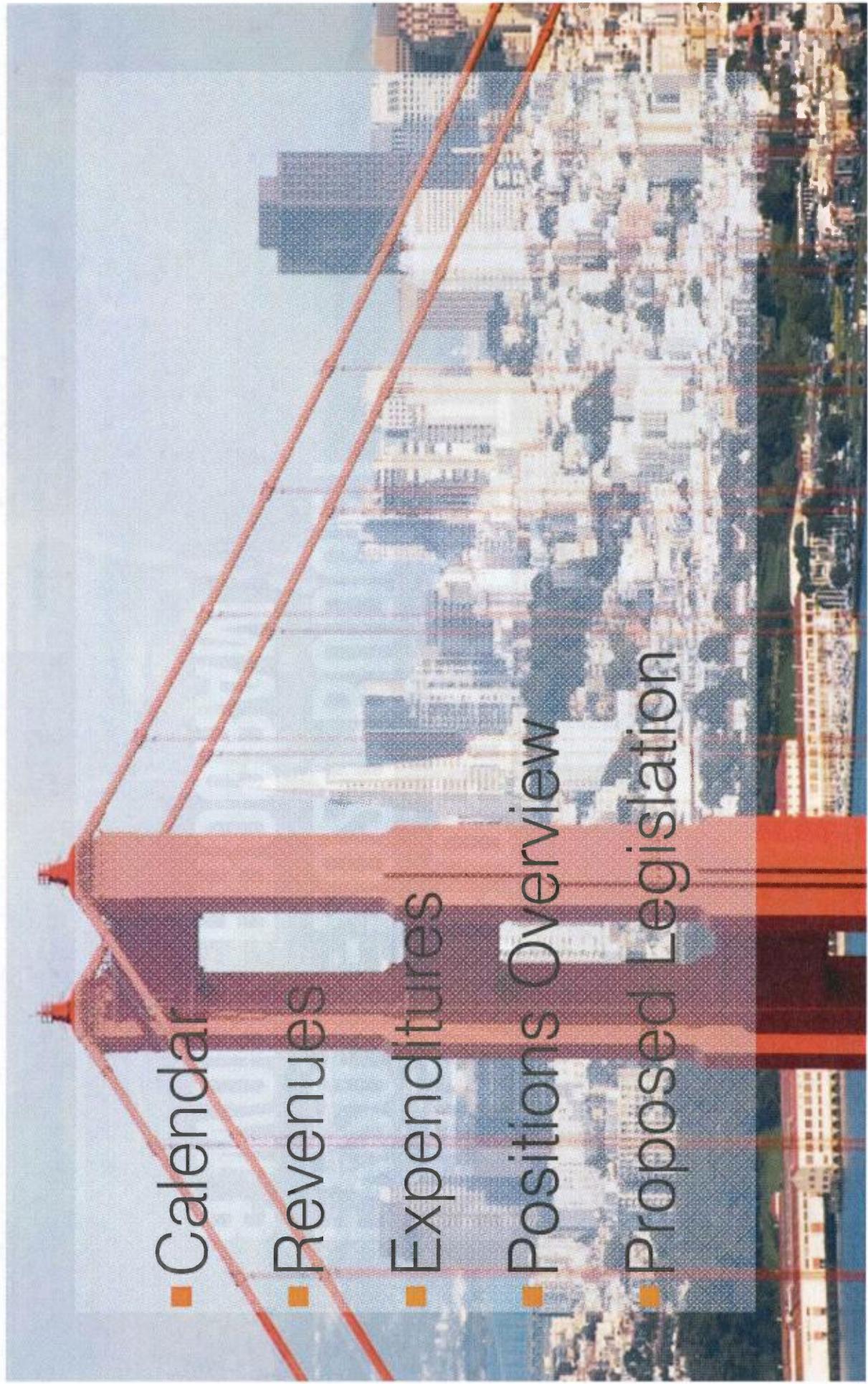
San Francisco  
**Planning**



**Deborah Landis**  
Deputy Director of Administration, February 8, 2018

# FY18-20 Budget Overview

- Calendar
- Revenues
- Expenditures
- Positions Overview
- Proposed Legislation



# Budget Calendar FY18-20

Date	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

## Revenue Budget FY18-20

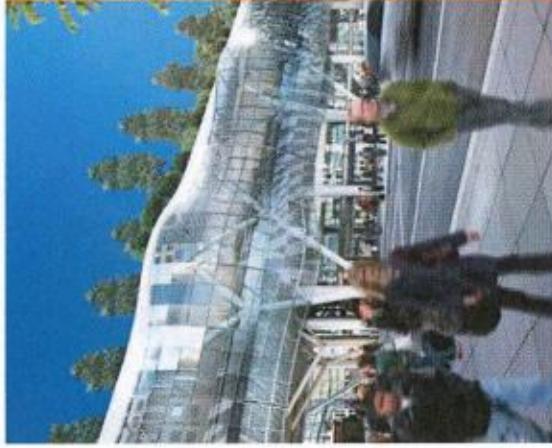
Revenues	FY17-18 Adopted Budget	FY18-19 Proposed Budget	FY19-20 Proposed Budget	
Charges for Services	\$43,787,122	\$43,477,378	\$45,224,630	
Grants & Special Revenues	\$1,875,000	\$2,550,000	\$1,250,000	
Intergovernmental Revenues (Office of Community Investment & Infrastructure)	\$41,245	\$61,671	\$63,177	
Development Impact Fees	\$5,093,618	\$1,605,295	\$1,289,431	
Expenditure Recovery	\$1,120,332	\$1,970,974	\$2,321,478	
General Fund Support	\$2,584,044	\$4,160,783	\$5,139,241	
<b>Total Revenues</b>	<b>\$54,501,361</b>	<b>\$53,826,101</b>	<b>\$55,287,957</b>	

# Expenditure Budget FY18-20

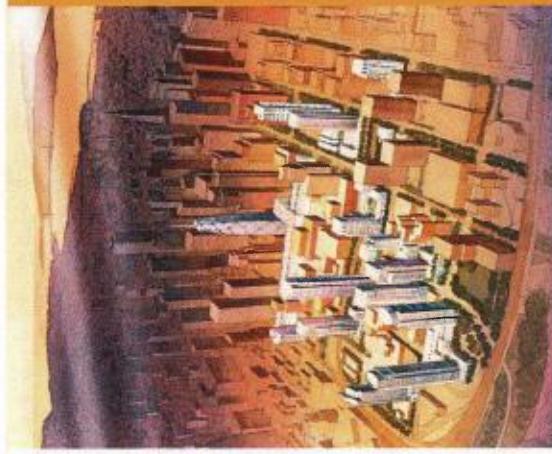
Expenditures	FY17-18 Adopted Budget	FY18-19 Proposed Budget	FY19-20 Proposed Budget	Proposed Budget
Salaries & Fringe	\$33,989,545	\$36,844,470	\$39,058,840	
Overhead	\$774,176	\$774,176	\$774,176	
Non-Personnel Services	\$6,091,945	\$4,294,435	\$4,889,374	
Materials & Supplies	\$472,717	\$451,145	\$661,065	
Capital & Equipment	\$346,783	\$323,196	\$0	
Projects	\$6,760,793	\$4,927,348	\$3,304,004	
Services of Other Departments	\$6,065,402	\$6,211,331	\$6,600,498	
Total Revenues	\$54,501,361	\$53,826,101	\$55,287,957	

## Positions: Changes From Prior Year

Four CEQA-related  
preservation positions  
from CP to EP



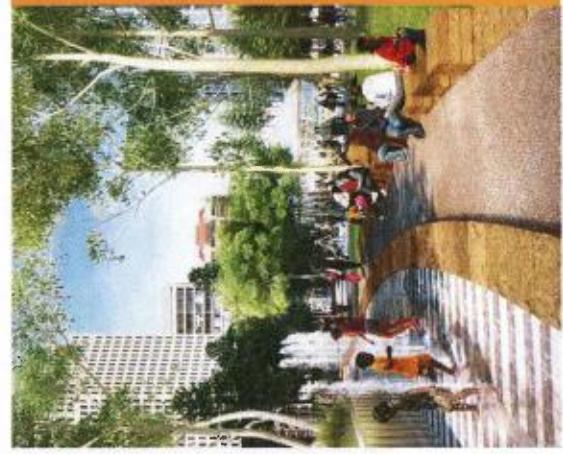
One Admin position to  
Citywide



Three Citywide positions  
to CP



One self-supporting  
ADU position proposed

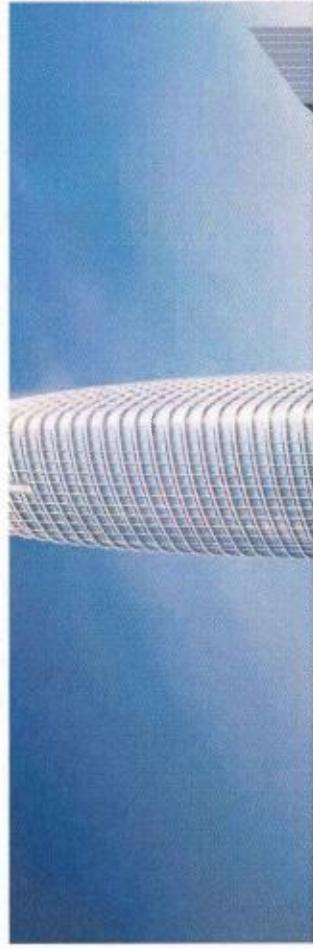


# Work Program Overview

#	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
	Administration			
5	(Includes Director's Office & Commission Affairs)	46.00	45.00	45.00
	Total	242.69	243.58	243.71

FY18-20 Proposed Budget

# Proposed Legislative Changes



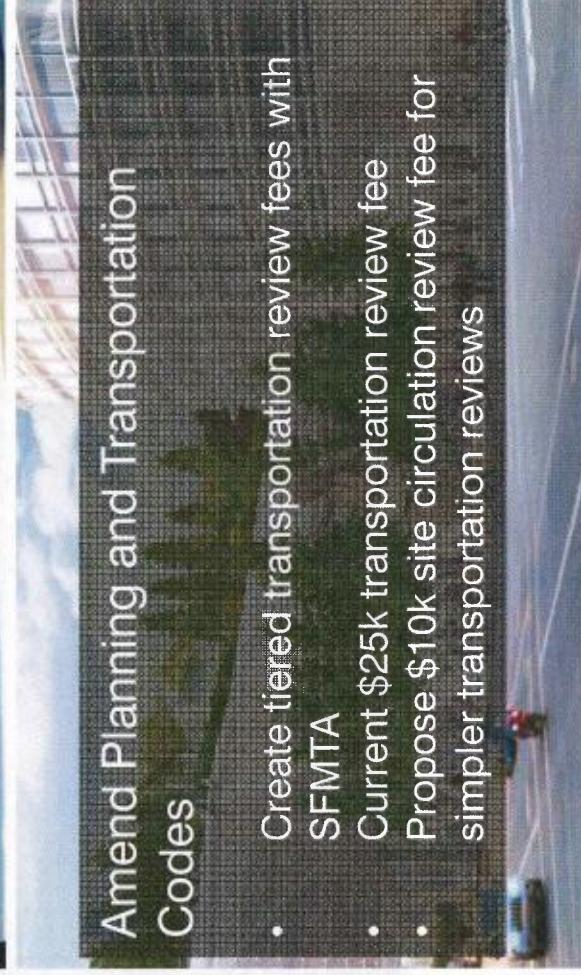
Proposals to amend:

- 1) Code Enforcement Fund
- 2) Transportation Review Fee



Amend Planning Code to allow enforcement proceeds to be spent on all enforcement activities

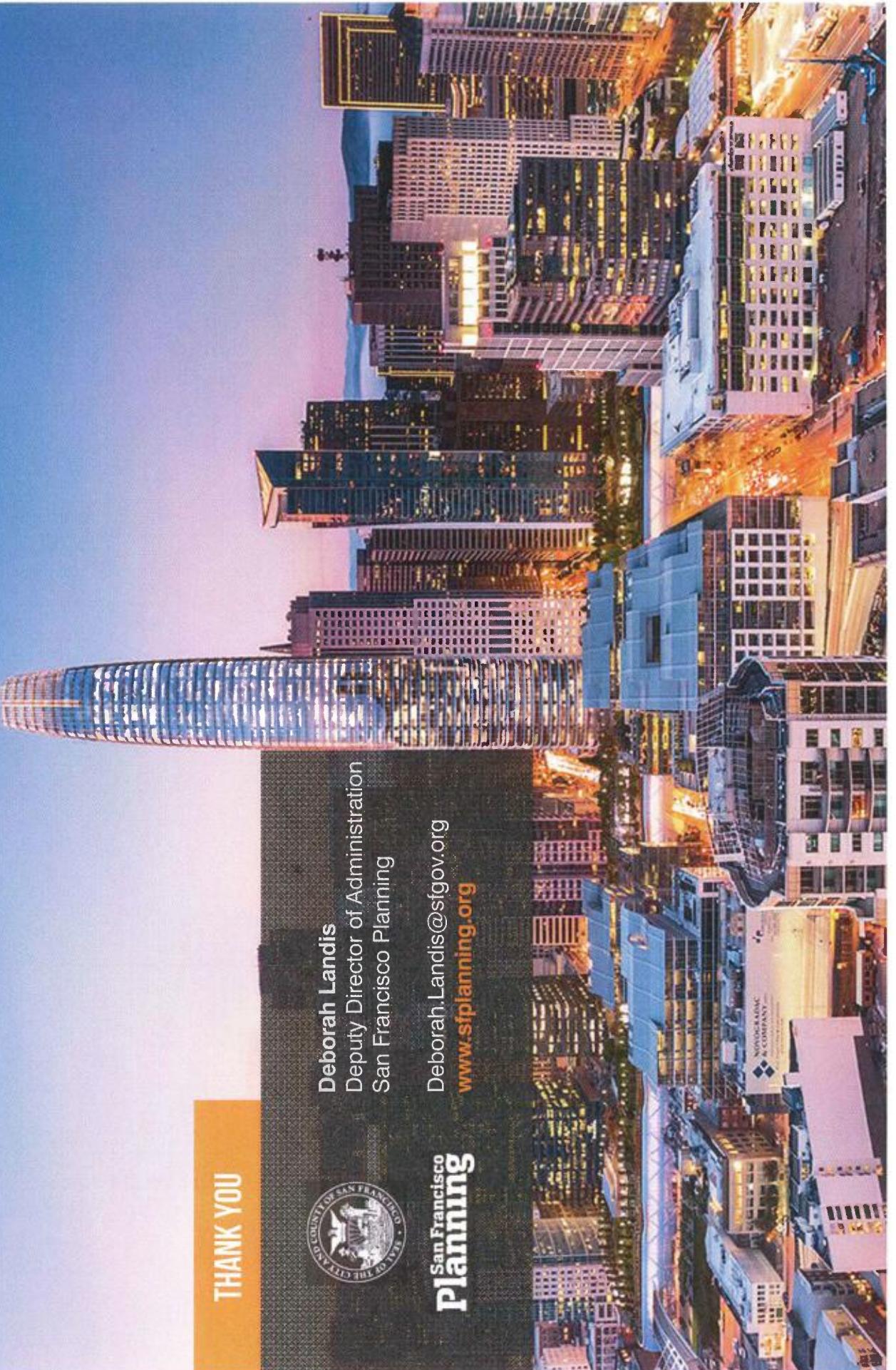
- Currently money collected from all enforcement activities
- Money allowed to be spent only on sign enforcement



Amend Planning and Transportation Codes

- Create tiered transportation review fees with SFMTA
- Current \$25k transportation review fee
- Propose \$10k site circulation review fee for simpler transportation reviews





**THANK YOU**

**Deborah Landis**  
Deputy Director of Administration  
San Francisco Planning

Deborah.Landis@sfgov.org  
[www.sfpalanning.org](http://www.sfpalanning.org)

**San Francisco**  
**Planning**



I have walked, photographed and measured sidewalks in the entire 300 foot map. Most lots have about the minimum allowed sidewalk width of 6 feet (occasionally less.) With over 15 feet between the curbs and the fence, our property allows over 9 feet between the tree cutouts and the fence.



Lake Street



17th Ave.

As shown in the photos, We have wide sidewalks which narrow on other lots on the block. During the ongoing construction at a neighboring property on 17 Ave., the workers have sometimes parked their trucks on our sidewalk, with plenty of room to spare.

Notice that our fence on 17th Ave is the same distance from the curb as the house next door.

This photo shows the relationship of the fence to the house next-door on Lake Street:



**The majority of the lots within the 300 foot radius have narrower sidewalks which directly abut multistory buildings, so our situation provides pedestrians with a figurative breath of fresh air.**

# Disapprove

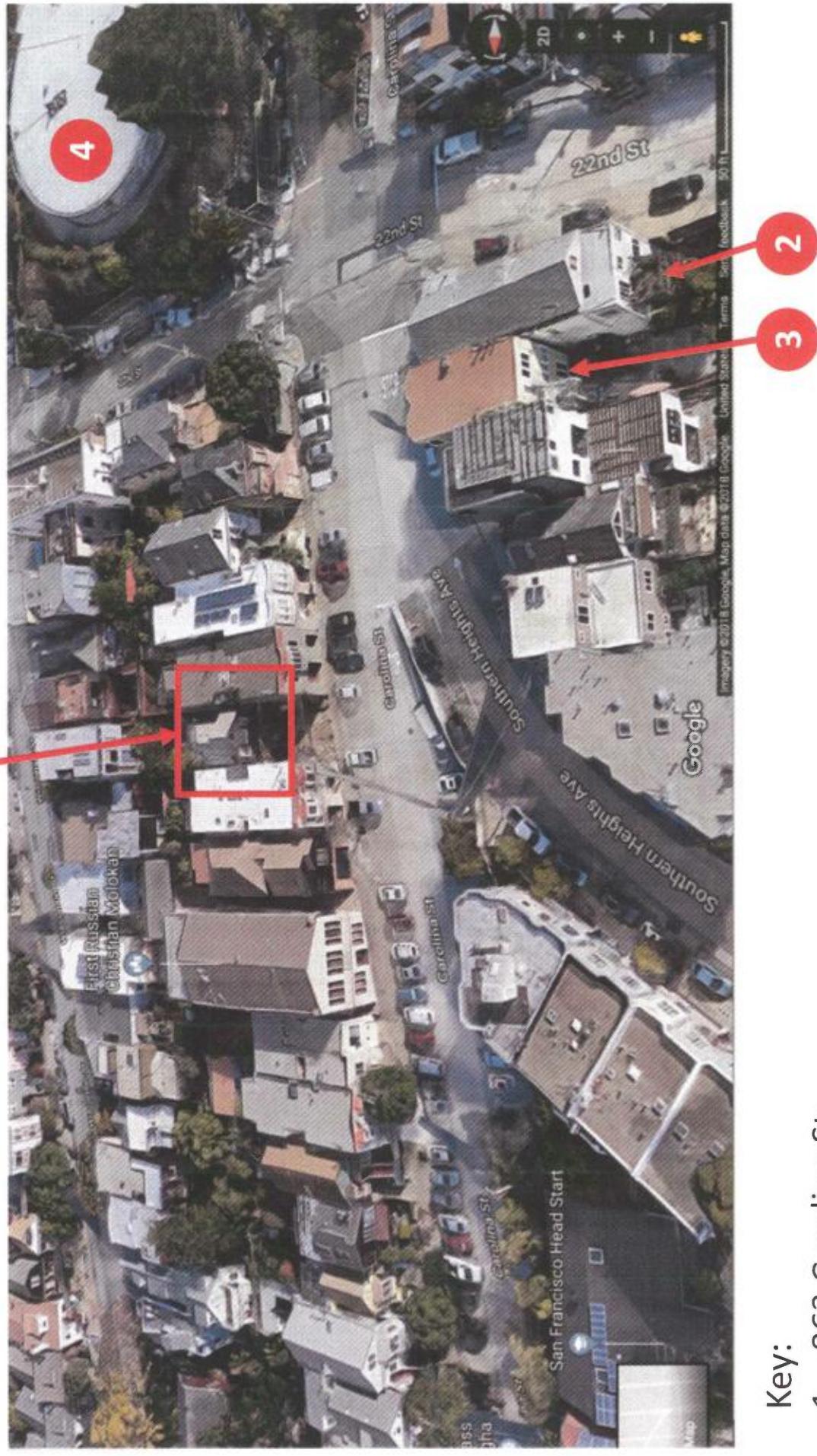
- Building is a Historical asset (1907) and requires further historical assessment by the Planning Department. *640 sq ft per Assessor Records*
- Demolition would be counter to SF Preservation Bulletin No. 16
- City has property listed as "Category C":

*Per Bulletin No. 16:*

Category C - Properties Determined Not To Be Historical Resources or Properties For Which The City Has No Information indicating that the Property is an Historical Resource. Properties that have been affirmatively determined not to be historical resources, properties less than 50 years of age, and properties for which the City has no information indicating that the property qualifies as an historical resource. See page 7 for further discussion.

- See SF Landmark 171 per SF Planning Resolution No. 9952; 1227 24th Ave
- Cost to rehabilitate is less than the average cost to legalize illegal units

## Today - Aerial



### Key:

1. 863 Carolina St
2. 898 Carolina St
3. 890 Carolina St
4. Potrero Reservoir (SFPUC) 901 Carolina St

1932

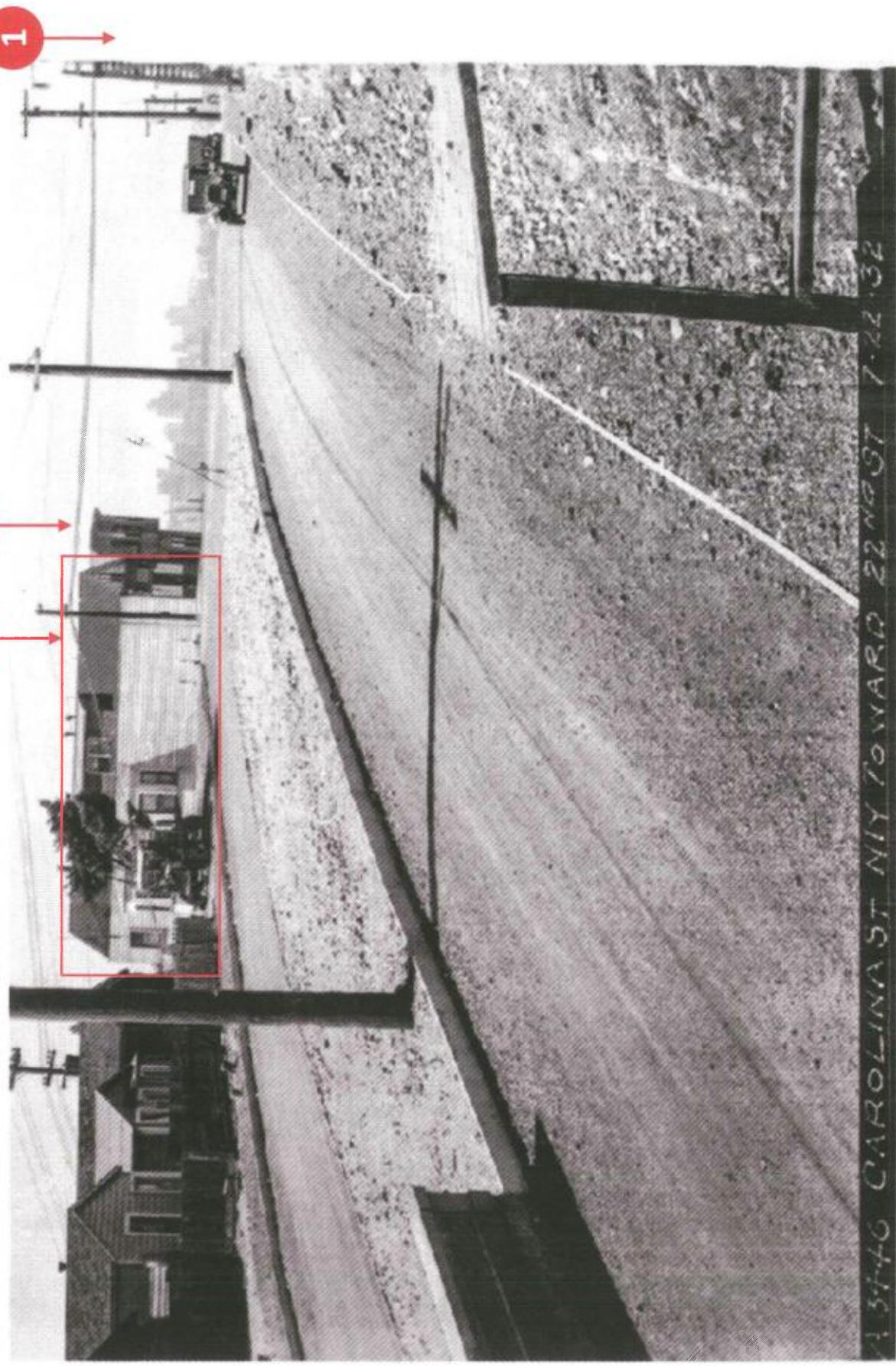
## Carolina to 22nd

Jul 22, 1932

Carolina Street looking north to 22nd Street. [dpwbookSPECIMP16 dpwA3446] Shop at top middle is 898 Carolina St, still standing. Potrero Hill reservoir on right out of frame.

DPW Horace Chaffee (Courtesy of a Private Collector)

863 Carolina



15740 CAROLINA ST NY TOWARD 22ND ST JUL 22 1932

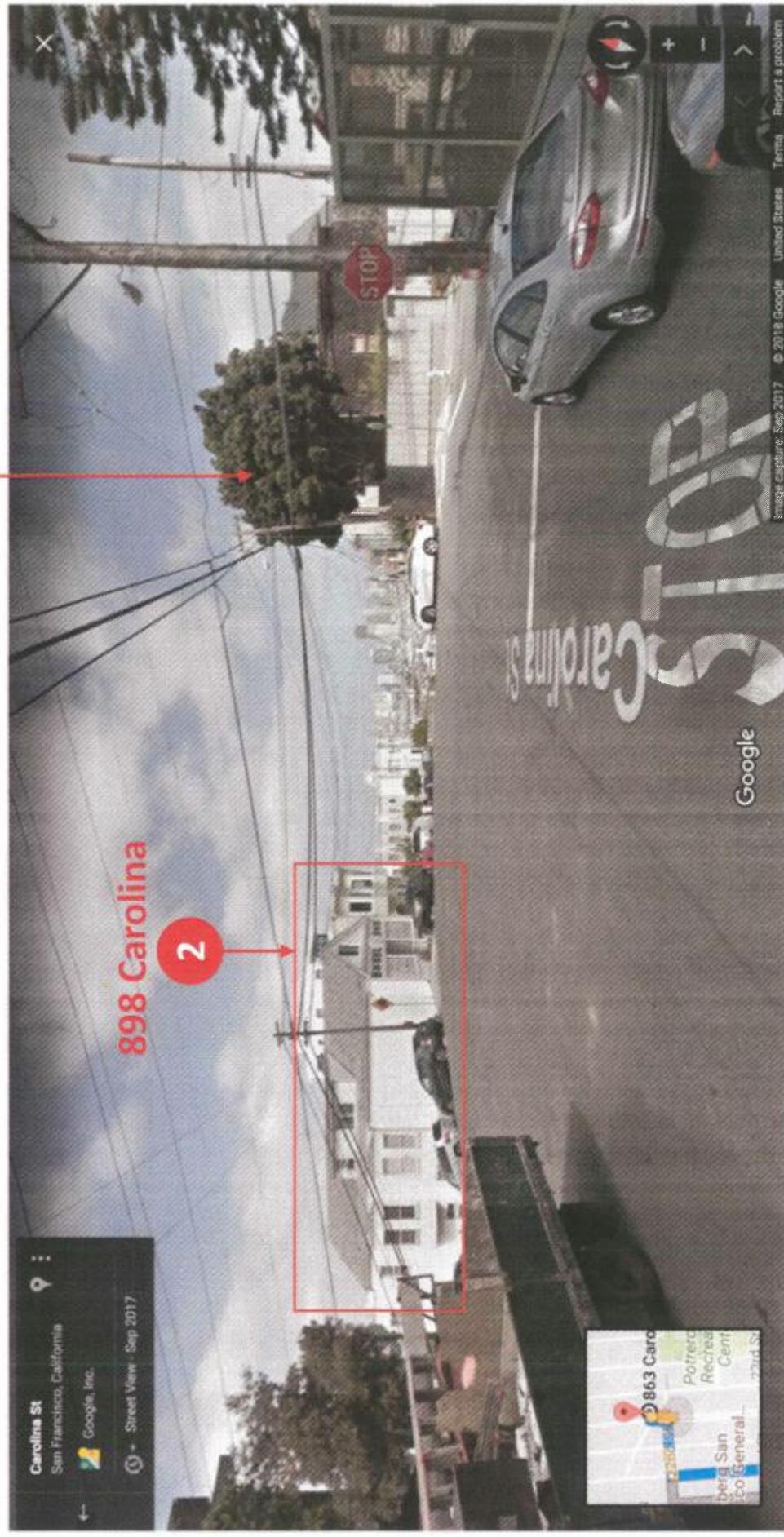
Today

863 Carolina

1

898 Carolina

2



**1906**

## 1906 Fire from Potrero Hill Apr 18, 1906

1906 Fire from Potrero Hill panorama A  
(Courtesy of a Private Collector)



1929

## Carolina near 22nd

Jun 10, 1929

View South on unpaved Carolina Street between 22nd and 23rd. [South at Carolina & 23rd to 22nd Sts. dpwbookXXX dpwA1960]

DW Horace Chaffee (Courtesy of a Private Collector)

A 1960 - 6-10-29      South on Carolina St. 22<sup>nd</sup> to 23<sup>rd</sup> Sts.



## 1932 vs today

Carolina bet. 22nd & 23rd  
Carolina south to Brynlow Hill bet. 22nd and 23rd [dpw00037 dpw03430]  
[dpw] National Weather Observatory, a Division of the National Oceanic and Atmospheric Administration

Peak

