

Received at CPC Hearing 3/29/18  
V. Flann

Dear Planning Commissioners,  
Danny and I wanted to be  
at the Planning Commission hearing  
to express our desire to remove  
the illegal cottage as we think  
it would be wonderful to open  
the back corridor. I need to work  
so we can't make the hearing  
but we support Karen's & Ben's  
project. Best, Ann & Danny Tarantini  
162-164 Caselli Avenue

Ann Tarantine  
162-164 Caselli Avenue  
San Francisco, CA 94114  
December 27, 2017

Received at CPC Hearing 3/21/8  
V. Flores

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

cc: Scott Sanchez  
Veronica Flores  
Delvin Washington

Dear Commissioner Rich Hillis:

My name is Ann Tarantine, owner of 162-164 Caselli Avenue. I am writing to you in regards to my adjacent neighbors' (Ben Wright and Karen Lee) proposed renovation of their property 160 Caselli Avenue.

In December, 2016, I attended an informative public hearing about their proposal. Ben Wright and Karen Lee provided clear and transparent details of the home's transformation as well as its direct impact to adjacent neighbors. Further, all of my questions were responded to completely. Lastly, they sent me a copy of the architectural plans for my further perusal.

Based on this comprehensive information, I wholeheartedly support their home project - for many reasons - two of which I will highlight here:

- 1) The new and updated building will provide a welcome enhancement to the neighborhood as well as contribute to the cohesiveness of the already existing 'front of the lot' surrounding homes.
- 2) The second reason is the removal of the rear building in their rear yard which will extend an already existing rear yard open space feel - a rare and precious commodity in dense San Francisco - currently created by the five adjoining and abutting homes, including my own. The prospect of having a larger rear yard 'sanctuary' is truly an unexpected improvement.

Do let me know if there are any further questions you need answered regarding the Wright/Lee project. As their neighbor, I am grateful for their efforts to augment this building and have been truly appreciative of their respect to my concerns.

Sincerely,



Ann Tarantine

Received at CPE Hearing 3/21/18  
V. Flores

Stefanie Gitler  
164 Caselli Ave  
San Francisco, CA 94114  
March 16, 2018

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

cc: Scott Sanchez  
Veronica Flores  
Delvin Washington

Dear Commissioner Rich Hillis:

I live at 164 Caselli Avenue, next to the proposed project at 160 Caselli Avenue. I support this project because it moves the house to the front of the property which completes the street wall and adds curb appeal to the street. In addition, the removal of the existing single-family home and unwarranted unit behind it as proposed for this project would help restore the rear yards of the proposed project on this block. I have received the plans for the project.

Sincerely,



Stefanie Gitler



Dear Commissioners

I waited for three hours to say how much I would like this project to happen:

- ① I need to know that we will have open space at the rear yards. I live with a property that has a building abutting my yard - it lets no light into my rear yard & gives me no privacy at all.
- ② I saw the plans. The proposed unit ~~down~~ is almost twice the square footage as what now exists. It will be 2 bedrooms and make more space for a family in our neighborhood.

Jan Medina  
4629 18<sup>th</sup> St.



Received at GPC Hearing 3/29/18  
V. Florn

Norm Meyrowitz

I recommend approval of the 160 Caselli project.

I own 174 & 166 Caselli, which is 2 doors from 160. Whenever we ~~walk~~ <sup>walk in to the</sup> backyard of 166, my wife & I joke "I wonder if the shack has fallen down yet?" - means the back house at 160.

The shack has been an eyesore & and a danger for the decade + we have owned our property. The new plan removes this, opens up the backyard, and creates better & more housing.

I don't understand the desire to demolish & turn ~~the~~ rebuild the shack. one ends up with a small studio rather than a 2 bedroom lower unit proposed. If SF wants to increase housing density it seems like a project ~~that could hold 10-12 people in 2 units would be preferable to one that only holds 3~~ <sup>with 5 bedrooms</sup> ~~which is~~ what a rebuild of the shack would mean.

I hope the planning commission sees the by picture & ~~no~~ approves, otherwise, we could end up with no project, and a 2-bedroom house with a dangerous shack.

Received at CPC Hearing 3/29/18  
D.Vu



**BAYCREST**

*Condominiums*

March 29, 2018

Dear Planning Commissioners,

I am writing about the 430 Main development planning application # 2014-002033DNX & 2014-002033ENV.

I am the General Manager of BayCrest Towers Condominiums and am writing this letter to show my opposition to the development as designed at 429 Beale/430 Main Streets.

If built as designed this will block the much needed airflow to our courtyards and the ventilation in our units as well as the sunlight to our courtyards.

Sincerely,

Leala Oulalla

General Manager

BayCrest Towers Condominiums

3/29/18

D.Vu

**From:** Regina Alava  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodnevfong.com](mailto:planning@rodnevfong.com); Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Li, Michael (CPC); Kim, Jane (BOS); Vu, Doug (CPC)  
**Cc:** Leala Oulalla  
**Subject:** # 2014-002033DNX & 2014-002033ENV 430 Main  
**Date:** Wednesday, March 28, 2018 11:53:52 AM

---

Dear Planning Commissioners,

I'm a resident and owner of a unit at BayCrest and am writing to oppose the plan that the developer of the 430 Main project has put forth because the design of the building will obstruct the opening to the central courtyard that is the focus of community life at BayCrest and would expose residents to potential health issues.

There are trees, flowers, grass and birds that inhabit the courtyard. My neighbors bring their little ones to learn how to swim, young adults get a few hours prime tanning away from their computers and older residents get a bit of Vitamin D and time to socialize with neighbors.

Unfortunately, the current proposed design of a block building, while economical for the developer will be an environmental blight for our community. It will block these precious hours of sun and the cleansing air circulation we currently have. It will turn this beautiful green community space into a cold dust-filled black hole.

I'm writing to ask the Planning Commission to carefully consider the health impact of 430 Main as it is currently proposed- not only for current BayCrest residents but also future residents of the new project who will be breathing the particles settling into their units which will be closer to the source of particles than BayCrest is. We need the wind to blow through the area to clear the air. That won't happen with the current design.

Please require the developer to come back with a plan that keeps our courtyard open, perhaps mimics our two-tower design or leaves a big opening in the structural block.

Thank you,  
Regina Alava



300 Beale  
San Francisco, California 94105

March 27, 2018

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

Re: 430 Main Street

Dear Commissioner Hillis:

My local Starbucks closes on the weekend. That's why I support the planned rental apartment development at 430 Main Street.

I moved to San Francisco six months ago, and made the largest single investment of my life by buying a condominium one block north of the subject site. I invested in this specific area because the City's master plan is working beautifully, spurring a great concentration of office and residential construction. With some luck, the Transbay Terminal will someday have retail amenities. At the moment, though, our "neighborhood" really isn't (a neighborhood). There is not enough residential density to support retail, restaurants, bars, and grocers – all badly needed. Unfortunately, many of the condominiums build in the area are not occupied, since they are pied a terre or were sold as investments. So rental residential is a great land use for the area.

The existing self-storage facility detracts from the vibrancy and foot traffic in the area and is an inefficient use of land. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) adds much-needed units to San Francisco's overall housing supply and brings a handsome new structure to a challenged site, underneath the Bay Bridge. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Please support the project. It would be nice if you mandated an on-site, 24-hour Starbucks.

Sincerely,



David Gold

cc:

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

**From:** Ed Walsh  
**To:** Vu, Doug (CPC)  
**Subject:** 430 Main project  
**Date:** Wednesday, March 28, 2018 3:28:44 PM

---

Dear Mr. Vu,

I am writing about the 430 Main development planning application # 2014-002033DNX & 2014-002033ENV

I am unable to attend the hearing tomorrow. I was unable to get the time off work so I wanted to write to you directly.

I have lived at BayCrest on 201 Harrison Street for 25 years.

I would like to strongly voice my opposition to the 430 Main St project. I have no objection to development in this neighborhood. In the time that I have lived here, I have seen thousands of new residential units constructed in a one-block radius of my home.

It's not about views. When Portside II was built, most BayCrest units on the Bay Tower lost their bay views. When Bridgeview was constructed, BayCrest residents on the Crest Tower lost their westerly views. I am sure no one who lost their views was happy about it, but BayCrest never opposed either of those developments.

The issue for BayCrest is that the new development would seal off airflow and light to our courtyard. As you know, BayCrest sits in the shadow of the Bay Bridge, one of California's busiest freeways. The airflow is important to us as is the light that the trees and landscaping in the courtyard needs. The air quality here is already unhealthy. The last thing we need is a development that would make airflow worse and jeopardize the trees that act as buffer to the noise and pollution we face 24/7.

We are open to compromise, but the developer is not. I would be fine if they built towers as high as Bridgeview or the Rincon Towers. That would give them even more units than they have now. We would lose views but we wouldn't be sealed in.

Thank you.

Ed Walsh  
201 Harrison #116  
San Francisco, CA 94105  
(415)512-0799

Ed Walsh

**From:** Amine BELLAJDEL  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Kim, Jane \(BOS\)](#); [Yu, Doug \(CPC\)](#); [Leala Oulalla](#)  
**Subject:** 430 Main Street, planning application # 2014-002033DNX & 2014-002033ENV  
**Date:** Wednesday, March 28, 2018 4:49:33 PM

---

Dear Planning Commissioners,

My name is Amine Bellajdel. I'm an engineer at Google.

I have lived in Baycrest, 201 Harrison street since 2015, and I do NOT support the 430 Main Street project as it stands for all the health problems that it presents to us, the resident of the neighboring building.

The committee for healthy housing in our building tried to convince the developer to follow the 2 tower design that the city recommended, but we, and your the city's recommendation were met with a stubborn, arrogant, unforgiving developer that ignored our needs and the city's recommendation.

I implore you to not let corporate greed hurt the health of the people living in the surrounding area of the project 430 main.

Thanks



**From:** Cameron Moberg  
**Cc:** [cyoung@tidewatercap.com](mailto:cyoung@tidewatercap.com)  
**Subject:** 430 Main Street  
**Date:** Tuesday, March 27, 2018 8:21:51 PM

---

Hello, attached is a signed letter in support of Tide Water in their efforts to build housing at 430 Main Street in San Francisco.

Thank you, Cameron



Sent from my iPhone

**From:** Jennifer Glatzer  
**To:** Kim, Jane (BOS); Vu, Doug (CPC); Li, Michael (CPC)  
**Subject:** 430 Main Street  
**Date:** Saturday, March 17, 2018 7:17:22 AM

---

Hi - I am writing about the proposed 100 foot building that has been Tidewater's project for years. I have lived at BayCrest for 8 years now and my window looks directly out at the proposed building, where my ONLY open window is that direction. This will severely compromise my air quality and ANY natural light I get. My plants, dog and my family will all suffer. Please get rid of this project once and for all so the residents of BayCrest, who have lived here for over 20-30 years can continue to lead healthy lives.

Thank you for your time  
Jennifer Glatzer  
BayCrest Owner Unit 1022  
408-805-0231

March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Eve Myers  
San Francisco Resident

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



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Dixon Johns  
Resident of Portside, 403 main st



cc:

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

16 March 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

As a resident of SOMA, I strongly support the proposed project at 430 Main Street. Simply put, I personally want more housing in SOMA. Given that the project would replace a self-storage facility and will include a large number of below market rate units, I see no downside to this project. In particular, I want more street-level businesses and foot traffic in SOMA, and this project would be a welcome support for local business.

Reviewing the plans shows the developers are interested in supporting the neighborhood character and adding value for residents. I am especially happy for the addition of 111 bicycle parking spaces! Even though I personally don't ride a bicycle, bicycle friendly neighborhoods greatly increase the livability and friendliness of neighborhoods.

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

I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Valerie Aurora  
300 Berry St  
San Francisco, CA 94158

cc:

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

**From:** Julian Demurjian  
**To:** Kim, Jane (BOS); Vu, Doug (CPC); Li, Michael (CPC); richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Subject:** application # 2014-002033DNX & 2014-002033ENV  
**Date:** Wednesday, March 28, 2018 2:51:35 PM

---

Dear Planning Commissioners,

I've lived and owned property in Baycrest since 1995. Since I first moved to the neighborhood, so much has changed. I'm glad that more people are proud to call this part of San Francisco their home. However, with a more populated area, more precautions need to be taken to ensure the well-being of its residents.

The 430 Main project would significantly hurt the Baycrest community. The hundred-foot wall would block our courtyard from any wind or sun, which would turn it into a hole collecting dust from the bridge and ruining one of our favorite and most widely used common areas. Nobody would frequent a dirty and dark pool surrounded by dying trees and shrubs. Many units have windows opening onto the courtyard, which are their only access to air circulation. If this air is polluted from the Bay Bridge particles that would settle in the courtyard, the health of many residents would be in jeopardy. While development in the lot next-door could be a positive change, the current proposal is detrimental to this vibrant community.

I respectfully request that the planning department reject this square block that would close off the courtyard and ask the developer to come back with a two-tower plan that mirrors the Baycrest building.

Sincerely,

Julian Demurjian  
Owner since 1995



**From:** Nate Tang  
**To:** Vu, Doug (CPC); Li, Michael (CPC)  
**Cc:** Rich Hillis; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Subject:** Concerns regarding 430 Main/429 Beale  
**Date:** Sunday, March 18, 2018 5:07:15 PM

---

Dear Mr. Vu,

I'm writing regarding the proposed development at 430 Main/429 Beale (# 2014-002033DNX & 2014-002033ENV) in the Rincon Hill area. I learned of the proposal as a resident and owner of a unit in Baycrest Towers.

My unit in Baycrest towers directly faces the proposed development and has open windows directly facing the Baycrest courtyard. The proposed development will effectively close off all access to light and air in the Baycrest courtyard and have an impact on all the units in Baycrest. I am concerned with the proposed design that was submitted to the planning department for a couple of reasons:

- **Inadequate Fresh Air:** Units facing the courtyard in Baycrest rely on fresh air coming off the bay to get fresh air into the units. This is especially important because of the exhaust coming from the bridge as Baycrest falls within a couple hundred feet of the Bay Bridge. The proposed development as planned will wall off the only opening that the Baycrest courtyard has and will severely reduce the amount of fresh air in the courtyard and increase the concentration of PM2.5 in our courtyard. This increase will adversely affect the living environment of the hundreds of residents of Baycrest.
- **Inadequate Light:** Living in San Francisco has its benefits, but the weather and warmth is not one of them. Myself and many residents of San Francisco rely on the little natural light that we get to enhance our mood and help us live a healthy life. The proposed development will effectively block all natural light into the Baycrest courtyard and impact the natural environment in the courtyard and have a detrimental affect on the residents of Baycrest.

The effect that the proposed development has on Baycrest in regards to adequate access to light and air is exactly what the Rincon Hill plan was written to prevent. Objective 2.1 of the Rincon Hill plan ([http://sf-planning.org/sites/default/files/FileCenter/Documents/2511-Rincon\\_Hill\\_Area\\_Plan.PDF](http://sf-planning.org/sites/default/files/FileCenter/Documents/2511-Rincon_Hill_Area_Plan.PDF)) states that housing shall "PROVIDE QUALITY HOUSING IN A PLEASANT ENVIRONMENT THAT HAS ADEQUATE ACCESS TO LIGHT, AIR, OPEN SPACE AND NEIGHBORHOOD AMENITIES, AND THAT IS BUFFERED FROM EXCESSIVE NOISE." In order to provide a pleasant environment for all residents in Rincon Hill, this objective should consider both new developments as well as their effect on existing developments. The proposed development, will prevent adequate access to light and air into the Baycrest courtyard and Baycrest's 288 units.

While I understand the need for additional housing and especially affordable housing in the area, the proposed development, as planned, threatens to take away the safe and pleasant living environment of its neighbors. My goals are not to block Tidewater from building on that lot, but to ensure that whatever is built provides a safe and pleasant environment for all residents of Rincon Hill. I believe there are other profitable solutions for Tidewater that meet the needs of the existing community and increase the allotment of housing in San Francisco and Rincon Hill. Along with other members of the community, I have submitted alternate

solutions that would fit the needs of the community much better while also allowing Tidewater to generate profit and increase the quality and quantity of available housing in San Francisco and Rincon Hill specifically. I hope that you will support myself and other community members in pushing for alternate solutions that are a better fit in the Rincon Hill community.

Sincerely,  
Nathan Tang

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Vu, Doug \(CPC\)](#)  
**Cc:** [Sen. Chanbory \(CPC\)](#)  
**Subject:** FW: 430 Main St - Letter of Support  
**Date:** Thursday, March 29, 2018 10:04:22 AM

---

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** George Zisiadis [<mailto:george.zisiadis@gmail.com>]  
**Sent:** Wednesday, March 28, 2018 9:26 AM  
**To:** Koppel, Joel (CPC); [richhillssf@gmail.com](mailto:richhillssf@gmail.com); Richards, Dennis (CPC); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC); Secretary, Commissions (CPC)  
**Subject:** 430 Main St - Letter of Support

Commissioners, thank you for your work

I am writing in support for the 430 Main St project, being discussed at the hearing tomorrow. I'm a 7 year resident of the city. I've spent enormous amounts of time over the past 1.5 years working next door to 1026 Market St, another property slated for development by Tidewater.

That building's community food court, The Hall, has been such a cornerstone and asset to that neighborhood. Tidewater's continued operation of it for years while losing money clearly demonstrated to their commitment to building real communities. I saw firsthand how many regular and repeat customers The Hall cultivated. Tidewater was also constantly proactive in its communications and feedback gathering about its new plans. More rooted residents and street activity is critical to supporting the vibrancy of normally vacant areas like that. The same is true of 430 Main St.

To me, Tidewater's actions and plans at 1026 Market clearly demonstrate the thoughtfulness of their community centered development approach, and thats why i support their efforts at 430 Main St in San Francisco.

thank you for your consideration,

[GeorgeLovesYou.com](http://GeorgeLovesYou.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Vu, Doug \(CPC\)](#)  
**Cc:** [Son, Chanbory \(CPC\)](#)  
**Subject:** FW: More neighbors at 430 main  
**Date:** Tuesday, March 27, 2018 11:12:55 AM

---

*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](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

**From:** Michael Sizemore [mailto:msizemore17@gmail.com]  
**Sent:** Monday, March 26, 2018 6:33 PM  
**To:** Secretary, Commissions (CPC); Koppel, Joel (CPC); richhillissf@gmail.com; Richards, Dennis (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Milicent (CPC); Moore, Kathrin (CPC); Ionin, Jonas (CPC)  
**Subject:** More neighbors at 430 main

I'm a resident of D6 and I'm losing friends and family because we don't have enough housing built.

Please, please, please approve the 430 main (and all projects for that matter). San Francisco depends on it. The environment depends on it.

If you want any more support please let me know.

Thanks,  
Mike Sizemore

March 29, 2018

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

RE: Letter in Support of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. I lived for several years both next to the project at Portside and a few blocks away at The Brannan.

Tidewater's proposed development of a 144-unit residential building (including onsite affordable units) is a much better use of the space than the existing building; a small self-storage facility, which does not contribute to neighborhood. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. The area is of strong interest to me because it's critical to develop a vibrant street and neighborhood from what once was light industrial and office. Like many, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Tidewater has met with residents on multiple occasions to address questions, hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in being a part of this neighborhood. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success.

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

Sincerely,

*Patrick C. Valentino*

Patrick C. Valentino  
Former co-President South Beach Mission Bay Merchants  
Board Member, Community Housing Partnership  
Affordable Housing Attorney, VLP Law Group

cc:

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



**From:** Liwen Lin  
**To:** Vu, Doug (CPC)  
**Subject:** Petition Letter related to # 2014-002033DNX & 2014-002033ENV  
**Date:** Saturday, March 17, 2018 2:44:38 PM

---

Dear Doug Vu,

I am a homeowner of a condo unit located at the address of 201 Harrison Street, San Francisco, California 94105 (known as BayCrest). This place is the primary residence for me and my family including my husband and two toddler children. We are very concerned that the 430 Main development project (2014-002033DNX & 2014-002033ENV) will pose great threats to our health, especially our children's health.

First, the building design of 430 Main will block air circulation in the courtyards. Our building is very close to the Bay Bridge. Scientific evidence shows that living close to a highway or a main road increases death and other health risks primarily due to a higher concentration of air pollutants including PM 2.5. The courtyards are very important places for children living in BayCrest to play and exercise, especially for children living in such a high-density neighborhood. Quite many children living in BayCrest play in the courtyards on a regular basis. The proposed 430 Main building will block air circulation and as a result increase concentrations of air pollutants which pose health hazards to BayCrest residents and especially children playing in the courtyards. It will also affect the indoor air quality due to higher concentrations of air pollutants in the outdoors.

Second, the building design of 430 Main will leave the courtyards in the shadow. As said, the courtyards are precious places for BayCrest residents to relax and for children to play and exercise. The 430 Main building will block sunshine, and as a result, children will play in the cold wind and residents will swim in the frigid swimming pool. The 430 Main development will significantly change the way that the BayCrest residents use the courtyards and its related amenities. None of the BayCrest homeowners would expect this unreasonable change.

Third, it is **unfair and unjust** for 430 Main to enjoy all benefits while imposing negative externalities on its neighbors. The proposed 430 Main building will overlook the BayCrest courtyards. The proposed 430 Main building will enjoy the open air spaces provided by BayCrest while without providing any reciprocal benefits to BayCrest. The design of BayCrest kindly took into account the importance of fresh air, sunshine and open spaces for its residents as well as its neighbors including 430 Main. BayCrest took account its neighbors' interests by leaving fresh air and sunshine for its neighbors. In contrast, the 430 Main development does not care about its neighbors. It simply wants to maximize its financial interests without considering the long-term quality of the community.

San Francisco is one of the most unaffordable cities to live in the world. This is not a place where we can easily buy a better home if we don't like the current one. We earn very hard to buy a home and raise a family in San Francisco. As parents, we try our best to give our children a safe and healthy environment to live and play. Given the housing market in San Francisco, government officials should have a long-term vision on building local communities and neighborhoods. Any development project should be based on shared benefits rather than one party taking all the benefits while leaving the other to bear the costs.

We are not requesting to completely block the 430 Main development. We are sincerely requesting that the developer of 430 Main should modify its building design to minimize the negative impacts on BayCrest. We are making a sincere request that the 430 Main development shall be modified to take into account the negative externalities imposed on BayCrest residents.

Your consideration and help would be much appreciated.

Sincerely,  
Li-Wen Lin and her family

201 Harrison Street  
San Francisco, California 94105

**From:** Tigran Demurjian  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); [loulalla@pacbell.net](mailto:loulalla@pacbell.net); Kim, Jane (BOS); Li, Michael (CPC); Yu, Doug (CPC)  
**Subject:** Planning Application # 2014-002033DNX & 2014-002033ENV; 430 Main Street  
**Date:** Wednesday, March 28, 2018 11:09:21 AM

---

Dear Planning Commissioners,

I'm eighteen years old, and I've lived at Baycrest my whole life. Although the dynamic nature of our neighborhood is my favorite part of living in the City, some changes can be destructive to the health of current residents. The 430 Main project would benefit the developer more than our community.

Anybody who lives in downtown knows that there's always a layer of ubiquitous black dust that settles on buildings due to the traffic. But this is an inherent part of living in the heart of the City that we all accept. This developer's plans will only make this issue worse for the Baycrest community. The wall of his building would completely block out our courtyard and turn it into a receptacle for black dust that would never be blown out by the wind, like it is now. This would destroy the courtyard where I learned to swim, spent many afternoons reading and enjoying a small green space with friends and family. Sometimes you can spot robins and blue jays in the lush trees and the few bushes we have. Our small courtyard area has been a blessing in a city where every inch of open space is being built upon. The courtyard has also served as a place of community gatherings for many years, and destroying this space would significantly hurt the Baycrest community.

For the many residents like me whose windows open out onto the courtyard, air circulation would become a problem. We rely on the wind blowing in the courtyard to help circulate air into our apartments as the climate of San Francisco gets warmer. If this building is built, the stagnant air of the courtyard would not only prevent us from airing out our apartments, but also invite dirt into the air we breathe at home. The black dust from the bridge would settle in our courtyard, not only certainly killing our plants, but also poisoning the residents who have to breathe the concentration of this dust in the courtyard. We would be left with no choice but to close our windows permanently or suffer respiratory difficulties. How can we overlook the obvious health and environmental concerns that arise for Baycrest's longtime established residents?

I'm writing this letter to the planning department hoping that our votes counted for something. I'm writing because I believe the well-being of hundreds outweighs the material profit of building on every available foot of open space. Finally, I'm writing with the hope that the voices of many lifelong San Francisco residents are worth more than the well-lined pockets of a single developer.

Please consider my request to ask the developer to come back with a plan that keeps our courtyard open.

Sincerely,

Tigran Demurjian, City College student.

**From:** Ciaran Mac Gowan  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](mailto:planning@rodnevfong.com); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Vu, Doug \(CPC\)](#); [Li, Michael \(CPC\)](#); [Kim, Jane \(BOS\)](#)  
**Cc:** [Dane Mince](#); [Leala Oulalla](#)  
**Subject:** SERIOUS HEALTH RISK - Application # 2014-002033DNX & 2014-002033ENV - 430 Main St.  
**Date:** Wednesday, March 28, 2018 2:42:44 PM

---

To: San Francisco Planning Commission and Supervisor Kim, Re: # 2014-002033DNX & 2014-002033ENV - 430 Main.

Dear Rich, Myrna, Doug, Michael, Rodney, Millicent, Joel, Kathrin, Dennis and Jane,

My health is at stake. My life expectancy is shortened and my daily well-being is reduced. And all because of prolonged exposure to particulate matter drifting endlessly down from the Bay Bridge.

I live in BayCrest, the very first condo tower to be built in SOMA (1989). Unaware of the consequences of living almost directly under the Bay Bridge, the long-term residents like myself have developed lung problems. I've been here for twenty years and prior to living here I was healthy, fit and active. Today I have COPD - a combination of asthma, emphysema and bronchitis. I score 40% lung efficiency on the spirometry (breathing) test and after inhaling my asthma inhaler this rises to just 55%. So the damage is done.

All the specialists I have seen (and I have seen many), agree that as a fit, active, non-smoker my health decline is due to particulate matter from diesel and exhaust fumes lodged in my lungs. Many times I tried to move from this Bay Bridge traffic congestion but on a teacher's salary supporting a child I never found the resources for such a move.

Today the Planning Commission have before them a proposal to build an 85 foot high wall, closing off the courtyard of my home, to block the sun from shining and to block the wind from blowing - creating a chimney of 'dead air' into which the particulate matter of the Bay Bridge will drift and sink, unimpeded by either thermal rise or the blow of the wind.



Recent figures provided by the Bay Area Air Quality Management District (2016 figures) already show dangerously high levels of particulate matter, well above the normal safe levels. An air quality analysis commissioned by the proposers of this wall (Ramboll Report) estimates an increase from .56 - .59 (uG/m2), a more than 5% increase of already dangerous levels. Yet the 'analysis', paid for by the wall builders, goes on to say that this further increase in health hazard is 'acceptable' to all! How can this be? No doubt neither the analytics team nor the wall builders plan to live here themselves!

5% in any other circumstance is considered a handsome return on investment but in this case represents a 5% decrease in health, year on year ad infinitum for residents of this building.

Added to this, an independent review of that analysis, Trinity Review paid for by BayCrest (the neighbors at risk), shows the methodology to be flawed. The method of estimation does not conform to the cited regulatory guidelines and practices of the California Environmental Quality Act (CEQA) nor does it meet the standards of Article 38 of the San Francisco Health Code (2014) – an article established to safe-guard the health of San Francisco residents.

So by both State and local standards, the analysis fails in methodology and therefore credibility while all the while still reporting a supposedly 'acceptable deterioration' in our lung health by 5%.

The Trinity Review of this flawed report goes on to state that a more likely outcome will be an increase in dangerous particulate matter of between 6% and 13% ! – much more dangerous.

Both of these reports are before the Planning Commission and available to the Supervisors.

<!--[if !supportLineBreakNewLine]-->

<!--[endif]-->

Common sense should prevail and the design of the new structure can and should be changed to allow for both light and air between it and us. This is the case for every high-rise development in SOMA over the past ten years. But strangely this is not to be the case for us. What forces of money, power and corruption lie behind this derailing of common sense and good neighborliness?

The developers of the structure have stated in a letter to neighbors, "*We believe that physical space has the potential to create, nurture and sustain community. Being engaged neighbors is central to our core values, . . . to identify and implement sustainable solutions to neighborhood specific challenges*".

Where is the 'sustainable solution to this neighborhood specific challenge'? And does the poisoning of the air, even by their own reduced estimates, 'create, nurture and sustain community'?

Clearly not.

This is a farce, driven by greed. These developers, Tidewater Capital (a name invoking money) have also written, "*Community is such an important part of our process and we would be honored to have your support for this project*". BayCrest, as their neighbor has given them all the support they could need. Instead of an outright battle to oppose the development (a battle fought and won in 2009, defeating the exact same proposal) we have offered instead to share the sunlight and the movement of fresh air between us, - proposing design changes to enhance rather than embattle community. They refuse. Their object is not 'community'; their object is money, Tidewater Capital.

The Planning Commissioners, on whom San Francisco residents rely for protection, have as yet raised no objection. In 2009 this exact same proposal was sifted through their hands only to be struck down by a meeting of the Board of Supervisors who were astonished at their lack of action. The present District Supervisor, Jane Kim, has raised no voice against it! - and yet she is responsible to us, her constituents, and in this regard has as yet failed us, by silence, in favor of big money.

Common sense should prevail. Design changes that allow all neighbors to share sunlight and clean air should be made. The rights of the existing community should be respected: the right to clean air and sunlight. And in so doing the future residents of Tidewater's proposed building could look forward to a harmonious sharing of light and clean breezes with their neighbors.

Failing that the repercussions will endure for decades. The figures on air pollution here are already published as being dangerously high and above acceptable levels. An expected increase of anywhere from 5% to 13% is also already published and accepted as inevitable in both the Ramboll and Trinity papers. The actual figures will be measured when and if this building is completed in its present form. And with those in hand, I and others who suffer dreadfully from lung impairment will sue the City of San Francisco, The Planning Commission, Supervisor Jane Kim, and the Developers (both as a company and as individuals), for direct and deliberate, willful negligence, - given that armed with all these estimates they will have knowingly inflicted upon us a life-threatening and life-foreshortening poisoning of the air.



This will expand to a class-action suit from all BayCrest residents.

In closing I will say, 'don't you agree that it's better to build community than to divide it?'.  
Such is the choice before all. Design changes should be made - for the good of all.

Yours Sincerely,  
Professor Ciaran Mac Gowan.

#419, BayCrest.  
201 Harrison St.

# 430 MAIN STREET COMMUNITY SUPPORT

## NEW LETTERS

INDIVIDUAL / ORG	AFFILIATION
Adam Swig	400 Spear Street Resident
Adam Tartakovsky	Rincon Hill Property Owner
Bernadette Machado	City Dogs (177 Brannan) Owner
Brian Biehl	45 Fremont St. Office Tenant
Bruce Agid	TJPA CAC Chair, MB Res.
Cameron Moberg	San Francisco Based Artist
Carpenters Union	Labor Union
Charles Duong	San Francisco Resident
Charles Whitfield	SOMA Resident
David Gold	300 Beale St. Resident
East Cut CBD	Central Business District
Eve Meyers	San Francisco Resident
George Zisiadis	San Francisco Based Artist
Greg Narvick	Union Signatory GC
Illuminate	The Bay Bridge Lights
Joe Kenan	San Francisco Resident
Joe Olla	Union Signatory GC
Justin Read	San Francisco Resident
Katina Johnson	88 Guy Place Resident
Kimberly Mass	The Commonwealth Club
Maggie King	403 Main St Resident
Mahesh Khatwani	501 Beale St Resident
Max Ghenis	301 Main Street Resident
Nancy Ellen	400 Beale Street Resident
Paul Littler	San Francisco Resident
Paula Pritchard	Union Signatory GC
Ryan Beaton	45 Fremont St Office Tenant
Sasha Perigo	SOMA Resident
Sonia Santiago	Office Bldg MGMT in SOMA
Susie Smith	45 Fremont St Office Tenant
TL Walking Tours	San Francisco Non-Profit
Tom O'Connor	SF Fire Fighters Union Pres.
Valerie Aurora	300 Berry St Resident
Victoria Westbrook	SOMA & TL Non-Profit
<b>TOTAL</b>	<b>34</b>

**NEW LETTERS: 34**  
**TOTAL LETTERS: 68**

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. It will help eliminate the homeless population on Main Street and the rampant drug use and littering, and car window break ins. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Adam Swig". The signature is fluid and cursive, with a large loop at the end.

Adam Swig  
East Cut/Rincon Hill Resident of 10 years

cc:

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Adam Tartakovsky  
Crescent Heights



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

March 23, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print): Bernadette Machado

Affiliation: City Dogs (177 Brannan)

cc:

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





March 27, 2018

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

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

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have shown exceptional care for the neighborhood, getting to know the local community and its needs.

The existing building does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works in the area, I welcome new development that would increase the vibrancy and safety of this neighborhood.

Tidewater has approached development of this site with watchfulness, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in this neighborhood's success.

I believe the residential development at 430 Main Street will be a welcome addition to San Francisco. It will add to our housing stock and provide jobs. I support the 430 Main Street project and encourage the Planning Commission to approve the project.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Brian Biehl', written over a light blue horizontal line.

Brian Biehl, PE  
Project Manager  
KPFF Consulting Engineers

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

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young of Tidewater Capital reached out to me as a Board Member of the South Beach/Rincon/Mission Bay Neighborhood Association. With that said, my letter of support is being written strictly as someone involved in the community and a long-time resident in Mission Bay.

The basis of my support is outlined below:

1. This development replaces an underutilized parcel of land; currently a small self-storage facility. It will provide many housing units to San Francisco's overall supply; 144 units, 19 of them Below Market Rate (BMR), right in the heart of the city. In addition, with its location, accessible for residents to many robust public transportation options and walkable to many jobs in the Transbay, SOMA and Financial Districts.
2. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. This development will add to the vibrancy and foot traffic in the area. Not only does this help build community it also contributes to the safety of the neighborhood.
3. The developer has taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. Meeting residents on multiple occasions to address questions and hosting regular community meetings, they demonstrate they are truly partners with the community.

In summary, I'm in support of the 430 Main Street project and ask the Planning Commission to approve the project.

Sincerely,

Bruce Agid  
Mission Bay Resident

cc:

Jane Kim, Supervisor District 6  
Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

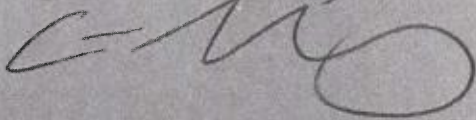
The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both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

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

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

Sincerely,

Cameron Moberg

A handwritten signature in dark ink, appearing to be 'Cameron Moberg', written over the printed name.





# United Brotherhood of Carpenters and Joiners of America

## LOCAL UNION NO. 22

March 26, 2018

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

RE: Supporting Approval of Project 430 Main Street

Dear Commissioner Hillis,

The members of Carpenters Local 22 in San Francisco strongly support the proposed development at 430 Main Street, which will create over one hundred union construction jobs for our community members. These jobs will pay union wages with retirement and health benefits as well as provide a gateway for new apprentices, including women and minorities from our local community to begin a career in Construction.

The developers working with a union general contractor have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. The 3,468 members of Local 22 welcome this new development that will increase the vibrancy and safety of this neighborhood.

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

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

Let's work collectively to bring more housing units to the City and County of San Francisco.

Regards,

A handwritten signature in dark ink, appearing to read "Todd Williams", with a stylized flourish at the end.

Todd Williams  
Senior Field Representative

cc: Jonas Ionin, Planning Commission Secretary, [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
Myrna Melgar, Commission Vice President, [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)  
Rodney Fong, Commissioner, [planning@rodneymelgar.com](mailto:planning@rodneymelgar.com)  
Milicent A. Johnson, Commissioner, [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)  
Joel Koppel, Commissioner, [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)  
Kathrin Moore, Commissioner, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Dennis Richards, Commissioner, [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)

TW/ir  
opeiu-29-afl-cio



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



[Charles Duong]  
[Code Tenderloin]

cc:

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



Matt Klimerman &lt;mklimerman@tidewatercap.com&gt;

---

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

1 message

**Charles Whitfield** <whitfield.cw@gmail.com>

Thu, Mar 22, 2018 at 12:43 PM

To: Rich Hillis &lt;richhillissf@gmail.com&gt;

Cc: myrna.melgar@sfgov.org, planning@rodneyfong.com, milicent.johnson@sfgov.org, joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org

Bcc: mklimerman@tidewatercap.com

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Charles Whitfield  
D6 Renter & New SOMA Coalition member

300 Beale  
San Francisco, California 94105

March 27, 2018

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

Re: 430 Main Street

Dear Commissioner Hillis:

My local Starbucks closes on the weekend. That's why I support the planned rental apartment development at 430 Main Street.

I moved to San Francisco six months ago, and made the largest single investment of my life by buying a condominium one block north of the subject site. I invested in this specific area because the City's master plan is working beautifully, spurring a great concentration of office and residential construction. With some luck, the Transbay Terminal will someday have retail amenities. At the moment, though, our "neighborhood" really isn't (a neighborhood). There is not enough residential density to support retail, restaurants, bars, and grocers – all badly needed. Unfortunately, many of the condominiums build in the area are not occupied, since they are pied a terre or were sold as investments. So rental residential is a great land use for the area.

The existing self-storage facility detracts from the vibrancy and foot traffic in the area and is an inefficient use of land. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) adds much-needed units to San Francisco's overall housing supply and brings a handsome new structure to a challenged site, underneath the Bay Bridge. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Please support the project. It would be nice if you mandated an on-site, 24-hour Starbucks.

Sincerely,



David Gold

cc:

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



# THE EAST CUT

March 26, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: 430 Main Street Development

Dear Planning Commissioners:

The East Cut Community Benefit District (The East Cut CBD) has been informed of a proposed development at 430 Main Street by developer Tidewater Capital. While not located within our district's boundaries, the parcel in question is adjacent to and therefore of interest to The East Cut CBD.

The aspects of this development that directly support the mission of The East Cut CBD and serve to enhance neighborhood cleaning, safety and economic development efforts include their plans to implement:

- Streetscape improvements along Main and Beale Streets, including additional trees and public seating
- 24-hour building operation including security, front desk concierge and facilities staff
- Pedestrian-scale sidewalk lighting
- High-definition perimeter security cameras

We have been impressed by Tidewater's community outreach, and the developer has agreed to continue to be responsive to the community during the construction phase. We expect this will be the case. We also look forward to collaborating with the developer to ensure construction barricades are maintained and nighttime lighting is in place to enhance the public rights of way and promote pedestrian safety.

Finally, Tidewater has also pledged to partner with The East Cut CBD and the adjoining property to improve the block overall, an area that has been a source of challenges for The East Cut District's stakeholders.

Sincerely,

Andrew Robinson  
Executive Director

160 Spear Street  
Suite 230  
San Francisco  
CA 94105

415 536 5800  
info@theeastcut.org  
theeastcut.org

March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Eve Myers  
San Francisco Resident

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



July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

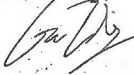
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



George Zisiadis  
Artist, Lightrail Project  
7 year resident of San Francisco

cc:

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



1000 Brannan Street, Ste 102  
San Francisco, CA 94103  
Office: 415.863.1820  
Fax: 415.863.1150

March 21, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

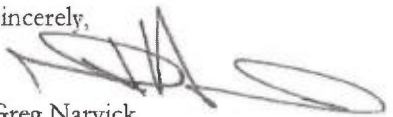
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



Greg Narvick  
Nibbi Bros Associates, Inc.

cc:

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

NIBBI BROTHERS GENERAL CONTRACTORS

State Contractors License No. 757362 | An Equal Opportunity Employer



ILLUMINATE

March 22, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing to enthusiastically express my support of Tidewater's proposed development project at 430 Main Street.

Specifically, I want to share our experience with Tidewater as they integrated into the neighborhood at their 1028 Market Street project. Not only did they welcome the community by opening the doors to The Hall, but Tidewater made the second floor of the space available - for free - to our non-profit Illuminate. Craig Young and his team allowed us to create a cutting-edge demonstration space for our follow up to The Bay Lights. Having a space on Market Street for a Market Street-based project was a boon to our efforts - and was critical to our success. Thousands of guests, including Mayor Lee and his entire team, filled the space regularly due entirely to Tidewater's generosity and commitment to community.

Because we spent so much time there, we were witness to countless acts of community in the space below. Tidewater created a true neighborhood facility.

I'm writing because I have no doubt they will do the same at 430 Main.

I'd be delighted to discuss Tidewater's authenticity and very real commitment to us - and the community around us, if you'd like.

Best,

David Hatfield  
Chief of Opportunities  
Illuminate  
(415) 200-6578

cc:

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

Illuminate c/o PCG 810 Fifth Avenue, Suite 200 San Rafael, CA 94901

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Joseph Kenan, MD  
Code Tenderloin  
Tenderloin Resident

cc:

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





1000 Brannan Street, Ste 102  
San Francisco, CA 94103  
Office: 415.863.1820  
Fax: 415.863.1150

March 20, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Joe Olla", with a long horizontal flourish extending to the right.

Joseph M. Olla  
Nibbi Brothers General Contractors

cc:

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

NIBBI BROTHERS GENERAL CONTRACTORS

State Contractors License No. 757362 | An Equal Opportunity Employer

December 14, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Justin Read

cc:

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

March 27, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
RE: 430 Main Street Development

Dear Planning Commissioners:

Since the concerns around air quality and resident objections have been addressed, I support the development of 430 Main.

I believe that housing will be a better use of this location and will provide more value than the existing storage facility.

I have been a Rincon Hill resident for almost nine years. Although it is a wonderful place to live, it is still a neighborhood in transition. We need more housing, retail, and streetscape improvements to transform the area into a thriving neighborhood.

Because this area is at the edge of The East Cut Community Benefit District it has been challenging to maintain. It is my understanding that Tidewater has committed to partnering with The East Cut CBD and the adjoining property to improve the block. If this property is left as is, the issues around homeless encampments, cleanliness, and safety will continue to have an undue burden on those of us who live here.

Please support the expansion of the East Cut area and approve this development.

Regards,

A handwritten signature in black ink, appearing to read 'Katina Johnson', with a long, sweeping horizontal line extending to the right.

Katina Johnson,  
Owner, 88 Guy Place #404

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The Commonwealth Club is a new resident of the Rincon Hill/ Embarcadero neighborhood and is supportive of a project that would bring new residents, vitality and positive economic impact to the area. Since our grand opening in September 2017, we have seen dozens if not hundreds of residents from nearby residential buildings join our membership and attend our public programming. These residents dine at the local restaurants and shop at surrounding markets. Undoubtedly, residents of the proposed development would similarly engage with the Commonwealth Club. The benefits to the community would be multidimensional. Not only would their attendance and financial support help us as a nonprofit organization, but these patrons would be enriched by the civic programming we provide. They would be better informed citizenry and active participants in the community.

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

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

Sincerely,

Kimberly Maas  
Vice President of Development  
The Commonwealth Club

cc:

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



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Margaret King  
Resident of Portside, 403 Main St



cc:

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

March 25, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Mahesh Khatwani  
Resident  
501, Beale Street,  
Unit 19G,  
San Francisco

cc:

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

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street, a block from my home at 301 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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

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

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

Sincerely,

Max Ghenis  
Member, YIMBY Action

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

March 13, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print):

Nancy Ellen

Affiliation:

cc:

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

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

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

Sincerely,

The image shows a handwritten signature in black ink. It consists of two distinct parts: a stylized, blocky 'P' on the left and a more fluid, cursive signature on the right that ends with a long horizontal stroke.

Paul Littler

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

# PLANT



March 28, 2018

VIA: email

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

Re: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis:

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

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

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

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

Sincerely,

Paula Pritchard  
Construction Manager



March 27, 2018

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

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

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have worked with the community to ensure the project's long-term viability and success. They have shown genuine interest in the neighborhood, getting to know the local community and its needs.

Currently a small self-storage facility, the existing building does not contribute to this rapidly changing and growing neighborhood. This inefficient use of space hinders positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works a few short blocks away, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Beaton'.

Ryan Beaton, PE  
Project Manager  
KPFF Consulting Engineers

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

3/28/2018

Tidewater Capital Mail - Fwd: PLEASE SUPPORT 430 Main!

On Tue, Mar 27, 2018 at 9:32 PM, Sasha Perigo <sasha.perigo@gmail.com> wrote:

Dear San Francisco Planning Commission,

My name is Sasha, and I currently live in Potrero Hill in San Francisco. I'm writing to urge you to please **support** the 430 Main Street project.

I am excited about the 430 Main Street project in light of the Central SoMa Plan, which is set to bring nearly 50,000 new jobs to our city but only 7,000 homes. The majority of these jobs are expected to be filled by people not already living in the Bay Area, and this project could provide some of the necessary housing for these new employees.

I am also excited about the 430 Main Street project, because I have personally felt the effects of our current housing shortage. I grew up across the bridge in Marin County where I graduated from public high school in 2013. After college, I was so excited to move into the city across the bridge that I had loved so much growing up. There are so many more job opportunities for young people here than in my hometown, and I figured that by staying in the Bay Area I could remain close to my friends and family. Unfortunately, I have not found the latter point to be true. Due to the dire housing shortage both in San Francisco and across the Bay Area, the majority of my friends cannot afford to live in or near San Francisco. I've found that the majority of my friends that I graduated with in the Bay Area have moved away from the Bay, or they still live with their parents despite being in their twenties.

There is so much room for infill housing in San Francisco, and projects like 430 Main Street encourage me that San Francisco can pay down our housing deficit. I urge you to please take action to support 430 Main Street and ensure building can start as soon as possible, as we desperately need more housing **today**.

Respectfully,  
Sasha Perigo



March 28, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

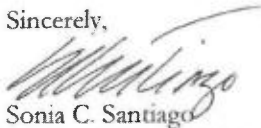
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



Sonia C. Santiago  
Colton Commercial & Partners

cc:

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



March 27, 2018

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

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

Dear Commissioner Hillis,

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

The existing building, a self-storage facility, does not contribute to the rapidly changing and growing area. The current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As someone who works in the area and travels via the Transbay Terminal 5 days a week, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Susie Smith'.

Susie Smith  
Marketing Director | Associate  
KPFF Consulting Engineers

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

# Tenderloin Walking Tours

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Tenderloin Walking tours, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, formerly known as The Hall has showed continued support of Tenderloin Walking tours since the inception of Tenderloin Walking tours. Tidewater Capital has donated office space for 3 years. Tidewater ongoing support for us and other organizations like ours is very impactful in our community. We look forward to continuing and growing our partnership. I wholeheartedly support project 430 Main Street

Thank you for you time and consideration,



Del Seymour

Tenderloin Walking Tours Founder  
Local Homeless Coordinating Board Member  
St. Francis TL HIP Board Member  
Code Tenderloin Director  
Swords To Plowshares Director  
Better Market Street Project Committee Person  
(415) 574-1641

THOMAS P. O'CONNOR JR.  
PRESIDENT

DANIEL A. GRACIA  
VICE PRESIDENT

FLOYD K. ROLLINS II  
SECRETARY

SHON M. BUFORD  
TREASURER



**DIRECTORS**

STEPHEN V. GIACALONE

THOMAS A. FOGLE

ADAM H. WOOD

ADRIENNE R. SIMS

DANIEL V. CASEY

**SAN FRANCISCO FIRE FIGHTERS  
- Local 798 -**

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514

TELEPHONE (415) 621-7103 • FAX (415) 621-1578

WWW.SFFDLOCAL798.ORG

March 14, 2018

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

RE: Supporting Approval of Project - 430 Main Street

Dear Commissioners,

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

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

The San Francisco Fire Fighters Union represents members who work in the nearby fire houses and the fire boat house. This project would add to the neighborhood and potentially increase housing supply which will give our members the chance to live within walking distance to work.

As a Firefighter, air quality and its impacts on health are at the forefront of my concerns. I have also seen the extensive air quality studies and see no public safety issues with the buildings impact on its neighbors.

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

Sincerely,

Tom O'Connor  
President of the San Francisco Fire Fighters Union 798

cc:

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



16 March 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

As a resident of SOMA, I strongly support the proposed project at 430 Main Street. Simply put, I personally want more housing in SOMA. Given that the project would replace a self-storage facility and will include a large number of below market rate units, I see no downside to this project. In particular, I want more street-level businesses and foot traffic in SOMA, and this project would be a welcome support for local business.

Reviewing the plans shows the developers are interested in supporting the neighborhood character and adding value for residents. I am especially happy for the addition of 111 bicycle parking spaces! Even though I personally don't ride a bicycle, bicycle friendly neighborhoods greatly increase the livability and friendliness of neighborhoods.

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

I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Valerie Aurora  
300 Berry St  
San Francisco, CA 94158

cc:

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Code Tenderloin, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, The Hall has showed continued assistance in bettering the Central Mid-Market and Tenderloin communities. They supports these communities in ways that actually impact lives, rather than just providing momentary relief.

Tidewater Capital has a close partnership with Code Tenderloin since its inception. They have provided Code Tenderloin participants with employment.

We are in discussion to increased support for our organization and our program participants over time. They continue to build upon their engagement and are always looking to improve and increase the benefit to our organization and our program participants. Code Tenderloin is extremely grateful for Tidewater ongoing support for us and other organizations in our community. We look forward to continuing and growing our partnership .

Thank you for you time and consideration,

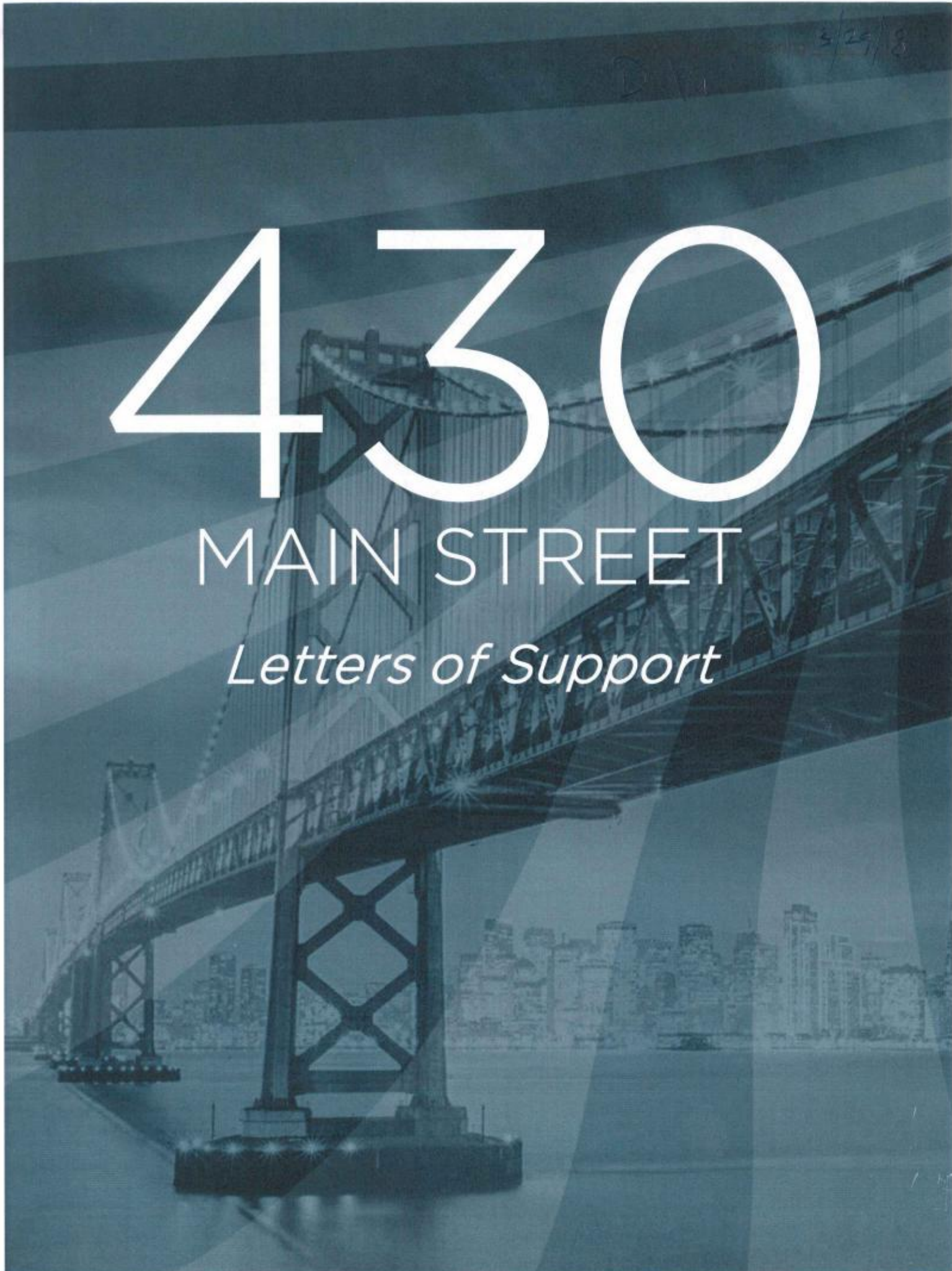
Victoria Westbrook  
Director of Programs and Operations  
Code Tenderloin  
(510) 717-1733

3/26/8  
D.V.

# 430

MAIN STREET

*Letters of Support*





# 430 MAIN STREET COMMUNITY SUPPORT

## LETTERS AT SUBMISSION

INDIVIDUAL / ORG	AFFILIATION
Andrew Scott	375 Beale St Office Tenant
Belinda Huang	San Francisco Resident
Benji Tosi	Ferry Bocce League
Brett Cline	San Francisco Resident
Brian Lucas	333 1 <sup>st</sup> St Resident
Code Tenderloin	SOMA & TL Non-Profit
Colton Commercial	Office Bldg MGMT in SOMA
Dixon Johns	403 Main St Resident
Eileen Tillman	SOMA Resident (48 Years)
Evans Grenier	403 Main St Resident
Francisco M-H	San Francisco Resident
Grant Guess	San Francisco Resident
Hien Mahn Tran	Union Signatory GC
Hunter O-S	SOMA Resident
John Lisovsky	SFUSD
Justin Su	SOMA Resident
Kalah Espinosa	300 Beale St. Resident
Katy Liddell	SBRMBNA Pres., 403 Main St Res.
Kristen Hall	2 Bryant St Office Tenant
Laura Fingal-Surma	San Francisco Resident
Laura Lucas	333 1 <sup>st</sup> St Resident
Martin Bourqui	San Francisco Resident
Matthew Castillon	San Francisco Resident
Matthew Wilde	San Francisco Resident
New SOMA	SOMA Housing Advocacy Group
Nick Deaver	403 Main St Resident
Northmarq	50 California St Office Tenant
Santino DeRose	SOMA Property Owner
SBMBBA	Rincon Hill Business Association
SFHAC	San Francisco Housing Advocate
Theo Gordon	San Francisco Resident
Thomas Kolbeck	Director, East Cut CBD
Tom Wight	BayCrest Resident
Vladim Graboys	San Francisco Resident
<b>TOTAL</b>	<b>34</b>

## NEW LETTERS

INDIVIDUAL / ORG	AFFILIATION
Adam Swig	400 Spear Street Resident
Adam Tartakovsky	Rincon Hill Property Owner
Bernadette Machado	City Dogs (177 Brannan) Owner
Brian Biehl	45 Fremont St. Office Tenant
Bruce Agid	TJPA CAC Chair, MB Res.
Cameron Moberg	San Francisco Based Artist
Carpenters Union	Labor Union
Charles Duong	San Francisco Resident
Charles Whitfield	SOMA Resident
David Gold	300 Beale St. Resident
East Cut CBD	Central Business District
Eve Meyers	San Francisco Resident
George Zisiadis	San Francisco Based Artist
Greg Narvick	Union Signatory GC
Illuminate	The Bay Bridge Lights
Joe Kenan	San Francisco Resident
Joe Olla	Union Signatory GC
Justin Read	San Francisco Resident
Katina Johnson	88 Guy Place Resident
Kimberly Mass	The Commonwealth Club
Maggie King	403 Main St Resident
Mahesh Khatwani	501 Beale St Resident
Max Ghenis	301 Main Street Resident
Nancy Ellen	400 Beale Street Resident
Paul Littler	San Francisco Resident
Paula Pritchard	Union Signatory GC
Ryan Beaton	45 Fremont St Office Tenant
Sasha Perigo	SOMA Resident
Sonia Santiago	Office Bldg MGMT in SOMA
Susie Smith	45 Fremont St Office Tenant
TL Walking Tours	San Francisco Non-Profit
Tom O'Connor	SF Fire Fighters Union Pres.
Valerie Aurora	300 Berry St Resident
Victoria Westbrook	SOMA & TL Non-Profit
<b>TOTAL</b>	<b>34</b>

**TOTAL LETTERS: 68**





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

March 14, 2018

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

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

Dear Commissioner Hillis,

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

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

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

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

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

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

Sincerely,

Andrew Scott  
Principal, Degenkolb Engineers

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

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print): **BELINDA HUANG**

Affiliation: **YIMBY**

cc:

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

February 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

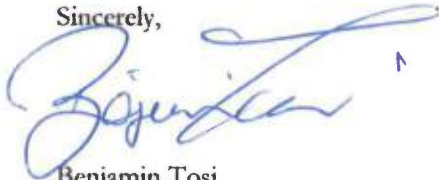
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin Tosi", with a small blue mark above the end of the signature.

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

cc:

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



March 6, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

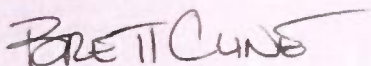
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



Brett Cline  
S.F. Resident/Arts Advocate

cc:

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



August 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



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

cc:

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



# code tenderloin

August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

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

cc:

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

August 25, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

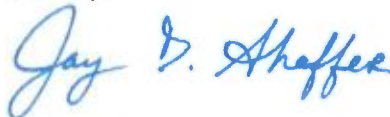
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



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

cc:

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

July 5, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Dixon Johns

Resident of Portside, 403 Main Street

cc:

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



March 5, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Eileen Tillman  
SOMA Resident (48 years)

cc:

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

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Evans Grenier  
Neighbor

cc:

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

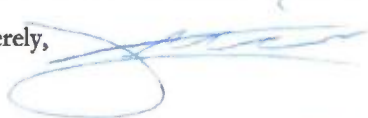
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,



Name (Print): Francisco Meli-Huber

Affiliation:

cc:

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

August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

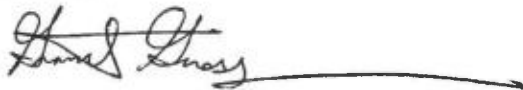
I am writing in support of the proposed development project at 430 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community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

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

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "David L. Green", followed by a long horizontal line extending to the right.





August 22, 2017

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

RE: Support Project Approval: 430 Main Street

Dear Commissioner Fong,

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

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

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

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

Sincerely,



Hien Mahn Tran  
President & CEO  
HT@Anvilbuilders.com

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

March 13, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

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

cc:

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Name (Print):

Affiliation:

cc:

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

7/21/2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Justin Su  
Resident of 673 Brannan St, San Francisco

cc:

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



August 11, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


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

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

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

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

Sincerely,



Kalah Espinoza  
The Embarcadero Lofts

cc:

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

November 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

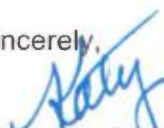
I have lived at 403 Main for almost twenty years and my unit looks out over the proposed project. It is not a nice view! The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Those of us here in the immediate neighborhood want this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

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

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

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

Sincerely,



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

cc:

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

12/12/17

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Kristen Hall

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

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

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



March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print): LAURA FINGAL-SURMA

Affiliation: PROGRESS NOE VALLEY

cc:

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



August 29, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


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

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

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

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

Sincerely,

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

cc:

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Name (Print):

Martin Bourqui

Affiliation:

Taxpayer!

cc:

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

Pls build the housing!!

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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


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

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

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

Sincerely,

Name (Print):

  
Matthew Castillon

Affiliation:

~~XXXXXX~~ SF YIMBY

cc:

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print): Matthew Wilde

Affiliation: SF Resident

cc:

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



March 9, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

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

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

July 5, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Nick Deaver  
Former Resident of 403 Main Street

cc:

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



September 1, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Rich:

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

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

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

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

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

Best Regards,

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

Dennis Williams  
Northmarq Capital

cc:

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

August 21, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


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

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

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

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

Sincerely,



Santino DeRose  
San Francisco Property Owner, Employer, & Resident

cc:

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



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

July 18, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Patrick Valentino, Co President  
South Beach Mission Bay Business Association

cc:

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



# PROJECT REVIEW REPORT CARD

**Project Address:** 430 Main Street

**Project Sponsor:** Tidewater Capital

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

## Grading Scale

1= Fails to meet project review guideline criteria

2= Meets some project review guideline criteria

3= Meets basic project review guideline criteria

4 = Exceeds basic project review guideline criteria

5 = Goes far beyond what is required

## Criteria for SFHAC Endorsement

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

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

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

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



March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

A handwritten signature in dark ink that reads "Theo Gordon". The signature is written in a cursive, slightly stylized font. The first letter "T" is large and prominent, with a long horizontal stroke extending to the left. The name "Gordon" follows in a similar cursive style.

Name (Print):

Affiliation:

cc:

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



March 12, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

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

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

July 7, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Tom Wight  
Resident at Baycrest Towers (201 Harrison Street)

cc:

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

March 7, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print): Vadim Graboy

Affiliation:

cc:

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

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

I believe the residential development at 430 Main Street will be a welcome addition to this neighborhood of San Francisco. It will increase the housing stock and provide construction jobs. It will help eliminate the homeless population on Main Street and the rampant drug use and littering, and car window break ins. I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Adam Swig". The signature is fluid and cursive, with a large loop at the end.

Adam Swig  
East Cut/Rincon Hill Resident of 10 years

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Adam Tartakovsky  
Crescent Heights



cc:

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

March 23, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Name (Print):

Bernadette Machado

Affiliation: City Dogs (177 Brannan)

cc:

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



March 27, 2018

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

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

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have shown exceptional care for the neighborhood, getting to know the local community and its needs.

The existing building does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works in the area, I welcome new development that would increase the vibrancy and safety of this neighborhood.

Tidewater has approached development of this site with watchfulness, meeting residents on multiple occasions to address questions, and hosting regular community meetings. They have responded to concerns transparently and thoroughly, and have demonstrated a genuine interest in this neighborhood's success.

I believe the residential development at 430 Main Street will be a welcome addition to San Francisco. It will add to our housing stock and provide jobs. I support the 430 Main Street project and encourage the Planning Commission to approve the project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Biehl', written over a light blue circular stamp.

Brian Biehl, PE  
Project Manager  
KPFF Consulting Engineers

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

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. Craig Young of Tidewater Capital reached out to me as a Board Member of the South Beach/Rincon/Mission Bay Neighborhood Association. With that said, my letter of support is being written strictly as someone involved in the community and a long-time resident in Mission Bay.

The basis of my support is outlined below:

1. This development replaces an underutilized parcel of land; currently a small self-storage facility. It will provide many housing units to San Francisco's overall supply; 144 units, 19 of them Below Market Rate (BMR), right in the heart of the city. In addition, with its location, accessible for residents to many robust public transportation options and walkable to many jobs in the Transbay, SOMA and Financial Districts.
2. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. This development will add to the vibrancy and foot traffic in the area. Not only does this help build community it also contributes to the safety of the neighborhood.
3. The developer has taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. Meeting residents on multiple occasions to address questions and hosting regular community meetings, they demonstrate they are truly partners with the community.

In summary, I'm in support of the 430 Main Street project and ask the Planning Commission to approve the project.

Sincerely,

Bruce Agid  
Mission Bay Resident

cc:  
Jane Kim, Supervisor District 6  
Jonas Ionin, Planning Commission Secretary  
To be distributed to all Planning Commissioners



July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

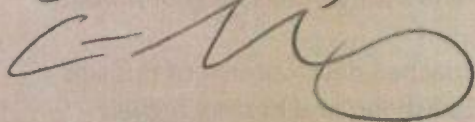
The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both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

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

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

Sincerely,

Cameron Moberg

A handwritten signature in dark ink, appearing to read 'Cameron Moberg', with a large, stylized loop at the end.



# United Brotherhood of Carpenters and Joiners of America

## LOCAL UNION NO. 22

March 26, 2018

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

RE: Supporting Approval of Project 430 Main Street

Dear Commissioner Hillis,

The members of Carpenters Local 22 in San Francisco strongly support the proposed development at 430 Main Street, which will create over one hundred union construction jobs for our community members. These jobs will pay union wages with retirement and health benefits as well as provide a gateway for new apprentices, including women and minorities from our local community to begin a career in Construction.

The developers working with a union general contractor have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

The existing building is a small self-storage facility, which does not contribute to the vibrancy or foot traffic in the area. Although this neighborhood is rapidly changing and growing, the current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. The 3,468 members of Local 22 welcome this new development that will increase the vibrancy and safety of this neighborhood.

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

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

Let's work collectively to bring more housing units to the City and County of San Francisco.

Regards,



Todd Williams  
Senior Field Representative

cc: Jonas Ionin, Planning Commission Secretary, [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
Myrna Melgar, Commission Vice President, [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)  
Rodney Fong, Commissioner, [planning@rodneyfong.com](mailto:planning@rodneyfong.com)  
Milicent A. Johnson, Commissioner, [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)  
Joel Koppel, Commissioner, [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)  
Kathrin Moore, Commissioner, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Dennis Richards, Commissioner, [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)

TW/ir  
opeiu-29-afl-cio



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



[Charles Duong]  
[Code Tenderloin]

cc:

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





Matt Klimerman &lt;mklimerman@tidewatercap.com&gt;

---

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

1 message

**Charles Whitfield** <whitfield.cw@gmail.com>

Thu, Mar 22, 2018 at 12:43 PM

To: Rich Hillis &lt;richhillissf@gmail.com&gt;

Cc: myrna.melgar@sfgov.org, planning@rodneymfong.com, milicent.johnson@sfgov.org, joel.koppel@sfgov.org, kathrin.moore@sfgov.org, dennis.richards@sfgov.org

Bcc: mklimerman@tidewatercap.com

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Charles Whitfield  
D6 Renter & New SOMA Coalition member

300 Beale  
San Francisco, California 94105

March 27, 2018

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

Re: 430 Main Street

Dear Commissioner Hillis:

My local Starbucks closes on the weekend. That's why I support the planned rental apartment development at 430 Main Street.

I moved to San Francisco six months ago, and made the largest single investment of my life by buying a condominium one block north of the subject site. I invested in this specific area because the City's master plan is working beautifully, spurring a great concentration of office and residential construction. With some luck, the Transbay Terminal will someday have retail amenities. At the moment, though, our "neighborhood" really isn't (a neighborhood). There is not enough residential density to support retail, restaurants, bars, and grocers – all badly needed. Unfortunately, many of the condominiums build in the area are not occupied, since they are pied a terre or were sold as investments. So rental residential is a great land use for the area.

The existing self-storage facility detracts from the vibrancy and foot traffic in the area and is an inefficient use of land. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) adds much-needed units to San Francisco's overall housing supply and brings a handsome new structure to a challenged site, underneath the Bay Bridge. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

Please support the project. It would be nice if you mandated an on-site, 24-hour Starbucks.

Sincerely,



David Gold

cc:

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



# THE EAST CUT

March 26, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: 430 Main Street Development

Dear Planning Commissioners:

The East Cut Community Benefit District (The East Cut CBD) has been informed of a proposed development at 430 Main Street by developer Tidewater Capital. While not located within our district's boundaries, the parcel in question is adjacent to and therefore of interest to The East Cut CBD.

The aspects of this development that directly support the mission of The East Cut CBD and serve to enhance neighborhood cleaning, safety and economic development efforts include their plans to implement:

- Streetscape improvements along Main and Beale Streets, including additional trees and public seating
- 24-hour building operation including security, front desk concierge and facilities staff
- Pedestrian-scale sidewalk lighting
- High-definition perimeter security cameras

We have been impressed by Tidewater's community outreach, and the developer has agreed to continue to be responsive to the community during the construction phase. We expect this will be the case. We also look forward to collaborating with the developer to ensure construction barricades are maintained and nighttime lighting is in place to enhance the public rights of way and promote pedestrian safety.

Finally, Tidewater has also pledged to partner with The East Cut CBD and the adjoining property to improve the block overall, an area that has been a source of challenges for The East Cut District's stakeholders.

Sincerely,

Andrew Robinson  
Executive Director

160 Spear Street  
Suite 230  
San Francisco  
CA 94105

415 536 5800  
info@theeastcut.org  
theeastcut.org

March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Eve Myers  
San Francisco Resident

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



July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



George Zisiadis  
Artist, Lightrail Project  
7 year resident of San Francisco

cc:

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



1000 Brannan Street, Ste 102  
San Francisco, CA 94103  
Office: 415.863.1820  
Fax: 415.863.1150

March 21, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg Narvick", written over a blue horizontal line.

Greg Narvick  
Nibbi Bros Associates, Inc.

cc:

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



March 22, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing to enthusiastically express my support of Tidewater's proposed development project at 430 Main Street.

Specifically, I want to share our experience with Tidewater as they integrated into the neighborhood at their 1028 Market Street project. Not only did they welcome the community by opening the doors to The Hall, but Tidewater made the second floor of the space available - for free - to our non-profit Illuminate. Craig Young and his team allowed us to create a cutting-edge demonstration space for our follow up to The Bay Lights. Having a space on Market Street for a Market Street-based project was a boon to our efforts - and was critical to our success. Thousands of guests, including Mayor Lee and his entire team, filled the space regularly due entirely to Tidewater's generosity and commitment to community.

Because we spent so much time there, we were witness to countless acts of community in the space below. Tidewater created a true neighborhood facility.

I'm writing because I have no doubt they will do the same at 430 Main.

I'd be delighted to discuss Tidewater's authenticity and very real commitment to us - and the community around us, if you'd like.

Best,

  
David Hatfield  
Chief of Opportunities  
Illuminate  
(415) 200-6578

cc:

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

July 6, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Joseph Kenan, MD  
Code Tenderloin  
Tenderloin Resident

cc:

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





1000 Brannan Street, Ste 102  
San Francisco, CA 94103  
Office 415.863 1820  
Fax: 415 863 1150

March 20, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,


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

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

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

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

Sincerely,



Joseph M. Olla  
Nibbi Brothers General Contractors

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

December 14, 2017

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Justin Read

cc:

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

March 27, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
RE: 430 Main Street Development

Dear Planning Commissioners:

Since the concerns around air quality and resident objections have been addressed, I support the development of 430 Main.

I believe that housing will be a better use of this location and will provide more value than the existing storage facility.

I have been a Rincon Hill resident for almost nine years. Although it is a wonderful place to live, it is still a neighborhood in transition. We need more housing, retail, and streetscape improvements to transform the area into a thriving neighborhood.

Because this area is at the edge of The East Cut Community Benefit District it has been challenging to maintain. It is my understanding that Tidewater has committed to partnering with The East Cut CBD and the adjoining property to improve the block. If this property is left as is, the issues around homeless encampments, cleanliness, and safety will continue to have an undue burden on those of us who live here.

Please support the expansion of the East Cut area and approve this development.

Regards,

A handwritten signature in dark ink, appearing to read 'Katina Johnson', with a long, sweeping horizontal line extending to the right.

Katina Johnson,  
Owner, 88 Guy Place #404

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The Commonwealth Club is a new resident of the Rincon Hill/ Embarcadero neighborhood and is supportive of a project that would bring new residents, vitality and positive economic impact to the area. Since our grand opening in September 2017, we have seen dozens if not hundreds of residents from nearby residential buildings join our membership and attend our public programming. These residents dine at the local restaurants and shop at surrounding markets. Undoubtedly, residents of the proposed development would similarly engage with the Commonwealth Club. The benefits to the community would be multidimensional. Not only would their attendance and financial support help us as a nonprofit organization, but these patrons would be enriched by the civic programming we provide. They would be better informed citizenry and active participants in the community.

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

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

Sincerely,

Kimberly Maas  
Vice President of Development  
The Commonwealth Club

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



March 27, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

Margaret King  
Resident of Portside, 403 Main St



cc:

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

March 25, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Mahesh Khatwani  
Resident  
501, Beale Street,  
Unit 19G,  
San Francisco

cc:

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

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street, a block from my home at 301 Main Street. The developers have taken an active interest in working with the community to ensure the neighborhood's long-term viability and success. They have shown exceptional care for the neighborhood, getting to know the local community and its needs. San Francisco needs more community-minded developers like Tidewater Capital.

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

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

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

Sincerely,

Max Ghenis  
Member, YIMBY Action

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

March 13, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,

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

Name (Print):

Affiliation:

cc:

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As a resident, I welcome a new development that would increase the vibrancy and safety of our neighborhood.

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

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

Sincerely,

The image shows a handwritten signature in black ink. It consists of a stylized, cursive 'P' followed by a series of loops and a long horizontal stroke extending to the right.

Paul Littler

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

PLANT



March 28, 2018

VIA: email

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

Re: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis:

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

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

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

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

Sincerely,

Paula Pritchard  
Construction Manager



March 27, 2018

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

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

Dear Commissioner Hillis,

I am writing in support of the proposed development project at 430 Main Street. The developers have worked with the community to ensure the project's long-term viability and success. They have shown genuine interest in the neighborhood, getting to know the local community and its needs.

Currently a small self-storage facility, the existing building does not contribute to this rapidly changing and growing neighborhood. This inefficient use of space hinders positive change and activity around the site. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) is a better use of the space, and would add much needed units to San Francisco's overall housing supply. As someone who works a few short blocks away, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Beaton', written over a light blue circular stamp.

Ryan Beaton, PE  
Project Manager  
KPFF Consulting Engineers

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

On Tue, Mar 27, 2018 at 9:32 PM, Sasha Perigo <[sasha.perigo@gmail.com](mailto:sasha.perigo@gmail.com)> wrote:

Dear San Francisco Planning Commission,

My name is Sasha, and I currently live in Potrero Hill in San Francisco. I'm writing to urge you to please **support** the [430 Main Street](#) project.

I am excited about the [430 Main Street](#) project in light of the Central SoMa Plan, which is set to bring nearly 50,000 new jobs to our city but only 7,000 homes. The majority of these jobs are expected to be filled by people not already living in the Bay Area, and this project could provide some of the necessary housing for these new employees.

I am also excited about the [430 Main Street](#) project, because I have personally felt the effects of our current housing shortage. I grew up across the bridge in Marin County where I graduated from public high school in 2013. After college, I was so excited to move into the city across the bridge that I had loved so much growing up. There are so many more job opportunities for young people here than in my hometown, and I figured that by staying in the Bay Area I could remain close to my friends and family. Unfortunately, I have not found the latter point to be true. Due to the dire housing shortage both in San Francisco and across the Bay Area, the majority of my friends cannot afford to live in or near San Francisco. I've found that the majority of my friends that I graduated with in the Bay Area have moved away from the Bay, or they still live with their parents despite being in their twenties.

There is so much room for infill housing in San Francisco, and projects like [430 Main Street](#) encourage me that San Francisco can pay down our housing deficit. I urge you to please take action to support [430 Main Street](#) and ensure building can start as soon as possible, as we desperately need more housing **today**.

Respectfully,  
Sasha Perigo



March 28, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

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

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

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

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

Sincerely,



Sonia C. Santiago  
Colton Commercial & Partners

cc:

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



March 27, 2018

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

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

Dear Commissioner Hillis,

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

The existing building, a self-storage facility, does not contribute to the rapidly changing and growing area. The current inefficient use of space hinders further positive change and activity along the southern half of both Main and Beale Streets, which border the property. Tidewater's proposed development of a 144-unit residential building (with onsite BMR) would add much needed units to San Francisco's overall housing supply. As someone who works in the area and travels via the Transbay Terminal 5 days a week, I welcome a new development that would increase the vibrancy and safety of this neighborhood.

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Susie Smith'.

Susie Smith  
Marketing Director | Associate  
KPFF Consulting Engineers

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

# Tenderloin Walking Tours

March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Tenderloin Walking tours, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, formerly known as The Hall has showed continued support of Tenderloin Walking tours since the inception of Tenderloin Walking tours. Tidewater Capital has donated office space for 3 years. Tidewater ongoing support for us and other organizations like ours is very impactful in our community. We look forward to continuing and growing our partnership. I wholeheartedly support project 430 Main Street

Thank you for your time and consideration,



Del Seymour

[Tenderloin Walking Tours](#) Founder  
[Local Homeless Coordinating Board](#) Member  
St. Francis TL HIP Board Member  
Code Tenderloin Director  
Swords To Plowshares Director  
Better Market Street Project Committee Person  
(415) 574-1641

THOMAS P. O'CONNOR JR.  
PRESIDENT

DANIEL A. GRACIA  
VICE PRESIDENT

FLOYD K. ROLLINS II  
SECRETARY

SHON M. BUFORD  
TREASURER



**DIRECTORS**

STEPHEN V. GIACALONE

THOMAS A. FOGLE

ADAM H. WOOD

ADRIENNE R. SIMS

DANIEL V. CASEY

**SAN FRANCISCO FIRE FIGHTERS**

**- Local 798 -**

1139 MISSION STREET, SAN FRANCISCO, CA 94103-1514

TELEPHONE (415) 621-7103 • FAX (415) 621-1578

WWW.SFFDLOCAL798.ORG

March 14, 2018

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

RE: Supporting Approval of Project - 430 Main Street

Dear Commissioners,

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

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

The San Francisco Fire Fighters Union represents members who work in the nearby fire houses and the fire boat house. This project would add to the neighborhood and potentially increase housing supply which will give our members the chance to live within walking distance to work.

As a Firefighter, air quality and its impacts on health are at the forefront of my concerns. I have also seen the extensive air quality studies and see no public safety issues with the buildings impact on its neighbors.

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

Sincerely,

Tom O'Connor  
President of the San Francisco Fire Fighters Union 798

cc:

Jonas Ionin, Planning Commission Secretary

To be distributed to all Planning Commissioners



16 March 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

As a resident of SOMA, I strongly support the proposed project at 430 Main Street. Simply put, I personally want more housing in SOMA. Given that the project would replace a self-storage facility and will include a large number of below market rate units, I see no downside to this project. In particular, I want more street-level businesses and foot traffic in SOMA, and this project would be a welcome support for local business.

Reviewing the plans shows the developers are interested in supporting the neighborhood character and adding value for residents. I am especially happy for the addition of 111 bicycle parking spaces! Even though I personally don't ride a bicycle, bicycle friendly neighborhoods greatly increase the livability and friendliness of neighborhoods.

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

I support the 430 Main Street project and urge the Planning Commission to approve the project.

Sincerely,



Valerie Aurora  
300 Berry St  
San Francisco, CA 94158

cc:

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



March 26, 2018

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

RE: Supporting Approval of Project: 430 Main Street

Dear Commissioner Hillis,

On behalf of Code Tenderloin, I am writing this letter in support for the project 430 Main Street. Tidewater Capital, The Hall has showed continued assistance in bettering the Central Mid-Market and Tenderloin communities. They supports these communities in ways that actually impact lives, rather than just providing momentary relief.

Tidewater Capital has a close partnership with Code Tenderloin since its inception. They have provided Code Tenderloin participants with employment.

We are in discussion to increased support for our organization and our program participants over time. They continue to build upon their engagement and are always looking to improve and increase the benefit to our organization and our program participants. Code Tenderloin is extremely grateful for Tidewater ongoing support for us and other organizations in our community. We look forward to continuing and growing our partnership .

Thank you for you time and consideration,

Victoria Westbrook  
Director of Programs and Operations  
Code Tenderloin  
(510) 717-1733



# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing

3/29/18

J. Horn

Subject to: (Select only if applicable)

☐ Affordable Housing (Sec. 415)

☐ Jobs Housing Linkage Program (Sec. 413)

☐ Downtown Park Fee (Sec. 412)

☐ First Source Hiring (Admin. Code)

☒ Child Care Requirement (Sec. 414)

☐ Other

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: MARCH 29, 2018

Date: March 29, 2018  
Case No.: 2017-005992CUA  
Project Address: 48 Saturn Street  
Permit Application: 2017.05.03.5635  
Zoning: RH-2 (Residential House, Two-Family) District  
40-X Height and Bulk District  
Block/Lot: 2627/005  
Project Sponsor: Jody Knight  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
Staff Contact: Jeff Horn – (415) 575-6925  
[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)  
Recommendation: Approval with Conditions

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.77(D)(1), 249.77(D)(4) AND 303(C) TO CONSTRUCT A NEW TWO-FAMILY DWELLING AT 48 SATURN STREET THAT HAS A GROSS FLOOR AREA EXCEEDING 3,000 SQUARE-FEET AND LESS THAN 45% REAR YARD DEPTH, WITHIN AN RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On September 28, 2017, Jody Knight of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District.

On December 21, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-

005992CUA. The Commission moved an intent to disapprove the project on the basis that the project did not maximize the density allowed by the property's Residential House, Two-Family (RH-2) Zoning District. After hearing and closing public comment, the Commission indicated its intent to disapprove the project and continued the item to March 8, 2018, to allow Planning staff an opportunity to prepare a draft motion of disapproval. The Commission also provided a directive to the Sponsor that the project could return to the Commission as a two-unit proposal. The project was subsequently continued to the March 22, 2018 and then March 29, 2018 to allow the Project Sponsor additional time to work with the community on design concerns.

The project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption under CEQA.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-005992CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The subject property is located on the north side of Saturn Street, at the intersection with Lower Terrace, within the Corona Heights neighborhood. The subject property is 25 feet of wide but has 28.8 feet of frontage due to the angle of the front property line caused by the Saturn Street right-of-way. The site is a steeply upward sloping lot with an average depth of 56.6 feet; 50.08 feet at the shortest, and 63.12 feet at the deepest. The site is undeveloped and overgrown with vegetation except for an approximately 3- to 4-foot-tall wood retaining wall at the front property line, and a few other retaining walls and wood and concrete stairs near the rear of the property. The lot totals 1,415 square feet in size and is located in a RH-2 (Residential House, Two-Family) Zoning District and a 40-X Height and Bulk District.. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a mixture of vacant lots and three- and four-story buildings on the upward sloping lots and two- and three-story buildings on the downward sloping lots, containing mostly one- or two-residential dwelling units. Saturn Street slopes up slightly to the east, but very steep slopes characterize the neighborhood as a whole; all of the lots along the north side of States Street are steeply upsloping in excess of 20 percent. The adjacent parcel to the east, 117 Lower Terrace, is a two-story single-family residence located on the north side of the parcel at the street front, the



portion of the lot adjacent to the subject property is the property's rear yard. The adjacent property to the west, 52 and 52 Saturn Street, is a four-story tall two-family home. The adjacent property to the north contains a small one-story single-family resident that fronts on Lower Terrace.

4. **Project Description.** The Project is to construct a new four-story, 3,576 gross square foot two-family dwelling on a vacant lot. The Project proposes 2,467 square-feet of living space on three levels over a 776 square foot basement garage with two vehicle parking spaces and two Class 1 bicycle parking spaces. The living space includes the 747 square foot, two-bedroom Unit 1 located on the 2<sup>nd</sup> floor and the 1,720 square foot, three-bedroom Unit 2 located on the 3<sup>rd</sup> and 4<sup>th</sup> floors. Each unit has private open space and an independent entryway with direct access to the street.
5. **Public Comment/Community Outreach.** The Department has over 20 letters and emails in opposition of the previous iterations of the sponsor's proposed project (including the Corbett Height Neighbors), all letters shared a concern with the project not maximizing density of allowed by the RH-2 zoning and subsequently with the five -story tall building. The Corbett Heights Neighbors submitted a letter in support of the four-story, two-unit building.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed project is located in a 40-X Height and Bulk District, with a 40-foot height limit.

*Because the elevation at the rear property line is higher more the 20 feet in height than the elevation at the front property line, the project is allowed a 40 foot height limit per Section 261(C). The proposed building will be below the 40 foot height maximum from and measure 39 feet to the finished roof at the building's front wall. The building increases in height with the increase of natural grade towards the rear of the property.*

- B. **Front Setback.** Planning Code Section 132 requires, in RH-2 Districts, a front setback that complies to legislated setbacks (if any) or a front back based on the average of adjacent properties (in no case shall the required setback be greater than 15 feet).

*The Project will provide the minimum front setback required based on the average of adjacent properties along Saturn Street.*

- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard depth equal to 45% of the total depth of the lot on which the building is situated, except that rear yard requirements can be reduced to a line on the lot, parallel to the rear lot line, which is the average between the depths of the rear building walls of both adjacent properties.

*The project is permitted to extend beyond the 45% rear yard line through the rear yard reduction allowed by Planning Code Section, 134(c). The Code allows the rear yard line to be reduced to a depth*

*equal to the average of the two adjacent neighbors. In this case, the project only has one neighbor, 52/54 Saturn Street, therefore the subject property's required rear setback line is equal to the adjacent building's rear wall.*

- D. **Side Yard.** Planning Code Section 133 does not require side yard setbacks in in RH-2 Districts.

*No side setbacks are required. The proposed building will be built to both side lot lines.*

- E. **Front Setback Landscaping and Permeability.** Planning Code Section 132 requires that the required front setback be at least 20% unpaved and devoted to plant material and at least 50% permeable to increase storm water infiltration.

*The Project complies with Section 132 and provides the required landscaping permeable area.*

- F. **Street Frontage.** Off-street parking and freight loading shall meet the standards set forth in Planning Code Section 144 with respect to entrance dimensions and features.

*The Project complies as the off-street parking entrance will not exceed 10 feet and the minimum  $\frac{1}{3}$  width visual relief at the ground story street frontage will be provided.*

- G. **Usable Open Space.** Planning Code Section 135 requires at least 125 sq.ft. usable open space if private, 333 sq. ft. for two units if common and 400 sq. ft. if a shared inner court.

*The Project proposes an approximately 385 square foot usable rear yard and a 396 square foot roof deck.*

- H. **Off-Street Parking.** Planning Code Section 151 requires one off-street parking space per dwelling unit, and the maximum parking permitted as accessory may not exceed three spaces, where one is required by Code.

*The Project proposes two parking spaces. There is presently no off-street parking on site.*

- I. **Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 Bicycle Parking space per dwelling unit, when there is an addition of a dwelling unit.

*The Project proposes two Class 1 Bicycle Parking spaces within the proposed garage, therefore the requirement is met.*

- J. **Density (Section 209.1).** Planning Code Section 209.1 permits up to two dwelling units per lot in an RH-2 District.

*The Project proposes two units; therefore, the permitted density is not exceeded.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

*The Project will utilize a vacant lot to create a much-needed dwelling unit. The size, design, and two-family residential use, are compatible with the neighborhood, including the proposed rear yard.*

- B. The use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The subject property, similar to many lots within the surrounding neighborhood, is characterized by a steep slope, with a rear property line that is at least 25 feet higher than the front property line. The proposed building's depth and height have been sensitively designed with regard to site-specific constraints and will create a quality, family-sized home while retaining the existing structure fronting Saturn Street. Although the Project will have a rear yard less than 45% of the total lot depth, and that the structure exceeds 3,000 gross square feet in size, its coverage and scale are consistent with other properties in the surrounding neighborhood.*

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project provides two car parking spaces and two-bike parking space, which is adequate to meet the needs of a two-family home. This small Project will not have significant impacts on area traffic.*

*The subject property is also in close proximity to several transit lines, located only approximately a 10-minute walk away from the Castro Street MUNI Station, and within a ½ mile of the 24, 33, 35, and 37 MUNI bus lines.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project will comply with all applicable regulations relating to construction noise and dust. It will not produce, nor include, any permanent uses that generate substantial levels of noxious or offensive emissions, such as noise, dust, glare, or odor.*



- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposal does not include loading or services areas, nor will it include atypical lighting or signage. The Project proposes landscaping at the base of the entry stair and in the rear yard to contribute to an enjoyable rear yard and open space area. The proposed roof deck above the third floor will be set back from the front and side lot lines to minimally impact the neighboring properties and their own enjoyment of their space.*

- C. That the use or feature as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.*

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purpose of the RH-2 District. The building structure is compatible to the height and size of development expected in this District, and within the permitted density.*

- 8. **Corona Heights Large Residence Special Use District (Planning Code Section 249.77).** The project is located within the boundaries of the Corona Heights Large Residence Special Use District (SUD). The SUD was adopted to protect and enhance existing neighborhood character, encourage new infill housing at compatible densities and scale, and provide for thorough assessment of proposed large-scale residences that could adversely impact the area and affordable housing opportunities, to meet these goals, the SUD requires Conditional Use Authorization for five (5) types of development.

The proposed Project exceeds two of these development standards; thereby requiring Conditional Use Authorization pursuant to Planning Code Section 249.77(d)(1), for residential development of vacant property that will result in total gross floor area exceeding 3,000 square-feet and pursuant to Planning Code Section 249.77(d)(4) for residential development that results in less than 45% rear yard depth.

In acting on any application for Conditional Use authorization within the SUD, the Commission shall consider the Conditional Use authorization requirements set forth in subsection 303(c) and, in addition, shall consider whether facts are presented to establish, based on the record before the Commission, one or more of the following:

- A. The proposed project promotes housing affordability by increasing housing supply.

*The Project would transform a vacant lot into a two-family home that provides two units, while family-sized (three bedrooms and two bedrooms), are not large or unaffordable by design. The structure*



*is 576 square feet larger than the size threshold permitted without conditional approval in the Special Use District. Therefore, the Project promotes housing affordability.*

- B. The proposed project maintains affordability of any existing housing unit; or

*The Site is currently vacant. Therefore, there is no affordability of an existing unit to maintain.*

- C. The proposed project is compatible with existing development.

*Because of the unique nature of the lot, permitting a 15-foot rear yard does not adversely impact the neighboring buildings. To the west are a series of four-story buildings, with the closest building to the west containing a blind wall to the project site's property line. The properties to the North and East of the Site are set above and behind the proposed building and will not be adversely impacted by a reduced rear yard. The Project is compatible with both adjacent buildings and the block of Saturn on which the Property is located, as well as with surrounding streets. An application was submitted to that end, and findings were made in accordance with the requirements of Section 303.*

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

## HOUSING ELEMENT

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.8:

Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.

*The Project proposes to contribute a much needed home to the City's housing stock.*

#### OBJECTIVE 4:

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

#### Policy 4.1:

Develop new housing, and encourage the remodeling of existing housing, for families with children.

*The Project advances this policy by creating a two quality family-sized home that could accommodate families.*

#### OBJECTIVE 11:

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

**Policy 11.1:**

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

**Policy 11.2:**

Ensure implementation of accepted design standards in project approvals.

**Policy 11.3:**

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

**Policy 11.6:**

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

*The Project supports these policies in that the proposed construction is sensitively designed within existing site constraints and conforms to the prevailing neighborhood character. The Project is consistent with all accepted design standards, including those related to site design, building scale and form, architectural features and building details. The resulting height and depth is compatible with the existing building scale on the adjacent properties. The building's form, façade materials, proportions, and third floor addition are also compatible with the surrounding buildings and consistent with the character of the neighborhood.*

## **TRANSPORTATION ELEMENT**

### **Objectives and Policies**

**OBJECTIVE 1:**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

**Policy 1.3:**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

*The Project furthers this policy by creating a quality second dwelling unit in an area well-served by the City's public transit system. The Castro Street MUNI Station is less than a 10-minute walk from the project site, and several MUNI bus lines (24, 33, 35, and 37) all have stops within a quarter-mile of the site.*

## URBAN DESIGN ELEMENT

### Objectives and Policies

#### OBJECTIVE 4:

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

#### Policy 4.15:

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*The Project furthers this policy by ensuring that the proposed development is compatible with the surrounding properties and neighborhood. The height and depth of the resulting building is compatible with the neighborhood's scale in terms of bulk and lot coverage. At an average depth of 56.6 feet, the lot is shorter than the typical lot in the neighborhood.*

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

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

*This policy does not apply to the proposed project, as the project is residential and will not affect or displace any existing neighborhood-serving retail uses.*

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

*The Project is consistent with this policy, as the proposed construction is designed to be consistent with the existing neighborhood's height and size while maintaining the strong mid-block open space pattern.*

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

*The Project does not propose to remove or add any affordable housing units, nor are any required under the Planning Code. The Project does help to create a high-quality two-family house by contributing one net new family-sized unit to the City's housing stock.*

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

*The Project is located in an area well-served by the City's public transit systems, proposes two off-street parking spaces and provides two bicycle parking spaces. The Castro MUNI Rail Station and*

*several MUNI bus lines are in close proximity to the subject property, therefore the Project will not overburden streets or neighborhood parking. MUNI transit service will not be overburdened as the unit count is only increasing by one unit.*

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

*This policy does not apply to the proposed project, as the project does not include commercial office development and will not displace industrial or service sector uses.*

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

*The proposed building is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the existing building's ability to withstand an earthquake as no alterations are proposed.*

- G. That landmarks and historic buildings be preserved.

*The Project will not adversely affect any landmarks or historic buildings.*

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

*The Project will not affect any parks or open space, through development upon such lands or impeding their access to sunlight. No vistas will be blocked or otherwise affected by the proposed project.*

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



## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-005992CUA** pursuant to Planning Code Sections 249.77(d)(1), 249.77(d)(4) and 303(c) to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District, subject to the conditions subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

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

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 29, 2018

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to construct a new two-family dwelling at 48 Saturn Street that has a gross floor area exceeding 3,000 square-feet and a less than 45% rear yard depth, within the RH-2 (Residential-House, Two-Family) Zoning District, 40-X Height and Bulk District. District and a 40-X Height and Bulk District; in general conformance with plans, dated March 28, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2017-005992CUA and subject to conditions of approval reviewed and approved by the Commission on March 29, 2018 under Motion No. XXXXX. this authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 29, 2018 under Motion No. XXXXX.

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

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

**Conditions of Approval, Compliance, Monitoring, and Reporting  
PERFORMANCE**

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.



*For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, Composting, and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, [www.sf-planning.org](http://www.sf-planning.org)*

## **PARKING AND TRAFFIC**

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

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

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

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

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

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

11. **Bicycle Parking.** The Project shall provide no fewer than 2 Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

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



## OPERATION

12. **Child Care Fee - Residential.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3/29/18

A. Perry



UNIVERSITY OF CALIFORNIA  
HASTINGS COLLEGE OF THE LAW

DAVID SEWARD  
*Chief Financial Officer*

March 19, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

**RE: Proposed Project-135 Hyde Street**

Dear Planning Commissioners,

I am writing on behalf of UC Hastings College of the Law to express support to express support for the proposed project as currently designed at 135 Hyde Street. The project will bring much needed housing to the neighborhood, as well as a commercial space which will assist in the positive activation of the streetscape on this block of Hyde. The concept of a "nested" room within the units is something that I believe is needed in the neighborhood as well as having "divisible space" which can function in numerous ways is something which should be valued in San Francisco given the scarcity of space and the need to optimize flexibility.

The project sponsor, Dolmen Property Group, has previously completed a similar project in close proximity to this, at 277 Golden Gate Avenue, which immediately abuts UC Hastings. Throughout the construction period at The Lofts @ 7, the project sponsor collaborated diligently with us to ensure minimal disruption to our teaching program, even scheduling some of the more disruptive elements of their work to coincide with our summer semester, when our instructional activities are at their lowest. Their communication and response time to any of the issues we raised, which were common occurrences during any construction project, was dealt with in an extremely efficient manner by the project sponsor and their extended team. I have no doubt that the professionalism shown by Dolmen Property Group is something that they will carry with them through the development of their 135 Hyde Street Project.

Dolmen Property Group continues to operate The Lofts at 7 and other properties in the neighborhood in a professional and responsible manner, working with street activation groups to maintain their buildings and surrounding sidewalks in good condition. I am in support of the project as currently designed and would urge you to approve it as proposed.

These efforts complement the shared goal of making the Tenderloin a more livable place for all who live, work and visit our community and complement UC Hastings Long Range Campus Plan. Please feel free to contact me at [sewardd@uchastings.edu](mailto:sewardd@uchastings.edu) or (415) 565-4710. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Seward", is written over a printed name.

David Seward

3/29/18

Perry, Andrew (CPC)

**From:** Anand Singh <asingh@unitehere2.org>  
**Sent:** Monday, March 26, 2018 4:18 PM  
**To:** Secretary, Commissions (CPC)  
**Cc:** Perry, Andrew (CPC)  
**Subject:** Support letter for 135 Hyde

March 26, 2018

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Via email c/o Commission Secretary Jonas Ionin ([Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org))

Dear Commissioners:

On behalf of UNITE HERE Local 2, I write in support the proposed project at 135 Hyde Street, which is expected to come before you on March 29. Local 2's union hall stands on the adjacent block of Golden Gate Avenue.

In addition to working to raise the standards for hospitality workers citywide, our union has taken pains to improve conditions on the streets around our home in the Tenderloin. Alongside our neighbors, we have organized street activation events and community dialog to make this part of the city safer for the working people who live here.

A revived parcel at 135 Hyde, with the residential and ground-floor commercial components proposed, will be a welcome improvement to this neighborhood. We encourage you to approve it.

Sincerely,

Anand Singh  
President, UNITE HERE Local 2

CC: Andrew Perry, Planner

# SAN FRANCISCO PLANNING COMMISSION

Received at CPC Hearing 3/27/18  
*Minutes*

## Amended Draft – Meeting Minutes

Commission Chambers, Room 400  
City Hall, 1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**Thursday, March 15, 2018**

**1:00 p.m.**

### Regular Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT HILLIS AT 1:10 PM

STAFF IN ATTENDANCE: John Rahaim – Director of Planning, Diego Sanchez, Paulo Ikezoe, AnMarie Rodgers, Joshua Switzky, Claudine Asbagh, Mary Woods, Esmeralda Jardines, David Lindsay, Christine L. Silva – Acting Commission Secretary

#### SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

#### A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2014-001400ENX (E. SAMONSKY: (415) 575-9112)  
2750 19<sup>TH</sup> STREET – located at the northeast corner of Bryant and 19<sup>th</sup> Streets, Lot 004A in Assessor's Block 4023 (District 10) - Request for a Large Project Authorization, pursuant to Planning Code Section 329, for the demolition of an existing industrial building, with the exception of the brick facade, and new construction of a six-story, 68-foot tall, mixed-use building (measuring approximately 74,446 square feet) with 60 dwelling units,



SOUTHEAST COMMUNITY FACILITY COMMISSION  
CITY and COUNTY of SAN FRANCISCO



Shakirah Simley,  
Acting Executive  
Director

Steve Good  
Chairperson  
Diane Gray  
Vice-Chairperson  
Dion-Jay Brookter  
Commissioner  
Karen Chung  
Commissioner  
LaVaughn K. King  
Commissioner  
Al Norman  
Commissioner  
Eddy Zheng  
Commissioner

Mark Farrell, Acting Mayor

**MEMORANDUM**

**TO:** Honorable Supervisor Malia Cohen, San Francisco Board of Supervisors, District 10  
Harlan L. Kelly, Jr., General Manager, San Francisco Public Utilities Commission  
Todd Rufo, Director, San Francisco Office of Economic and Workforce Development  
John Rahaim, Planning Director, San Francisco Planning Department  
Francis Tsang, Deputy Chief of Staff, San Francisco Office of the Mayor

**CC:** The Honorable Southeast Community Facility Commissioners  
The Honorable SFPUC Commissioners  
Juliet Ellis, Assistant General Manager for External Affairs, San Francisco PUC  
David Gray, Acting Community Benefits Director, San Francisco PUC  
Shakirah Simley, Acting Executive Director, Southeast Community Facility  
Amy Zock, Chair, SFPUC Citizens Advisory Council

**FROM:** Steve Good, Chair, Southeast Community Facility Commission  
Diane Gray, Vice Chair, Southeast Community Facility Commission

**DATE:** February 28, 2018

**RE:** Private Developer's Campaign for Housing at 1550 Evans

---

**Summary:**

The City and County of San Francisco constructed the Southeast Community Facility at 1800 Oakdale Avenue, and the adjacent Greenhouses at 1150 Phelps Street, to mitigate the environmental and social impacts of the Southeast Treatment Plant's expansion in the 1970's and 1980's. The San Francisco Board of Supervisors created the Southeast Community Facility Commission in November 1987, which consists of seven members appointed by the Mayor to review and provide guidance regarding the strategic, financial and capital improvement plans, programming and operations for the Southeast Community Facility and Greenhouses. The Commission also promotes and advocates for special services and the improvement of the general economic, health, safety and welfare of residents in San Francisco's Southeast neighborhoods.

The Southeast Community Facility Commission, in partnership with the SFPUC and Southeast community, engaged in multiple, iterative community-led processes for almost six years to inform the site plans for a new Southeast Community Campus at 1550 Evans.

Recently, BUILD Inc. began orchestrating a mock grassroots campaign for housing at 1550 Evans. BUILD Inc. is the private developer for the India Basin project, which the company boasts as a "mixed use village with retail shops, apartments, and townhomes intricately linked to a six-acre park along San Francisco's eastern shoreline."

SOUTHEAST COMMUNITY FACILITY COMMISSION  
CITY and COUNTY of SAN FRANCISCO

Mark Farrell, Acting Mayor



Shakirah Simley,  
Acting Executive  
Director

Rather than provide below market rate housing at this shoreline oasis, BUILD wants to construct all of the required affordable housing offsite.

The SECF Commission rejects these alternative plans, which favor a private developer's interests over the views expressed by Southeast residents for more than half a decade. The SECF Commission calls on all City departments – including our Supervisor's Office, the Office of Economic and Workforce Development and the Planning Department – to require the inclusion of affordable housing on site at India Basin. Furthermore, the SECF Commission rejects building a 'residential island' surrounded by industrial uses. The Commission would also like to note that housing at the Third and Evans site is not aligned with the existing legal mitigation between SFPUC and the Southeast Community.

The SECF Commission calls upon the San Francisco Public Utilities Commission in accordance the Board of Supervisors along with relevant City agencies and advisory bodies to finally deliver on its promise to the Southeast. **Public land for many should be prioritized over the interest of private profits of a few.**

**Background:**

The San Francisco Board of Supervisors created the Southeast Community Facility (SECF) Commission in November 1987<sup>1</sup>; the Commission consists of seven members appointed by and serving at the pleasure of the Mayor. The purpose of the Commission is to review and provide guidance regarding the strategic, financial and capital improvement plans, programming and operations for the Southeast Community Facility (SECF) and Greenhouses.

The SECFC also promotes and advocates for special services and the improvement of the general economic, health, safety and welfare of residents in San Francisco's southeast neighborhoods. The City and County of San Francisco constructed the existing SECF located at 1800 Oakdale Avenue, and the adjacent Greenhouses at 1150 Phelps Street, to mitigate<sup>2</sup> the environmental and social impacts of the Southeast Treatment Plant's expansion in the 1970's and 1980's. The SECF is owned by the city and operated and maintained by the San Francisco Public Commission (SFPUC) for the benefit of the Bayview-Hunters Point community. The SFPUC also receives guidance on community needs and programming options for the facility and greenhouses from the SECF Commission.

<sup>1</sup> Chapter 54 of the San Francisco Administrative Code, titled "Southeast Community Facility Commission" contains the following four laws: §54.1.Findings, §54.2.Establishment of Commission; Appointment; Terms; Meetings; Compensation; Executive Director, §54.3.Powers and Duties of the Commission, and §54.4.Surplus Funds. The details of Chapter 54 can be found at <http://administrative.sanfranciscocode.org/54/>

<sup>2</sup> The legal mitigation between the SFPUC and SECF entitled "Legal History and Status of the Southeast Community Facility and Commission": <http://sfwater.org/modules/showdocument.aspx?documentid=5734>

# SOUTHEAST COMMUNITY FACILITY COMMISSION CITY and COUNTY of SAN FRANCISCO

Mark Farrell, Acting Mayor



Shakirah Simley,  
Acting Executive  
Director

## **SECF Community Outreach:**

In a 2011 community assessment, the SFPUC, SECF Commission, and SECF tenants with Bayview-Hunters Point residents and community leaders identified that the aging SECF required substantial physical improvements for better programming and to increase neighborhood usage. The decision was made to renovate the building in two phases. Phase 1 renovations were completed in 2014.

In 2015, SFPUC conducted a comprehensive facilities evaluation of the SECF to assess possibilities for enhancing the facility's programming and neighborhood usage for Phase 2. Results indicated a multi-million-dollar renovation would be required, but would result in minimal efficacy. The SECF Commission along with 1800 Oakdale tenants and key stakeholders explored the options of (1) renovating 1800 Oakdale or (2) building a new SECF on property at Third and Evans. SFPUC acquired the Third and Evans location in 2012 to consolidate Wastewater Enterprise Collection System Division staff, equipment, rolling stock, and materials.

As community stakeholders positively viewed the option to build a new SECF, feedback suggested that a community-facing outreach process would help to determine the pros and cons of both options. In response, the SFPUC halted its existing plans to move its Wastewater operations to Third and Evans to undertake extensive public outreach.

In 2016, the SFPUC engaged Bayview-Hunters Point residents for nine months to determine whether the community preferred proceeding with renovations to the SECF or construction of a new building. Outreach efforts, conducted in collaboration with 16 community partners, included:

- Door-to-door canvassing of 2,400 households in close proximity to the facility,
- Surveying 1,200 residents (including those in public housing),
- Attending 20 community events,
- Hosting a youth-led survey competition,
- Conducting interviews with 13 focus groups, and
- Collecting over 1,000 in-depth surveys and 500 comments.

These outreach efforts revealed an overwhelming community preference (71 percent) for construction of a new SECF at the Third and Evans site. Residents also expressed strong desires for modern architecture, on-site parking, green buildings, and outdoor amenities including playgrounds, picnic areas, walking paths, and outdoor event spaces.

3

Southeast Community Facility and Greenhouses: Summary of Stakeholders Preferences:  
<http://peir.sfvater.org/Modules/ShowDocument.aspx?documentID=10949>



# SOUTHEAST COMMUNITY FACILITY COMMISSION CITY and COUNTY of SAN FRANCISCO

Mark Farrell, Acting Mayor



Shakirah Simley,  
Acting Executive  
Director

Schematic design and planning for 1550 Evans began in 2017. The agency continues to gather residents' feedback, through twice-monthly SECF Committee meetings, monthly SECF Commission meetings, Southeast events, and outreach to community-based organizations. Per community preference, the new SECF at 1550 Evans is slated to open in 2021. Construction of the new facility is scheduled to begin in 2019. The SFPUC recently circulated a Request for Proposal (RFP) for an education partner to build an academic building adjacent to 1550 Evans.

## **Housing issue regarding 1550 Evans:**

In February 2018, the SECF Commission learned of a newly-launched campaign to deviate from the community-guided proposal for the 1550 Evans project site. The campaign is led by Michael Hamman, a retired developer, former president of the Bayview Citizens Advisory Committee, and a member of India Basin Neighborhood Association. A Google petition demanding affordable housing at 1550 Evans circulated Bayview-Hunters Point neighborhood email lists around the same time.

Though presented as a 'grassroots' movement, the SECF Commission learned that BUILD Inc. is orchestrating the campaign for housing at 1550 Evans. BUILD Inc. is the private development company for the India Basin project, which the company boasts as a "mixed use village with retail shops, apartments, and townhomes intricately linked to a six-acre park along San Francisco's eastern shoreline." Rather than provide below market rate housing at this shoreline oasis, BUILD seeks to construct all of the required affordable housing offsite.

## **The Southeast Community Facility Commission strongly rejects this housing proposal, and any alternative plans proposed at the 1550 Evans not in accordance with already established community preferences. Further:**

- The SECF rejects BUILD Inc.'s proposal to exclude affordable housing from their shoreline development and strongly encourages all City departments – including the Office of Economic and Workforce Development and the Planning Department – to require the inclusion of affordable housing on site.
- The proposed housing plan to build a 'residential island' in a primarily industrial zone across from the Southeast Treatment Plant is not in alignment with community priorities, neighborhood health, or sound urban planning.
- The proposed housing plan is not in accordance with the existing legal mitigation between the SFPUC and Southeast Community Facility Commission or the original vision put forth by the founders of the SECF.
- The proposed housing plans garner serious concerns in the Bayview-Hunters Point community, which already bears severe social and environmental impacts.<sup>4</sup>

<sup>4</sup>

Bayview Hunters Point Environmental Justice Task Force/Bayview Hunters Point Factsheet: "Pollution Problems in Bayview Hunters Point": <http://greenaction.org/>



SOUTHEAST COMMUNITY FACILITY COMMISSION  
CITY and COUNTY of SAN FRANCISCO

Mark Farrell, Acting Mayor



Shakirah Simley,  
Acting Executive  
Director

- These plans were developed without the knowledge or approval of the City-appointed advisory body set in place to guide this entire process.
- The proposers failed to complete an extensive community outreach process with Bayview-Hunters Point residents.
- The petition claims to name the planned housing site after SECF co-founder and former Commissioner, Dr. Espanola Jackson, without the knowledge and expressed consent of the Jackson family.
- Given the rapid displacement and slow addition of affordable units in District 10s, the Commission has zero confidence in the ability on private developer to deliver upon their promise of 100% affordable housing for existing Southeast residents at 1550 Evans.
- The process of building housing (e.g. selling the land, re-zoning, community input, bid, design/development and environmental review, construction) would cause significant delays, acting as a bureaucratic death knell to the construction timeline of the new Southeast Community Center. For almost six years, the SECF Commission, in partnership with the SFPUC and Southeast community, engaged in multiple, iterative community-led processes to reach the current vision of the 1550 Evans. The SECF Commission calls upon the San Francisco Public Utilities Commission in accordance the Board of Supervisors along with relevant City agencies and advisory bodies to finally deliver on its promise to the Southeast. **Public land for many should be prioritized over the interest of private profits of a few.**

Moving forward, all parties interested in the development of 1550 Evans must present to and work directly with the Southeast Community Facility Commission.

Regards,

A handwritten signature in dark ink, appearing to read "Steve Good".

Steve Good, Chair, Southeast Community Facility Commission

A handwritten signature in dark ink, appearing to read "Diane Gray".

Diane Gray, Vice Chair, Southeast Community Facility Commission

---

<sup>5</sup> According to the SF Planning Department's "Housing Balance Report #3", over a 10-year "Housing Balance Period", District 10 only experienced a net gain of 758 units, with existing 376 housing units removed from protected status.  
[http://default.sfpplanning.org/publications\\_reports/HousingBalanceReport03-033116.pdf](http://default.sfpplanning.org/publications_reports/HousingBalanceReport03-033116.pdf)

**From:** Cherie Washington <[cherie.washington88@outlook.com](mailto:cherie.washington88@outlook.com)>  
**Date:** March 9, 2018 at 5:00:57 AM PST  
**Subject:** Fw: Public Records Requests

---

**From:** Thompson, Marianne (ECN) <[marianne.thompson@sfgov.org](mailto:marianne.thompson@sfgov.org)>  
**Sent:** Thursday, March 8, 2018 4:20:45 PM  
**To:** Cherie Washington; SOTF, (BOS)  
**Subject:** RE: Public Records Requests

We are pleased to provide the documents attached hereto, which reflect the City's within the Bayview District. In response to the anticipated mixed-use development of below market-rate units in an area where current residents could take advantage of required affordable housing.

Beginning in July of 2017, OEWD worked directly with PUC staff to identify potential various City departments have focused on, in collaboration with the SFPUC, which housing site because of its location at the intersection of several public transit lines in a neighborhood serving retail.

As illustrated in these documents, all parties involved have always assumed that the Commission has recommended for their new Community Facility and only with the

We're excited by the opportunity to build a large number of affordable units in the area. Please don't hesitate to call me with any questions.  
Due to the nature of the pdf's I will be sending in batches of five.

## Vaughan, J'Wel (ECN)

---

<b>From:</b>	Courtney Pash <Courtney@bldsf.com>
<b>Sent:</b>	Tuesday, February 13, 2018 3:25 PM
<b>To:</b>	Taupier, Anne (ECN)
<b>Cc:</b>	David Noyola
<b>Subject:</b>	1550 Renderings
<b>Attachments:</b>	180207_EVAN_REN.compressed (002).pdf

Trying again.

**Courtney Pash :: Senior Project Manager**

## **BUILD:**

415 551 7626

[bldsf.com](http://bldsf.com)

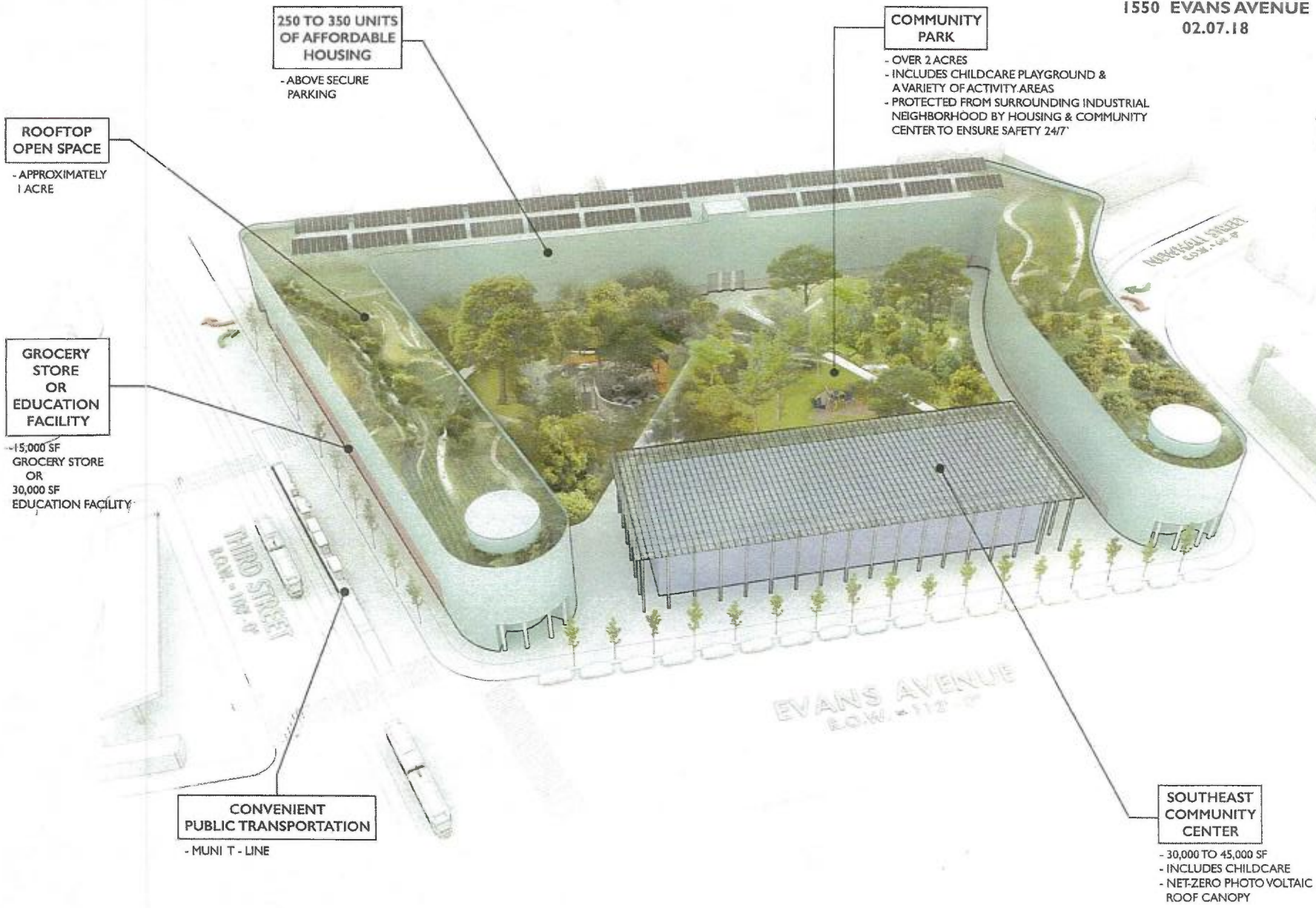
315 Linden Street, San Francisco, CA 94102



1550 EVANS AVENUE  
02.07.18

MACY  
ARCH  
ITEC  
TURE  
© 2018 Macy Architecture  
All Rights Reserved

sub  
for  
Build  
INC



250 TO 350 UNITS  
OF AFFORDABLE  
HOUSING  
- ABOVE SECURE  
PARKING

ROOFTOP  
OPEN SPACE  
- APPROXIMATELY  
1 ACRE

GROCERY  
STORE  
OR  
EDUCATION  
FACILITY  
- 15,000 SF  
GROCERY STORE  
OR  
30,000 SF  
EDUCATION FACILITY

CONVENIENT  
PUBLIC TRANSPORTATION  
- MUNI T - LINE

COMMUNITY  
PARK  
- OVER 2 ACRES  
- INCLUDES CHILDCARE PLAYGROUND &  
A VARIETY OF ACTIVITY AREAS  
- PROTECTED FROM SURROUNDING INDUSTRIAL  
NEIGHBORHOOD BY HOUSING & COMMUNITY  
CENTER TO ENSURE SAFETY 24/7

SOUTHEAST  
COMMUNITY  
CENTER

- 30,000 TO 45,000 SF  
- INCLUDES CHILDCARE  
- NET-ZERO PHOTO VOLTAIC  
ROOF CANOPY





1550 EVANS AVENUE  
02.07.18

M A C Y  
A R C H  
I T E C  
T U R E

© 2018 Macy Architecture  
All Rights Reserved







1550 EVANS AVENUE  
02.07.18

MACY  
ARCH  
ITEC  
TURE



## Vaughan, J'Wel (ECN)

---

**From:** Rich, Ken (ECN)  
**Sent:** Friday, January 05, 2018 11:09 AM  
**To:** Taupier, Anne (ECN)  
**Subject:** 1550MelMem  
**Attachments:** 1550MelMem.docx

**Vaughan, J'Wel (ECN)**

---

**From:** Taupier, Anne (ECN)  
**Sent:** Wednesday, September 06, 2017 11:55 AM  
**To:** Tano, Crezia (ECN)  
**Subject:** Build dev. capacity  
**Attachments:** 170825\_MEND\_DCA\_A.pdf; 170825\_MEND\_DCA\_B.pdf; 170825\_DCA.pdf; 170825-DCA-1550-OPT 2-FINAL.compressed.pdf





## MEMORANDUM

### DRAFT

**TO:** Mayor Lee

**FROM:** Ken Rich, OEWD, Kate Hartley, MOHCD, , John Rahaim, Planning,  
Jeff Buckley, Mayor's Housing Policy

**CC:** Jason Elliott

**DATE:** December 10, 2017

**RE:** Proposal for Mixed-Use Affordable Housing Project at 1550 Evans Street, a  
PUC owned property

---

### Background

The PUC is the owner of a 4.86 acre parcel located at the intersection of Evans and Third Street in the City's India Basin neighborhood. The PUC is currently operating the site as offices but has long term plans for the relocation of their staff to another PUC property located at 1800 Evans Street. For some time, the PUC has planned to construct a new 45,000 square foot South East Community Facility and large open space area at 1550 Evans.

We believe that this piece of land - a rarely available almost 5 acre City-owned site - should be more intensively developed to include affordable housing development, in addition to the uses that PUC currently plans.

The authors of this memo recently toured 1550 Evans in order to determine appropriateness as a possible mixed-use residential development site, in addition to the home of the future Southeast Community Facility. The site is a large fenced parcel which faces Third Street directly adjacent to a T-Third rail stop and adjacent to heavy industrial sites to the north. Directly across Evans Street is an active shopping plaza that currently houses small offices, a pharmacy, Starbucks coffee shop, restaurants and other small shops and which appears to be very active, well maintained and thriving.

### Proposed Project

After walking the site and surrounding neighborhood, we believe the site is appropriate for mixed-use development incorporating the PUC's currently proposed community facility and open space, as well as at least 250 units of artist housing, below market rate family housing, childcare facilities,

and a possible educational facility. We believe this represents a rare opportunity to provide over 250 units of affordable housing next to public transit along the Third Street Corridor.

#### **Funding and Development Process**

We propose to fully fund the affordable units through the nearby proposed India Basin development, which is proposing about 1,200 units on a bayfront site. The India Basin developer would provide a large portion of its inclusionary housing requirements through a “directed fee” which MOHCD would use, in addition to tax credits, to develop the affordable units at this site. The development would require no City funding. MOHCD would issue an RFP and select a developer through its normal processes. The PUC would continue to fund the community facilities portion of the project.

#### **Considerations**

The site is zoned PDR, which means residential development is prohibited under the current zoning. However, no PDR uses have exist or have existed at this site. We believe this problem can be overcome by rezoning this site individually or possibly through some changes to the PDR zoning controls.

The PUC has expressed concerns that they are already moving forward with a non-residential project and that any change would cause delay and upset community members. We do not agree. The PUC’s development process is in early stages and no application for environmental review has been filed. We also believe that most community stakeholders would support the addition of permanently affordable housing in this area, particularly because the other elements of the proposed development – community facilities and open space – would remain in the project.

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, December 08, 2017 11:29 AM  
**To:** Rich, Ken (ECN)  
**Subject:** DRAFT 1550 Memo  
**Attachments:** 1550MelMem.doc.docx

I'm not sure what you wanted to say re: re-zoning PDR or how much detail you want about resources etc...

Still needs work, but I was hoping you could take a look and let me know what else you want to include.

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)



## MEMORANDUM

**TO:** Mayor Edwin Lee  
**FROM:** Kate Hartley, MOHCD, Ken Rich, OEWD, John Rahaim, Planning,  
Jeff Buckley, Mayor's Housing Policy  
**CC:** Jason Elliott  
**DATE:** December 7, 2017  
**RE:** Proposal for Mixed-Use Affordable Housing Project at 1550 Evans Street, a  
PUC owned property

---

### 1550 Evans Street

The PUC is the owner of a 4.86 acre parcel located at the intersection of Evans and Third Street in the City's India Basin neighborhood. The PUC is currently operating the site as offices but have long term plans for the relocation of their staff to the PUC property located at 1800 Evans Street. PUC has identified the 1550 Evans site as the location for the construction of a new 45,000 square foot South East Community Facility and large open space area.

As your lead advisors on land use, planning, development and affordable housing, we recently conducted a walking tour of the site at 1550 Evans in order to determine appropriateness as a possible mixed-use residential development site, *in addition to* the home of the future SE community facility. The site is a large fenced parcel which sits back from Third Street directly behind a T-Third rail stop and adjacent to heavy industrial sites to the north. Directly across Evans Street is an active shopping plaza that currently houses small offices, a pharmacy, Starbucks coffee shop, restaurants and other small shops and which appears to be very active, well maintained and thriving.

### Proposed Land Use Program

After walking the site and surrounding neighborhood, the directors propose a more active urban land use solution for the property that would include a mixed-use project incorporating all of the PUC's community facilities structures and program as well as a mix of artist housing, below market rate family housing, childcare facilities and open space, and a possible educational facility. We see an opportunity to provide over 250 units of affordable family housing and artist's studio housing next to public transit along the Third Street Corridor.



### **Re-zoning PDR for Affordable Housing**

??

### **RFP and Funding**

MOHCD would enter into an inter-agency agreement with the PUC and release a request for proposals for a developer to design and construct the entire site. Developer would be required to incorporate all of the elements that both departments require at the site with the understanding that the PUC would contribute the necessary portion of the \$70M. community benefits money for the development and construction of their facilities and programs. The affordable housing component would be funded through the affordable housing fee from the Build Inc., India Basin project.

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Thursday, February 01, 2018 10:38 AM  
**To:** Rich, Ken (ECN); Rahaim, John (CPC); Hartley, Kate (MYR); Buckley, Jeff (MYR); Switzky, Joshua (CPC)  
**Subject:** FW: 1550 Evans  
**Attachments:** 1550 Evans Update to Bayview CAC 1.10.18-2.pdf

Attached is the January 10<sup>th</sup> presentation provided by PUC regarding their 1550 Evans planning. PUC staff claims that they will start construction on this site within 6 months and their schedule shows they initiated CEQA in 2017.

Can Planning confirm this? It is my understanding from planning staff that there have not been any applications filed for or review of the project. Is the PUC exempt from planning review or approvals?

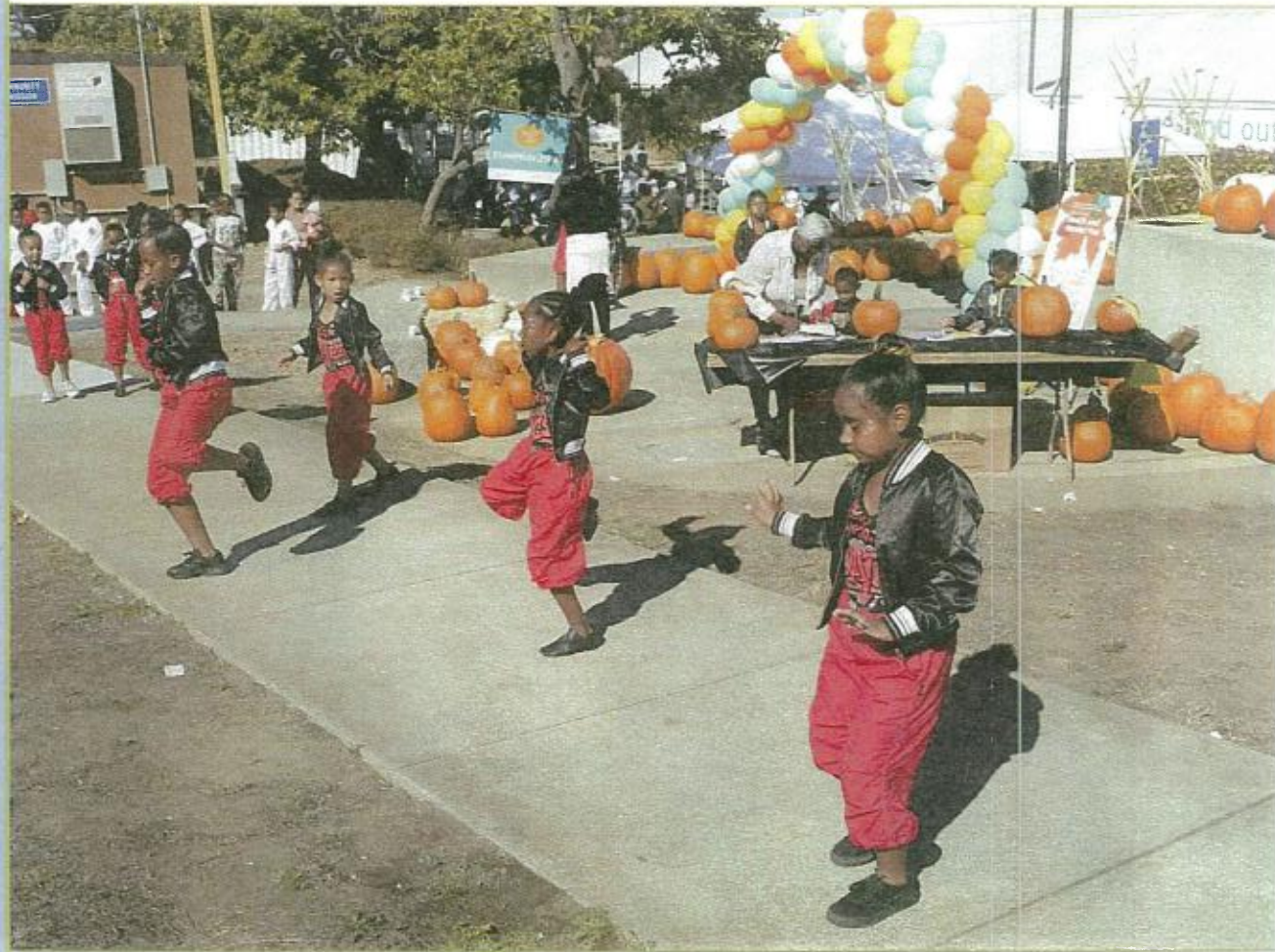
Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**The Southeast  
Community Facility**  
*1550 Evans Update*

*Bayview CAC*  
*January 10, 2018*

---

*Shakirah Simley*  
*SECF/SFPUC*





# Southeast Community Facility: A Bayview Vision

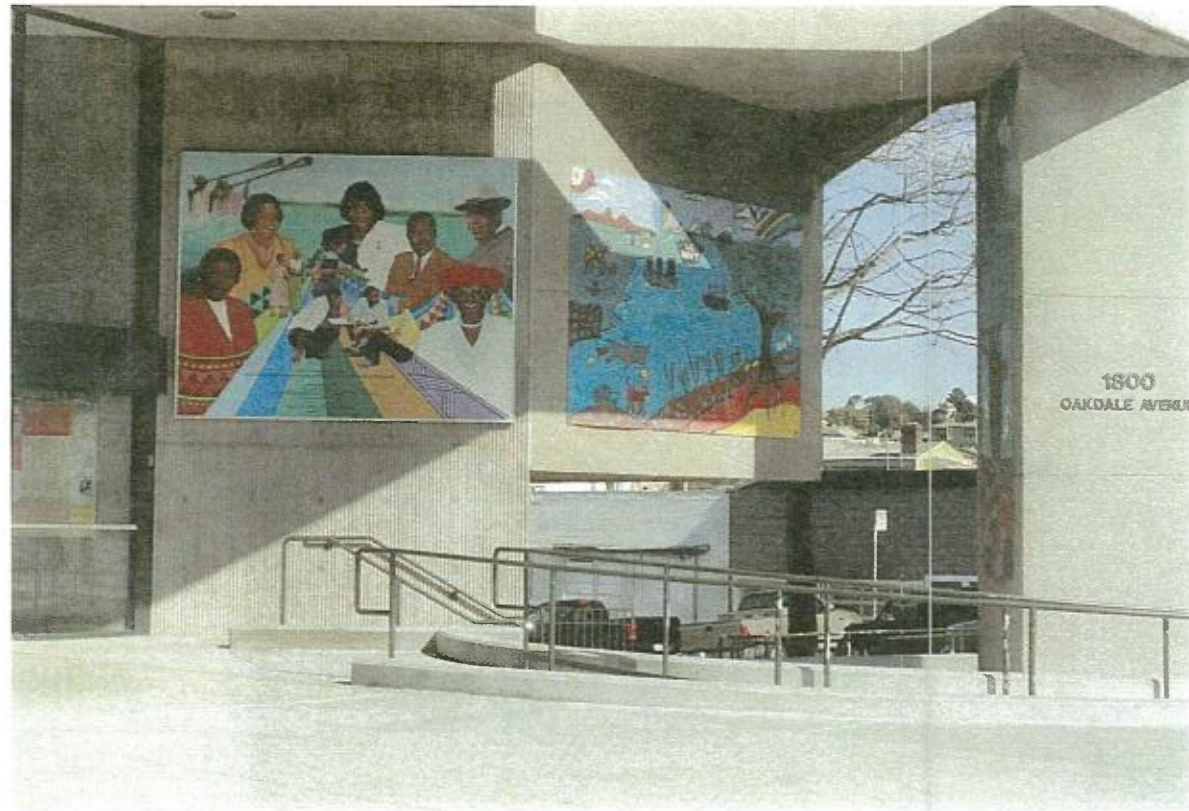




# Southeast Community Facility: A Bayview Vision

---

- + Phase I Outreach
- + Community legal mitigation:
  - + [See here:](#)
- + Resolution from SECF  
Commission on 1550 Evans



# 1550 Evans: The Engagement Continues

- + **Community Tours + with SFPUC Leadership & presentations to other Public Utilities**
- + **Presentations to numerous Southeast advisory bodies and orgs (CACs, CBOs, conveners)**
- + **September Educational Partners Meeting**
- + **Resolution from SECF Commission on 1550**
- + **Countless one-on-ones w/ targeted stakeholders**
- + **Approved site map**
- + **Arts and Cultural Identity conversations**
- + **1550 Site Design – Community Reveal**





## 1550 Engagement: Looking Forward

- + The new SECF is slated to open in 2021.
- + Current SECF childcare, nonprofit and workforce tenants will have priority.
- + SFPUC will circulate a **Request for Proposal (RFP)** for an education partner to build an academic building adjacent to 1550 Evans.

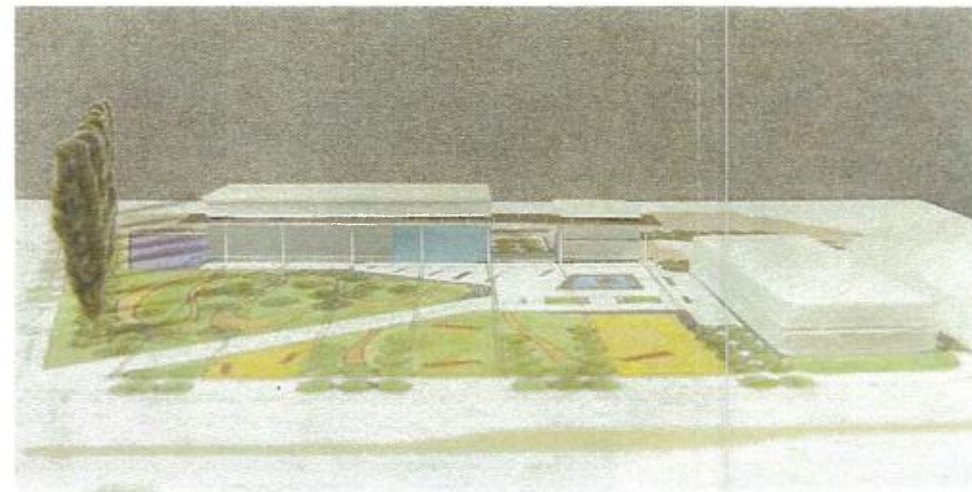
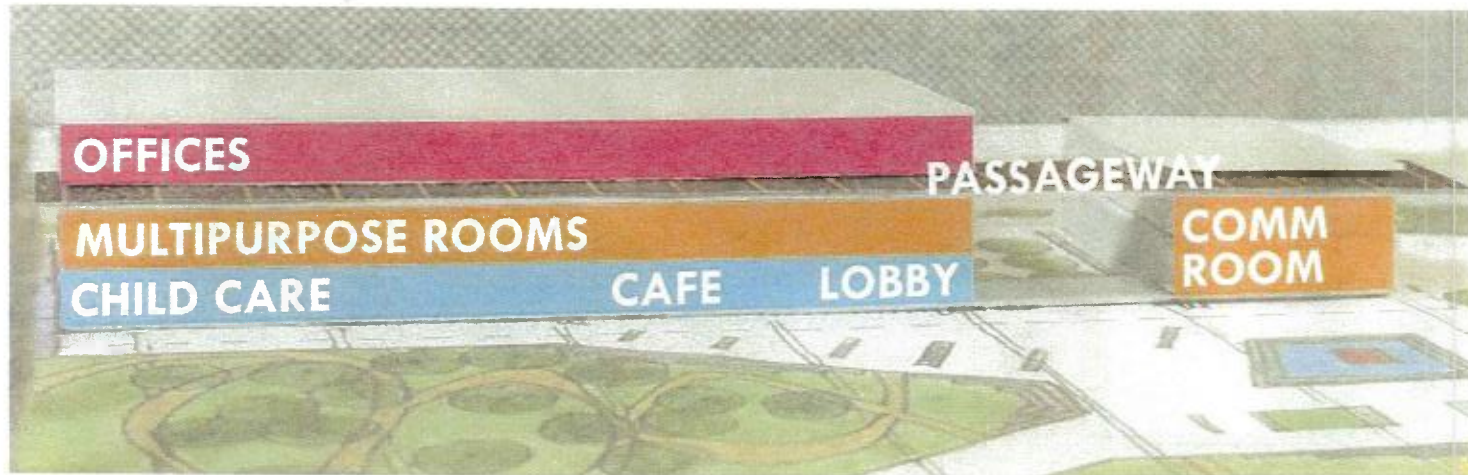


# Timeline for Delivering 1550 Project to Community

Task	2016	2017	2018	2019	2020	2021
Community Outreach	Initial outreach: Jan 16 – Aug 16. Ongoing outreach: Throughout project term.					
Planning		Jan 17 – Jul 17				
Schematic Design		Jul 17 – Jan 18				
CDR Informal		• 8/21/17				
CDR Phase 1		• 10/23/17				
CEQA Review / Permitting		Jul 17 – Nov 18				
Design Development			Jan 18 – Jul 18			
CDR Phase 2			• 7/16/18			
Construction Documents			Jul 18 – Jan 19			
CDR Phase 3				• 1/21/19		
Bid & Award				Feb 18 – Aug 18		
Construction				Aug 18 – Aug 21		



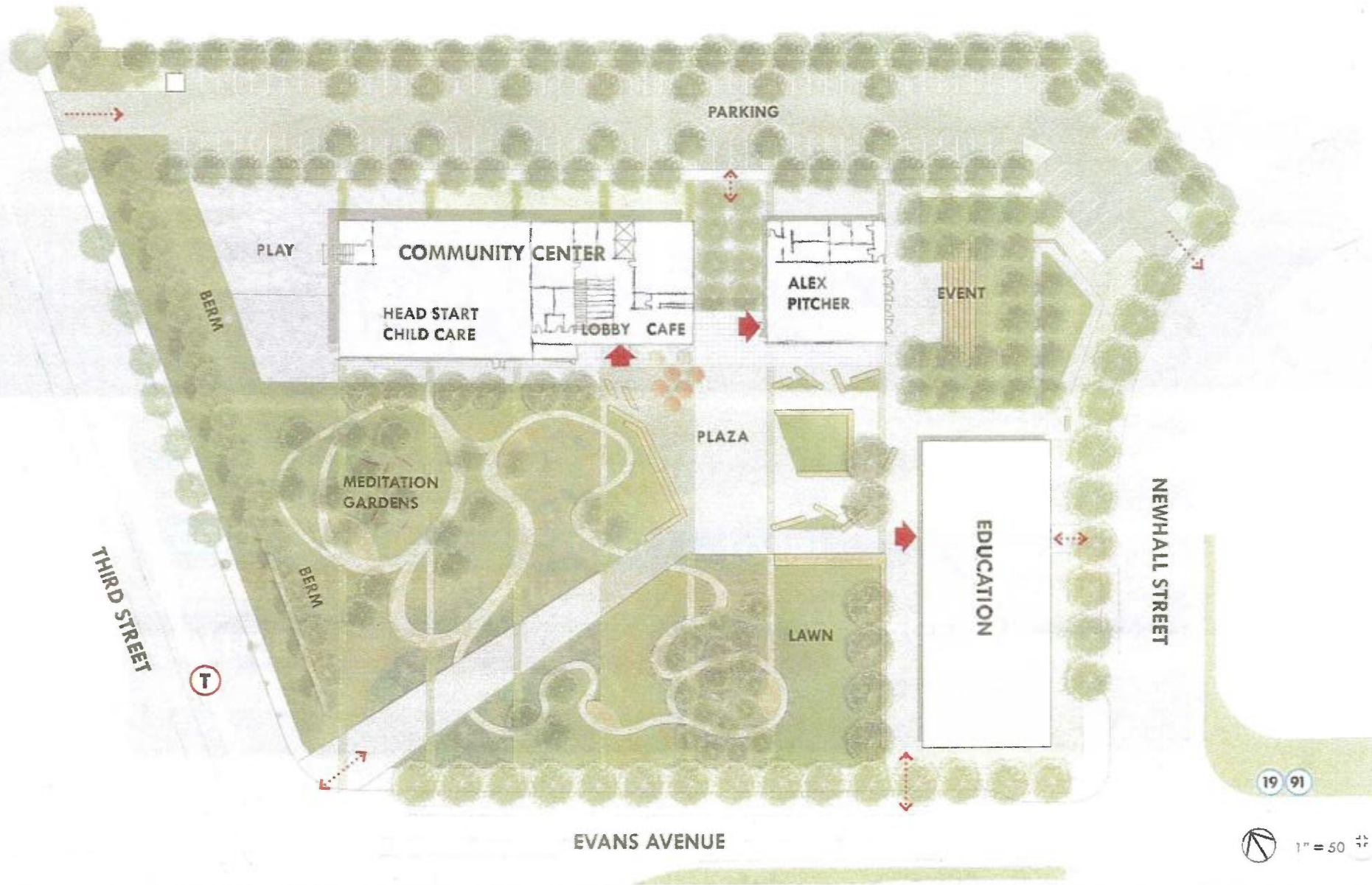
# Conceptual site map for 1550 – Approved by CDR 10.2017



**OPTION 2** CAMPO + PORCH | PASSAGEWAY

1550 EVANS AVENUE  
CDR: CONCEPTUAL DESIGN | 10.16.17

# Site Map for 1550 Evans



SITE PLAN

1550 EVANS COMMUNITY CENTER & GARDENS

SECF COMMITTEE MEETING | 01.08.18



# Draft renderings and vision



**OPTION 2** CAMPO + PORCH | PASSAGEWAY

1550 EVANS AVENUE  
CDR: CONCEPTUAL DESIGN | 10.16.17

## Vaughan, J'Wel (ECN)

---

**From:** Michael Yarne <michael@bldsf.com>  
**Sent:** Friday, January 12, 2018 12:36 PM  
**To:** Hartley, Kate (MYR)  
**Cc:** Courtney Pash; Victoria Lehman; Robert Stevenson; Taupier, Anne (ECN)  
**Subject:** 1550 Evans Coordination Meeting

Hi Kate,

I'm just following up on our conversation earlier this week. We'd love to get a date on the calendar in January for our "show & tell" session with you and your key staff, plus OEWD.

I think you said that you were going to send some possible dates & times to our team?

Regards,  
Michael



## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, November 17, 2017 1:15 PM  
**To:** Rich, Ken (ECN)  
**Subject:** FW: 1550 Evans Site Tour with Planning & MOH today

Jeff is joining and will meet us at Van Ness & Grove, so I think your car and mine are full.

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**From:** Buckley, Jeff (MYR)  
**Sent:** Friday, November 17, 2017 1:12 PM  
**To:** Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** RE: 1550 Evans Site Tour with Planning & MOH today

Thanks for the reminder. I had it on my calendar. I'll join and get a ride with Ken. Is Kate Hartley coming too?

---

Jeff Buckley  
Senior Advisor  
Office of Mayor Edwin M. Lee  
City Hall, Room 496  
1 Dr. Carlton B Goodlett Pl.  
San Francisco, CA  
(415)554-7925

[Jeff.buckley@sfgov.org](mailto:Jeff.buckley@sfgov.org)

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, November 17, 2017 12:33 PM  
**To:** Buckley, Jeff (MYR) <[jeff.buckley@sfgov.org](mailto:jeff.buckley@sfgov.org)>  
**Subject:** 1550 Evans Site Tour with Planning & MOH today

Jeff,

You were inadvertently left off an invitation from Ken to join a site tour of 1550 Evans @Third Street today with Ken, myself, John Rahaim, Josh Switsky, Kate Hartley and a few planners to look at what it would take to re-zone the PUC owned property in order to build up to 350 units of affordable housing as well as the SouthEast community facility, an educational building, ground floor retail and open space on the 5 acre site. Planning wants to get a better sense of how the site relates to the surrounding PDR sites and how close it is to other residential areas.

Ken and I are driving over at 3:15 and you could hop in Ken's car if you need a ride.

Sorry about the late notice, but if you can be join it would be great to have your insights.

Anne

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Tuesday, February 06, 2018 2:07 PM  
**To:** Jon Lau (jon.lau@sfgov.org)  
**Subject:** FW: 1550 Evans

**From:** Kern, Chris (CPC)  
**Sent:** Tuesday, February 06, 2018 1:52 PM  
**To:** Rich, Ken (ECN) <ken.rich@sfgov.org>; Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Hartley, Kate (MYR) <kate.hartley@sfgov.org>; Buckley, Jeff (MYR) <jeff.buckley@sfgov.org>  
**Cc:** Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; MacPherson, Scott (PUC) <smacpherson@sfgov.org>  
**Subject:** RE: 1550 Evans

SFPUC confirmed that they are still working on the PPA application, and expect to submit it in March (at the earliest). SFPUC also said that the project description and plans will change somewhat from the versions included with the EEA application they submitted in November. Current Planning's initial review (based on the EEA) is that the project will require a rezoning, which means that it will not qualify for a Class 32 exemption.

**Chris Kern, Principal Planner**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9037 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** Rich, Ken (ECN)  
**Sent:** Monday, February 05, 2018 1:05 PM  
**To:** Kern, Chris (CPC); Switzky, Joshua (CPC); Rahaim, John (CPC); Taupier, Anne (ECN); Hartley, Kate (MYR); Buckley, Jeff (MYR)  
**Cc:** Gibson, Lisa (CPC)  
**Subject:** RE: 1550 Evans

Actually, we've been wondering also whether the PUC's project (without housing) would require a rezoning. Could someone at Planning evaluate this and let us know?

**From:** Kern, Chris (CPC)  
**Sent:** Monday, February 05, 2018 12:57 PM  
**To:** Switzky, Joshua (CPC) <joshua.switzky@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Rich, Ken (ECN) <ken.rich@sfgov.org>; Hartley, Kate (MYR) <kate.hartley@sfgov.org>; Buckley, Jeff (MYR) <jeff.buckley@sfgov.org>  
**Cc:** Gibson, Lisa (CPC) <lisa.gibson@sfgov.org>  
**Subject:** RE: 1550 Evans

Josh is correct. EP has had several conversations with SFPUC about the need to file a PPA and to initiate the entitlement process for this project. As an initial matter, we need to know whether the project would require a rezoning. If it does not, the project may qualify for a Class 32 exemption. If it does require a rezoning, we'll need to prepare an IS/MND.

**Chris Kern, Principal Planner  
Environmental Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-575-9037 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

---

**From:** Switzky, Joshua (CPC)  
**Sent:** Monday, February 05, 2018 12:21 PM  
**To:** Rahaim, John (CPC); Taupier, Anne (ECN); Rich, Ken (ECN); Hartley, Kate (MYR); Buckley, Jeff (MYR)  
**Cc:** Gibson, Lisa (CPC); Kern, Chris (CPC)  
**Subject:** RE: 1550 Evans

I checked in with EP and according to Devyani (from Chris), PUC filed an EE in November, but were told that we weren't going to start working on it until they filed a PPA (as is our Dept policy), which they have yet to do.

---

**From:** Rahaim, John (CPC)  
**Sent:** Monday, February 05, 2018 12:11 PM  
**To:** Taupier, Anne (ECN); Rich, Ken (ECN); Hartley, Kate (MYR); Buckley, Jeff (MYR); Switzky, Joshua (CPC)  
**Cc:** Gibson, Lisa (CPC); Kern, Chris (CPC)  
**Subject:** RE: 1550 Evans

PUC is certainly not exempt from environmental reviews, but for some types of projects, they do their own environmental reviews. I am not sure of the entitlement path for this project – it may be that it can be approved administratively, as is the case with many types of city projects. They will still need a building permit, which would get routed to Planning.

Copying Lisa and Chris, who know more about PUC work and approval processes. We'll find out the status.

---

**From:** Taupier, Anne (ECN)  
**Sent:** Thursday, February 01, 2018 10:36 AM  
**To:** Rich, Ken (ECN); Rahaim, John (CPC); Hartley, Kate (MYR); Buckley, Jeff (MYR); Switzky, Joshua (CPC)  
**Subject:** FW: 1550 Evans

Attached is the January 10<sup>th</sup> presentation provided by PUC regarding their 1550 Evans planning. PUC staff claims that they will start construction on this site within 6 months and their schedule shows they initiated CEQA in 2017.

Can Planning confirm this? It is my understanding from planning staff that there have not been any applications filed for or review of the project. Is the PUC exempt from planning review or approvals?

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)



## Vaughan, J'Wel (ECN)

---

**From:** Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)>  
**Sent:** Wednesday, August 30, 2017 3:25 PM  
**To:** Taupier, Anne (ECN)  
**Subject:** FW: DCA's - Mendell Plaza, India Basin Lot H1-B, and 1550 Evans  
**Attachments:** 170829-DCA-1550-OPT 1-FINAL.compressed.pdf

See attached and below. Another email is coming as well with Mendell.

**From:** Mark Macy [<mailto:markm@macyarchitecture.com>]  
**Sent:** Tuesday, August 29, 2017 5:31 PM  
**To:** Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)>  
**Cc:** Michael Yarne <[michael@bldsf.com](mailto:michael@bldsf.com)>; [robert@pantolladvisors.com](mailto:robert@pantolladvisors.com)  
**Subject:** Re: DCA's - Mendell Plaza, India Basin Lot H1-B, and 1550 Evans

Victoria,

Sure thing -- Additionally, please see the following remaining "Affordable Housing" DCA (dated 8/29/17) attached:

### 1550 Evans - Option 1

This version accommodates a "stand-alone" Community Center (located at the corner of 3rd & Evans per the City's initial preliminary study) as well and "stand-alone" (future) Education Center (located along 3rd per the City's study) with a separate "Large-Family" affordable housing development (above public/non-assigned parking per the City's study) on the balance of the site.

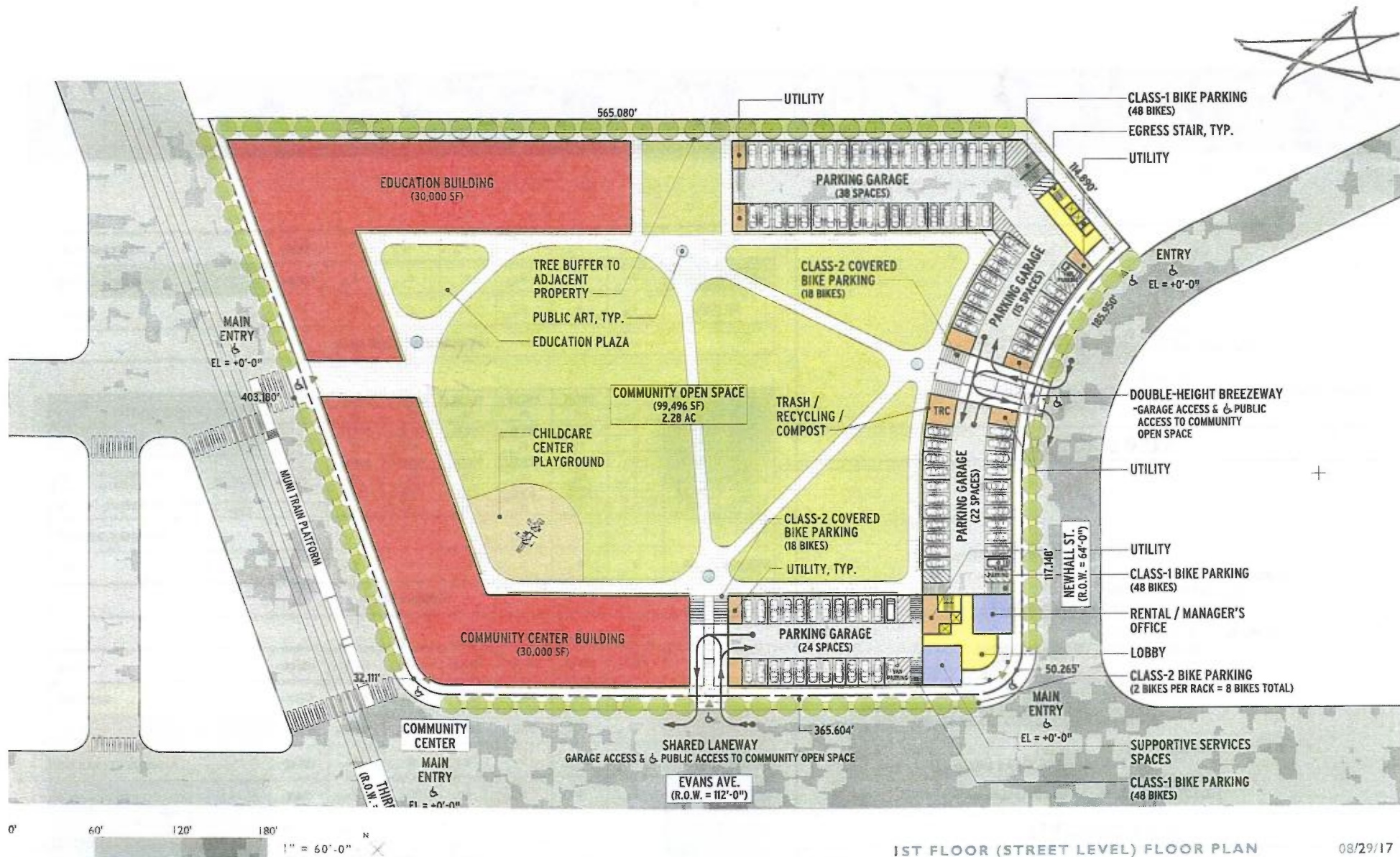
Best,

Mark

On Tue, Aug 29, 2017 at 10:38 AM, Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)> wrote:







**MACY  
ARCH  
ITEC  
TURE**

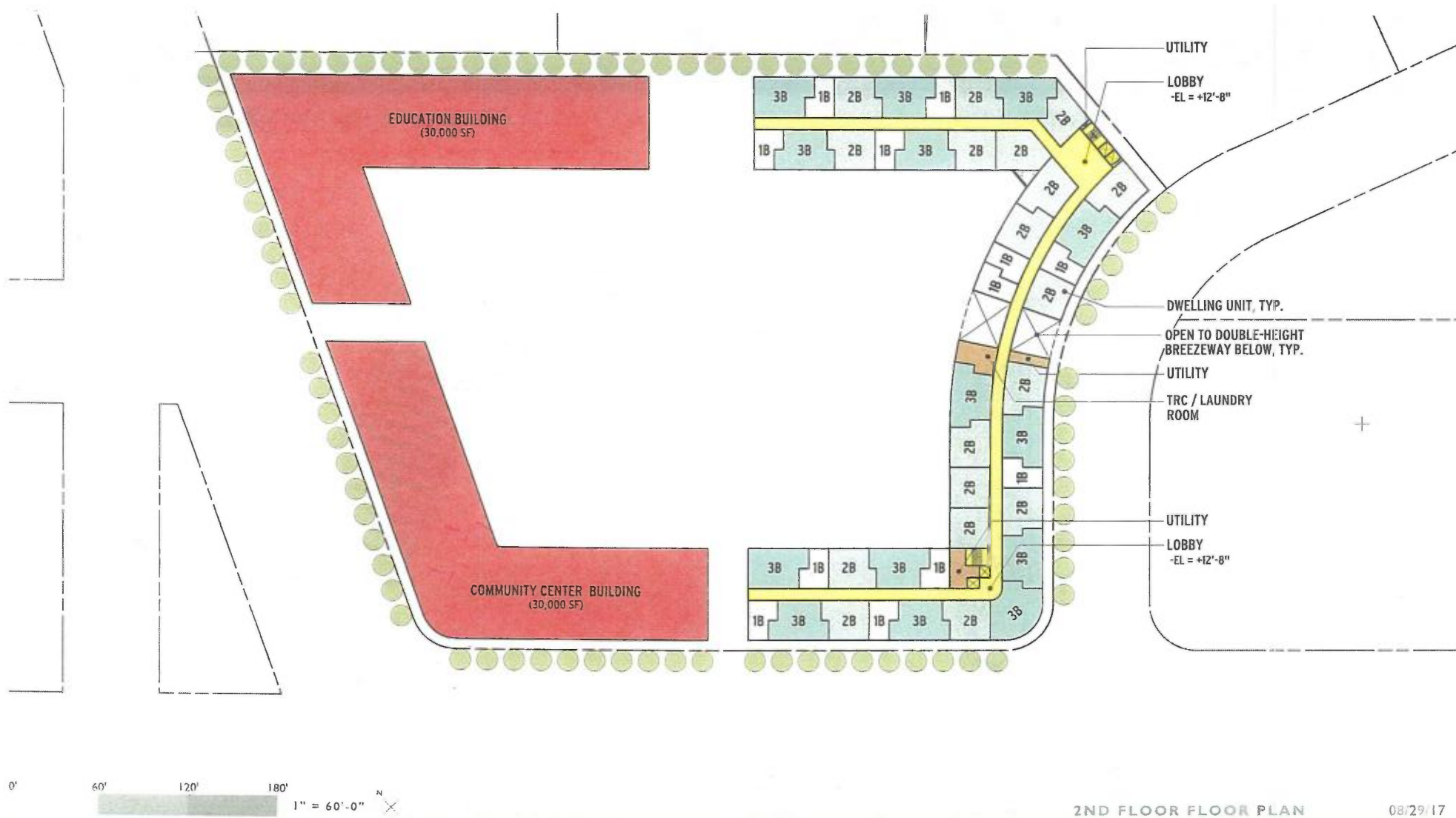
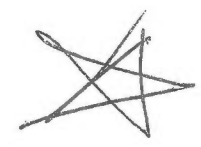
315 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2017 Macy Architecture

**BUILDING.**

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA  
**OPTION 1**  
"LARGE FAMILY" AFFORDABLE HOUSING

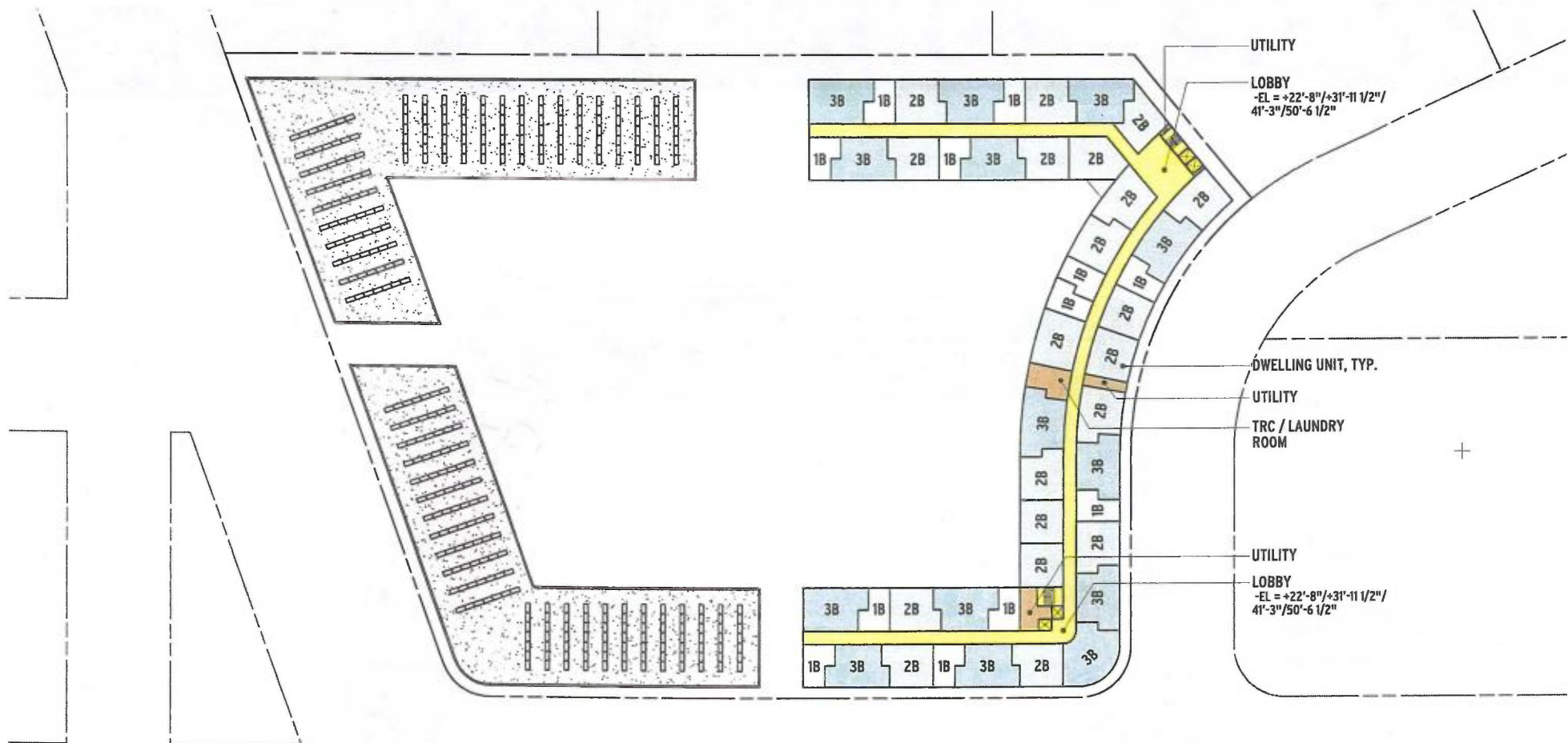
315 Linden Street | San Francisco, CA 94102 Tel: 510.551.7610 www.buildsf.com

PAGE 2 OF 5



2ND FLOOR FLOOR PLAN 08/29/17





3RD FLOOR THRU 6TH FLOOR PLAN

08/29/17

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA

**OPTION 1**

"LARGE FAMILY" AFFORDABLE HOUSING

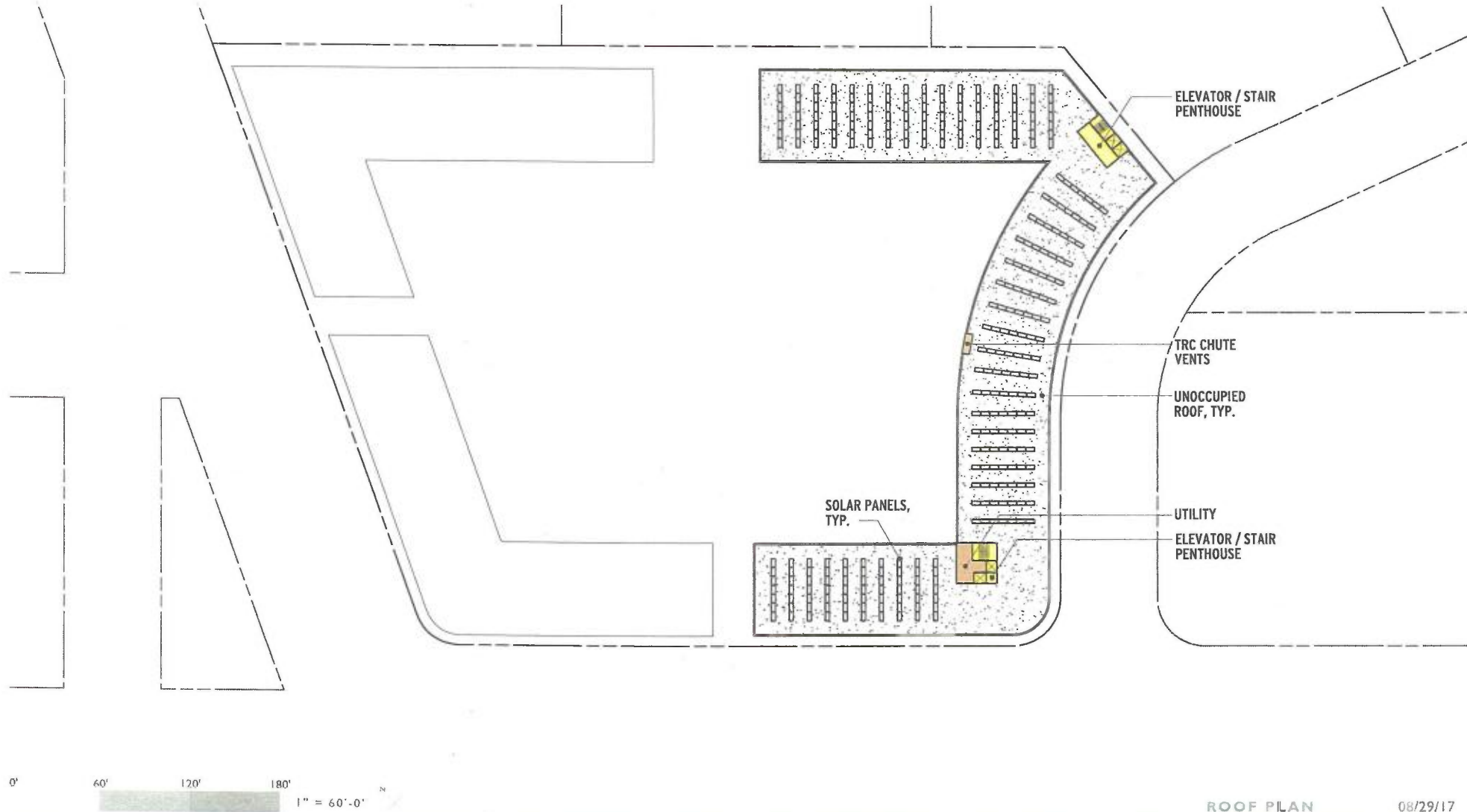
**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

**BUILDING.**

315 Linden Street | San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com

PAGE 4 OF 5



ROOF PLAN

08/29/17

**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

**BUILD INC.**

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA

**OPTION 1**

"LARGE FAMILY" AFFORDABLE HOUSING

315 Linden Street | San Francisco, CA 94102 Tel 310.351.7619 www.buildinc.com

PAGE 5 OF 5

## Vaughan, J'Wel (ECN)

---

**From:** Victoria Lehman <victoria@bldsf.com>  
**Sent:** Wednesday, August 30, 2017 3:25 PM  
**To:** Taupier, Anne (ECN)  
**Subject:** FW: DCA's - Mendell Plaza, India Basin Lot H1-B, and 1550 Evans  
**Attachments:** 170825\_DCA.pdf; 170825\_MEND\_DCA\_B.pdf; 170825\_MEND\_DCA\_A.pdf; 170825-DCA-1550-OPT 2-FINAL.compressed.pdf

See attached. As a note, Michael hasn't reviewed these yet.

Victoria

**From:** Mark Macy [mailto:markm@macarchitecture.com]  
**Sent:** Friday, August 25, 2017 9:32 PM  
**To:** Michael Yarne <michael@bldsf.com>; Victoria Lehman <victoria@bldsf.com>  
**Subject:** DCA's - Mendell Plaza, India Basin Lot H1-B, and 1550 Evans

Michael & Victoria,

Please see the following (4) "Affordable Housing" DCA's (dated 8/25/17) attached:

**1. Mendell Plaza Sites:**

- a. Just the Lots
- b. The Lots + a portion of the Plaza

**2. India Basin Site (Lot H1-B)**

**3. 1550 Evans\***

- a. "Optimized" version; efficiently integrating the Community Center within the overall building/development and indicating a portion of the site for a future Education Center and/or additional Housing. \*

Best,

Mark

\*P.S. We're still wrapping the last DCA -- the version for 1550 Evans that keeps a "stand-alone" Community Center (located at the corner of 3rd & Evans per the City's initial preliminary study) as well as a portion of the site for a future Education Center (located along 3rd per the City's study) and fits in housing (above the requisite parking) on the balance of the site. We're shooting to have this to you on Monday 8/28.

--  
Mark Macy, AIA, LEED AP

Principal

Macy Architecture

315 Linden Street  
San Francisco, CA 94102  
USA

direct (415) 551-7633

tel (415) 551-7630, ext. 233





AREA SUMMARY									
LEVEL	1	2	3	4	5	6/R	R	GSF	GFA*
RESIDENTIAL	4,374	8,925	9,885	9,885	9,885	4,622	0	47,575	47,575
COMMERCIAL	0	0	0	0	0	0	0	0	0
MULTI-USE	2,398	0	0	0	0	0	0	2,398	2,398
BICYCLE PARKING	796	0	0	0	0	0	0	796	0
UTILITY	1,537	336	336	336	336	338	86	3,305	3,219
CIRCULATION	2,916	1,667	1,782	1,782	1,782	1,179	157	11,265	11,108
TOTAL	12,021	10,927	12,003	12,003	12,003	6,138	243	65,339	64,300

UNIT SUMMARY									
LEVEL	1	2	3	4	5	6/R	R	GSF	GFA*
UNIT TYPE	AVG. SF	%	QTY						
3B	916	28%**	QTY	3	4	4	4	4	2
			SF	2,754	3,714	3,714	3,714	3,714	1,632
2B	721	27%**	QTY	1	4	4	4	4	3
			SF	702	2,862	2,862	2,862	2,276	0
1B	467	23%	QTY	2	2	4	4	4	0
			SF	918	918	1,878	1,878	1,878	0
STUDIO	358	24%	QTY	0	4	4	4	4	2
			SF	0	1,431	1,431	1,431	1,431	714
TOTAL	634	100%	QTY	6	14	16	16	16	7
			SF	4,374	8,925	9,885	9,885	9,885	4,622

\* GFA per San Francisco Planning Code Sec. 102.9

\*\* MIN. 25% REQ'D.

OPEN SPACE AREA SUMMARY									
LEVEL	1	2	3	4	5	6/R	R	GSF	
CODE-COMPLYING OPEN SPACE	3,611	0	0	0	0	1,508	0	5,119	
BONUS OPEN SPACE	640	0	0	0	0	612	0	1,252	

NOTE: "LARGE FAMILY" AFFORDABLE HOUSING UNIT RATIOS & (MINIMUM) UNIT SIZES IN COMPLIANCE WITH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (CTCAC) REGULATIONS DATED MAY 17, 2017

## DESCRIPTION

"LARGE FAMILY" AFFORDABLE HOUSING WITH MULTI-USE/  
SUPPORTIVE SPACES & ACCESSORY USES.

## PLANNING DATA

ASSESSOR PARCEL: BLOCK 4644 / LOT "H1-B" (INDIA BASIN)  
ZONING: N/A  
HEIGHT & BULK DISTRICT: 60 FEET  
LOT AREA: 18,249 SF (0.419 AC)  
GROSS SQUARE FEET OF CONSTRUCTION: 65,339 SF  
GROSS FLOOR AREA (PER SFPC SEC. 102.9): 64,300 SF  
DWELLING UNITS: 75 (179 DU/AC)  
BEDROOMS: 137 (327 BDRM/AC)  
RESIDENTIAL USABLE OPEN SPACE: 6,371 SF (5,119 SF MINIMUM SUGGESTED)  
(54) DU X 80 SF/DU = 4,320 SF  
(3) DU X 100 SF/DU = 300 SF  
(2) DU X 36 SF/DU = 72 SF  
\* (16) DU X 26.67 SF/DU = 427 SF  
5,119 TOTAL SF REQ'D  
BICYCLE PARKING: 77 CLASS I (HIGH DENSITY)  
- RESIDENTIAL: 75  
- COMMUNITY FACILITY: 2  
8 CLASS II  
- RESIDENTIAL: 4  
- COMMUNITY FACILITY: 2  
AUTOMOBILE PARKING: 0 SPACES  
- 0 REQ'D

## BUILDING DATA

STORIES: 6  
CONSTRUCTION TYPE: TYPE 3A OVER TYPE 1A PODIUM  
- FULLY SPRINKLERED  
BUILDING HEIGHT: 60'-0"  
BUILDING USE: HOUSING, SUPPORTIVE SERVICES  
OCCUPANCY TYPE(S): R2, A

## PROJECT DESCRIPTION & DATA

08/25/17

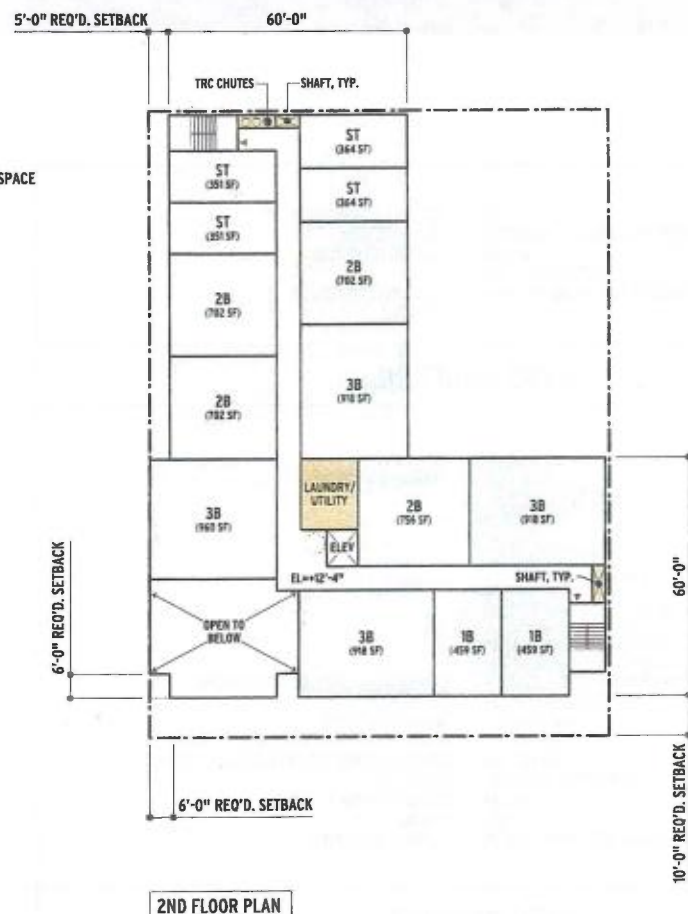
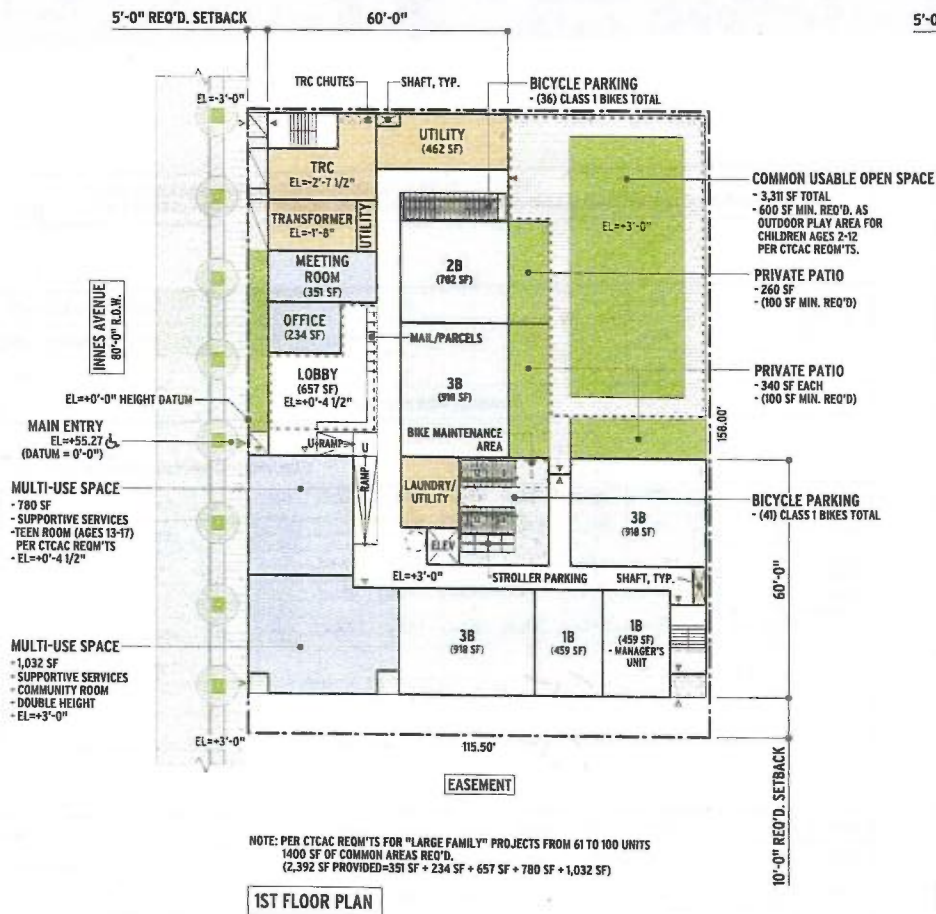
**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415.551.7630 www.macyarchitecture.com © 2017 Macy Architecture

**BUILDING.**

315 Linden Street | San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com

DEVELOPMENT CAPACITY ANALYSIS FOR INDIA BASIN LOT H1-B  
"LARGE FAMILY" AFFORDABLE HOUSING  
SAN FRANCISCO, CA 94124  
BLOCK 4644 / LOT H1-B  
PAGE 1 OF 4



0' 30' 60' 90' 1" = 30'-0"

1ST & 2ND FLOOR PLANS

08/25/17

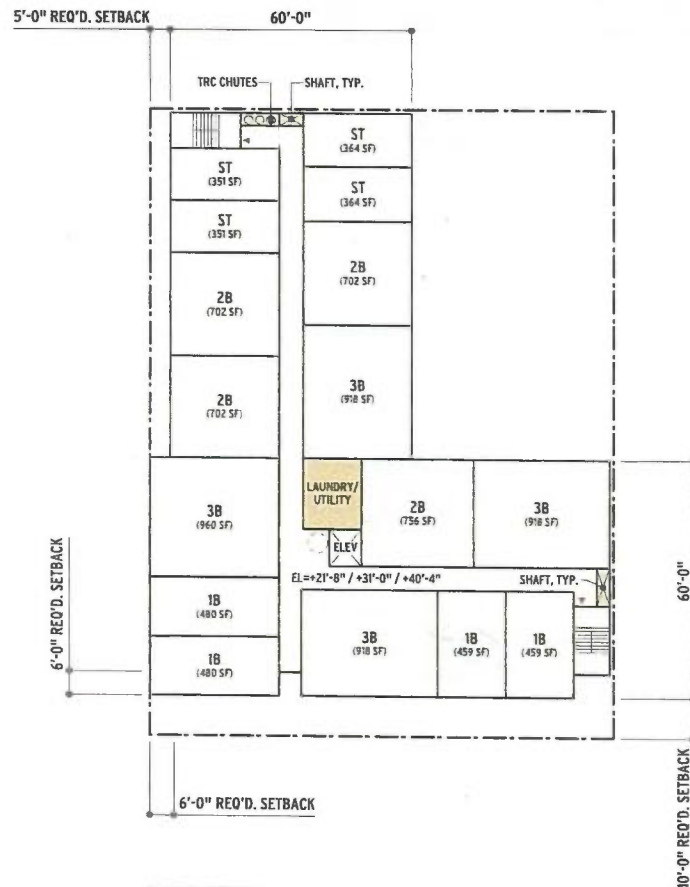
MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2017 Macy Architecture

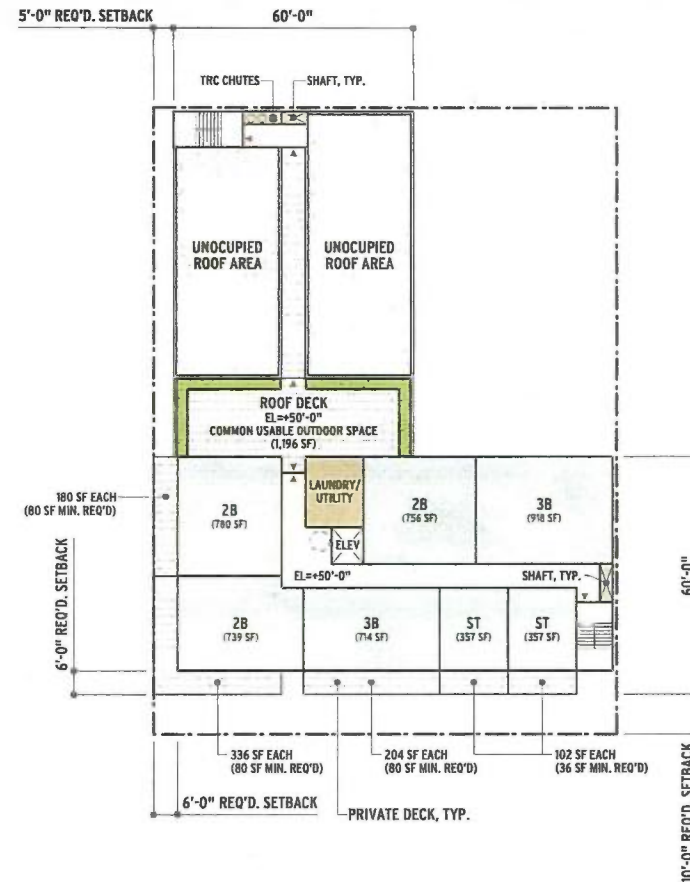
BUILD INC.

315 Linden Street | San Francisco, CA 94102 Tel: 415.551.7610 www.buildsf.com

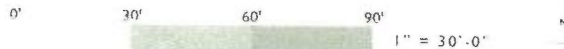
DEVELOPMENT CAPACITY ANALYSIS FOR INDIA BASIN LOT H1-B  
"LARGE FAMILY" AFFORDABLE HOUSING  
SAN FRANCISCO, CA 94124  
BLOCK 4644 / LOT H1-B  
PAGE 2 OF 4



3RD, 4TH & 5TH FLOOR PLANS



6TH FLOOR / LOWER ROOF PLAN



3RD THRU 6TH FLOOR/LOWER ROOF PLANS

08/25/17

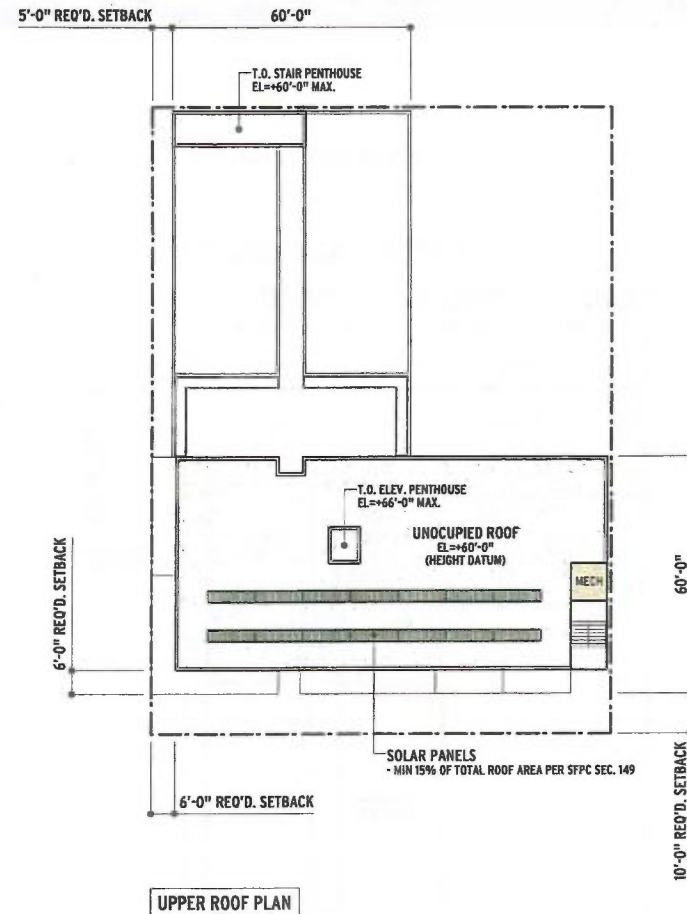
DEVELOPMENT CAPACITY ANALYSIS FOR INDIA BASIN LOT HI-B  
 "LARGE FAMILY" AFFORDABLE HOUSING  
 SAN FRANCISCO, CA 94124  
 BLOCK 4644 / LOT HI-B  
 PAGE 3 OF 4

MACY  
 ARCH  
 ITEC  
 TURE

315 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2017 Macy Architecture

BUILDING.

315 Linden Street, San Francisco, CA 94102 Tel: 510.551.7610 www.buildsf.com



0' 30' 60' 90' 1" = 30'-0" N

UPPER ROOF PLAN

08/25/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel 415.551.7630 www.macyarchitecture.com © 2017 Macy Architecture

BUILDING.

DEVELOPMENT CAPACITY ANALYSIS FOR INDIA BASIN LOT H1-B

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

BLOCK 4644 / LOT H1-B

PAGE 4 OF 4

315 Linden Street / San Francisco, CA 94102 Tel 415.551.7610 www.buildsf.com



AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	GFA*
RESIDENTIAL	6,169	10,939	10,939	10,939	10,939	10,939	10,939	10,939	0	82,742	82,742
MULTI-USE	1,780	0	0	0	0	0	0	0	0	1,780	1,780
BICYCLE PARKING	1,017	0	0	0	0	0	0	0	0	1,017	0
UTILITY	868	11	11	11	11	11	11	11	11	956	945
CIRCULATION	2,991	1,920	1,920	1,920	1,920	1,920	1,920	1,920	794	17,225	17,225
TOTAL	12,826	12,871	12,871	12,871	12,871	12,871	12,871	12,871	805	103,720	102,692

UNIT SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	GFA*
UNIT TYPE	AVG. SIZE	%	QTY								
3B	923 SF	26%	QTY	2	5	5	4	4	4	4	32
			SF	1,801	4,661	4,661	3,759	3,759	3,759	3,759	29,918
2B	752 SF	44%	QTY	6	7	7	7	7	7	7	55
			SF	4,368	4,918	4,918	4,918	4,918	4,918	4,918	38,794
1B	454 SF	14%	QTY	0	1	1	3	3	3	3	17
			SF	0	455	455	1,356	1,356	1,356	1,356	7,690
STUDIO	305 SF	16%	QTY	0	3	3	3	3	3	3	21
			SF	0	905	905	905	905	905	905	6,335
TOTAL	609 SF	100%	QTY	8	16	16	17	17	17	17	125
			SF	6,169	10,939	10,939	10,939	10,939	10,939	10,939	82,742

\* GFA per San Francisco Planning Code Sec. 102.9

\*\* MIN. 25% REQ'D. PER CTCAC

OPEN SPACE AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	
CODE-COMPLYING OPEN SPACE	3,252	0	0	0	0	0	0	0	6,738	9,990	
BONUS OPEN SPACE	0	0	0	0	0	0	0	0	0	0	

"LARGE FAMILY" AFFORDABLE HOUSING UNIT RATIOS & (MINIMUM) UNIT SIZES IN COMPLIANCE WITH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (CTCAC) REGULATIONS DATED MAY 17, 2017.

DESCRIPTION	
"LARGE FAMILY" AFFORDABLE HOUSING WITH MULTI-USE/SUPPORTIVE SPACES & ACCESSORY USES. (100% AFFORDABLE HOUSING BONUS PROGRAM)	
PLANNING DATA	
ASSESSOR PARCEL:	5323 / 12A,14,14A,15 & PORTION OF PLAZA
ZONING:	NC-3 (NEIGHBORHOOD COMMERCIAL)
HEIGHT & BULK DISTRICT:	55-X*
LOT AREA:	16,425 SF (0.377 AC)
REAR YARD:	N/A -WAIVED PER SFPC SEC. 134 (e)(1)
GROSS BUILDING AREA (GSF):	103,720 SF
GROSS FLOOR AREA (GFA):	102,692 SF
DWELLING UNITS:	125 (332 DU/AC)
BEDROOMS:	244 (647 DU/AC)
RESIDENTIAL USABLE OPEN SPACE:	9,990 SF (10,260 SF REQ'D) - (104) DU X 100 SF/DU = 10,400 SF - (21) DU X (100 SF/DU)/3 = 700 SF 11,100 SF - PER SFPC SEC. 206.3(c)(5)(E) - 10% 9,990 TOTAL SF REQ'D
BICYCLE PARKING:	126 CLASS-1 (HIGH DENSITY) - RESIDENTIAL: 125 - MULTI-USE: 1
	8 CLASS-II - RESIDENTIAL: 6 - MULTI-USE: 2
AUTOMOBILE PARKING:	0 SPACES - 0 REQ'D - UP TO 62 SPACES PERMITTED (2:4 DU) - UP TO 93 SPACES ALLOWED VIA CU (3:4 DU)
*NOTE: HEIGHT IS PERMITTED TO INCREASE TO 85'-0" PER SFPC SEC. 206, 263.20 & 260(a)(3).	
BUILDING DATA	
STORIES:	8
CONSTRUCTION TYPE:	TYPE IB OVER TYPE IA PODIUM -FULLY SPRINKLERED
BUILDING HEIGHT:	85'-0" (NOT A HIGH-RISE SINCE TOPMOST OCCUPIED STORY <=75'-0")
BUILDING USE:	AFFORDABLE HOUSING & COMMERCIAL SPACES
OCCUPANCY TYPES:	R2, S2 & M

## PROJECT DESCRIPTION & DATA

08/25/17

**MACY  
ARCH  
ITECT  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

**BUILDING.**

## DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

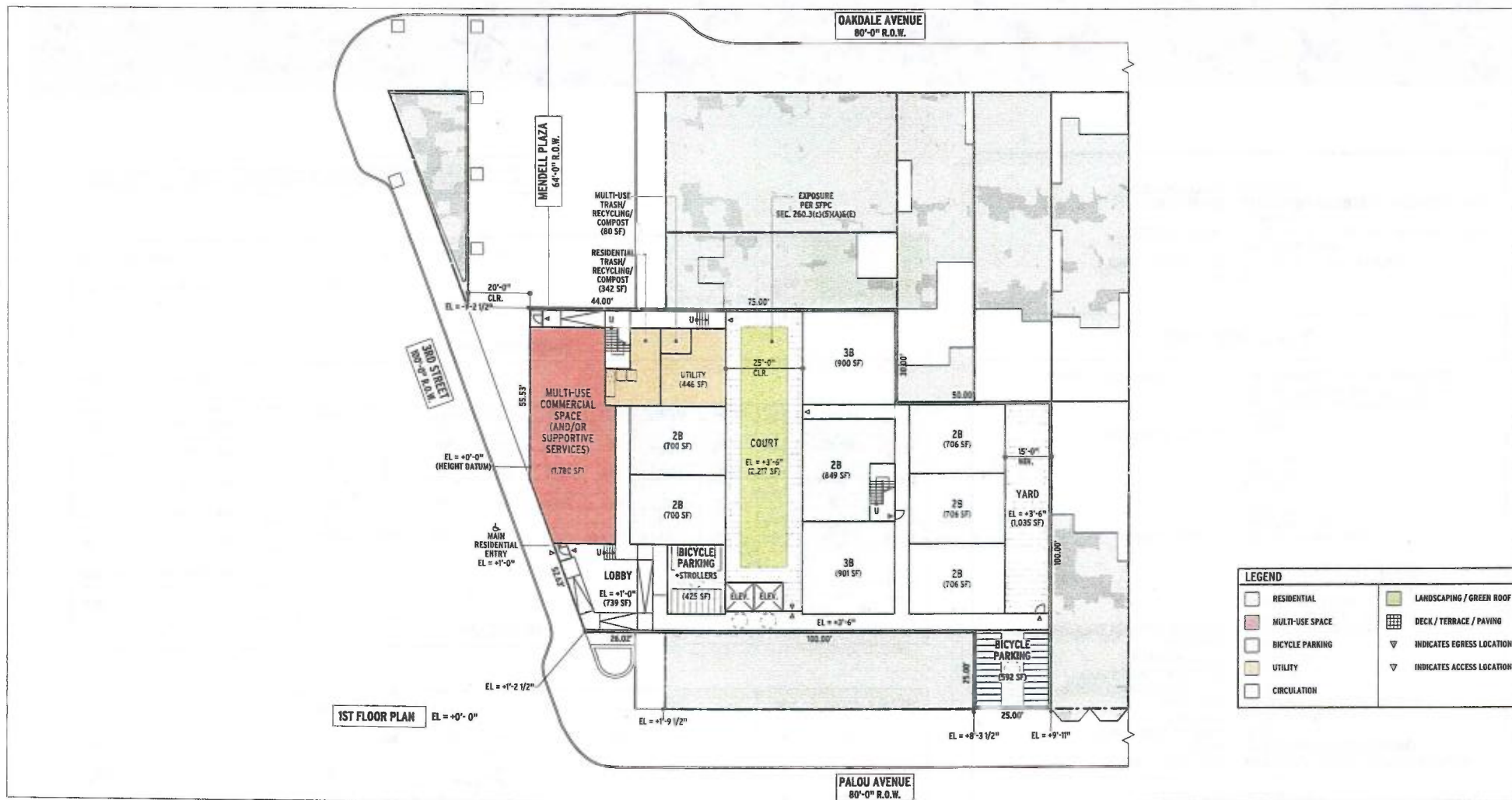
"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A,14,14A & 15 + A PORTION OF THE PLAZA

PAGE 1 OF 5

315 Linden Street San Francisco, CA 94102 Tel 415.551.7610 www.buildsf.com



0' 30' 60' 90' 1" = 30'-0" N

1ST FLOOR PLAN

08/25/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

BUILDING

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

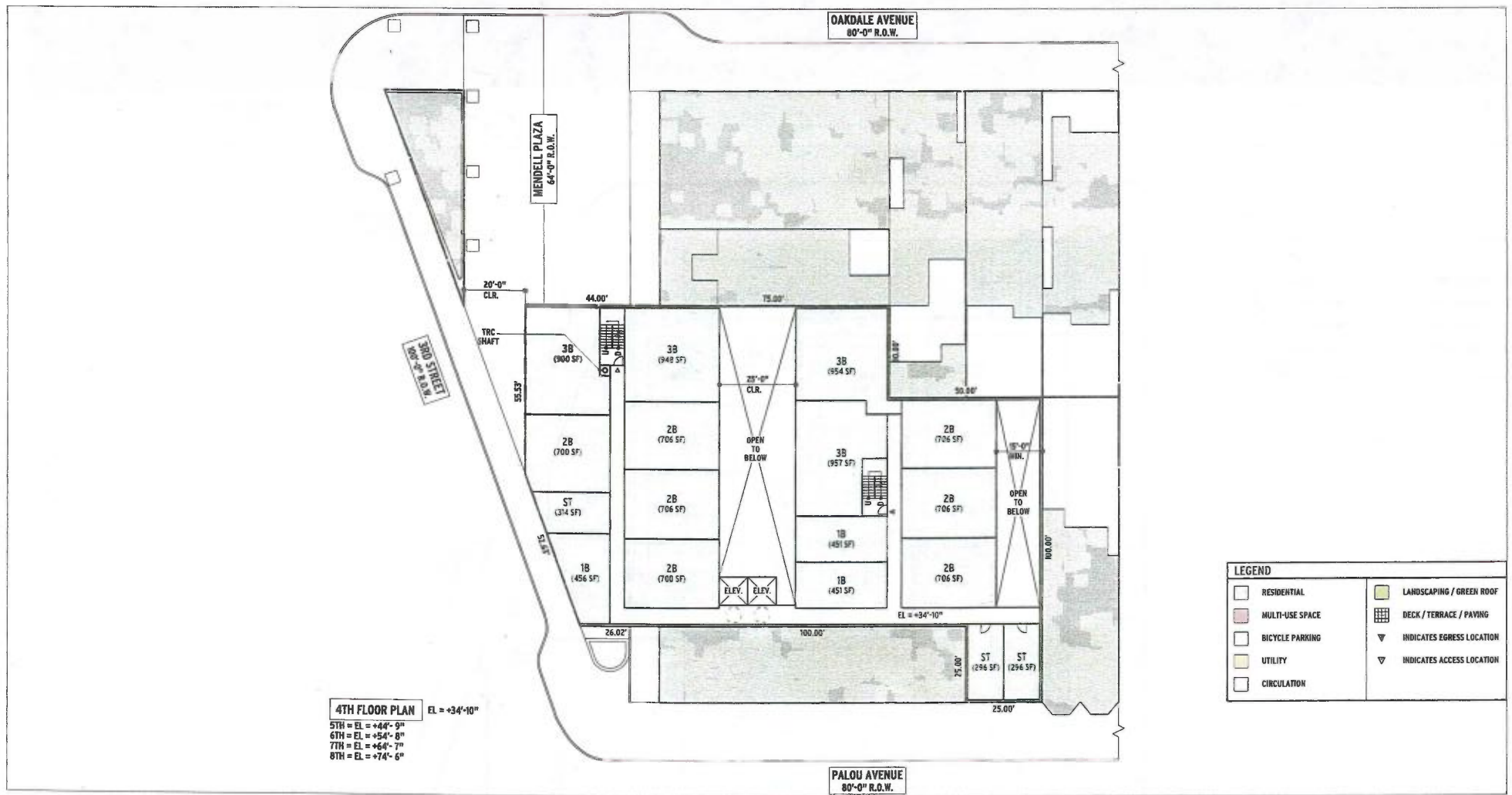
BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA

PAGE 2 OF 5

315 Linden Street, San Francisco, CA 94102 Tel: 510.551.7610 www.built.com







4TH THRU 8TH FLOOR PLANS

08/25/17

**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

**BUILDINC.**

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

"LARGE FAMILY" AFFORDABLE HOUSING

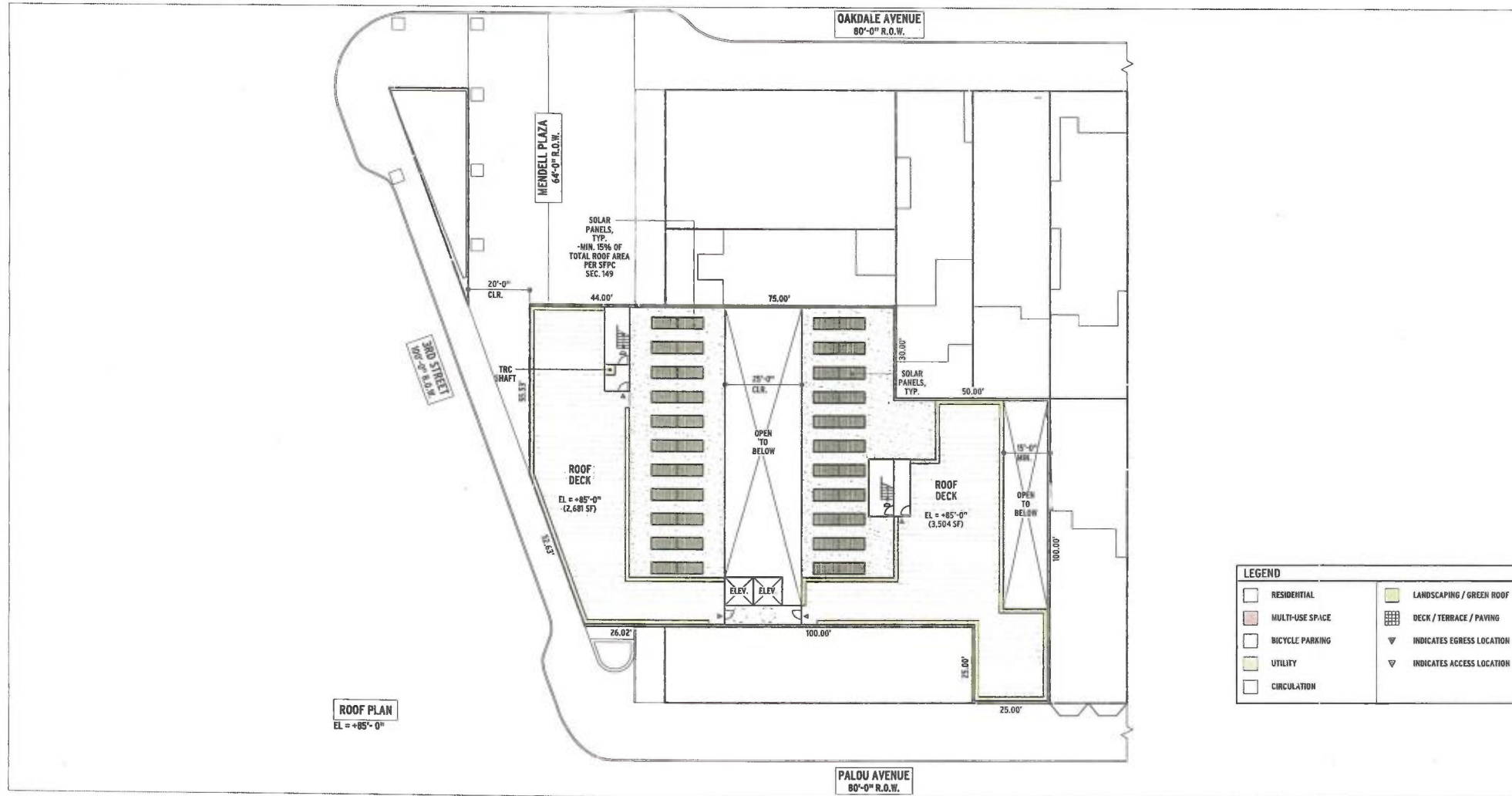
SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA

PAGE 4 OF 5

315 Linden Street San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com





0' 30' 60' 90' 1" = 30'-0"

ROOF PLAN

08/25/17

**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street San Francisco CA 94102 Tel 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

**BUILDING**

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA  
"LARGE FAMILY" AFFORDABLE HOUSING  
SAN FRANCISCO, CA 94124  
BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA  
PAGE 5 OF 5

315 Linden Street San Francisco, CA 94102 Tel 510.551.7610 www.buildit.com

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, February 16, 2018 12:31 PM  
**To:** Bruss, Andrea (BOS)  
**Subject:** 1550 Evans Director's Memo  
**Attachments:** 1550MelMem.docx

Andrea,

I misspoke on Wednesday when I stated that I thought we had prepared an updated version of this memo for then Mayor Breed. Ken and I spoke about it, but we did not prepare or provide it to room 200 at the time.

I'm attaching the original that we had prepared for Mayor Lee. Please let me know if you have any questions.

Again, thank you so much for your time the other day, it was very good to catch up with you.

Anne

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**Vaughan, J'Wel (ECN)**

---

**From:** Michael Yarne <michael@bldsf.com>  
**Sent:** Friday, December 15, 2017 2:58 PM  
**To:** Hartley, Kate (MYR); Yanga, Teresa  
**Cc:** Courtney Pash; Robert Stevenson; Taupier, Anne (ECN); Mark Macy; Victoria Lehman  
**Subject:** 1550 Evans financing & design concept meeting

Dear Kate & Teresa,



I left both of you voicemails, but thought it might be best to follow-up by email.

As you know, as part of our India Basin project we've been performing conceptual design and financing studies for the 1550 Evans site with the intention of setting it up as a future MOHCD RFP opportunity, not unlike the structure that we developed at Parcels R, S & U in Hayes Valley.

We were hoping that we could meet in person in early to mid-January to walk through our latest program, design and financial underwriting ideas with you. Just like Parcels R, S & U, we've been working with Mark Macy as conceptual architect and Robert Stevenson as our tax credit specialist.

We've found a creative way to get the MOHCD subsidy per BMR unit down to a pretty reasonable level. We'd like to share our thinking to see if we are on the right track.

We'd also like to include Anne Taupier, and perhaps Emily Lesk, from OEWD, so they understand our model.

 The ultimate goal, of course, is to negotiate a "directed fee" deal between the India Basin DA and the 1550 Evans site, not unlike what we accomplished at R, S & U. We do not expect or desire to actually develop the future affordable project—we just want to help set it up for success. 

What dates & times look promising the week of Jan 8 or Jan 15?

Thanks  
Michael

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Wednesday, February 14, 2018 5:03 PM  
**To:** Rich, Ken (ECN)  
**Subject:** 1550 Evans memo  
**Attachments:** 1550MelMem.docx

Ken,

Do I recall that you updated the original MEL 1550 Evans memo for then Acting Mayor Breed? I don't see it in my files, but I thought I remember you preparing it?

I met with Andrea Bruss this afternoon and the meeting went very well. I mentioned that we had prepared a memo and Andrea asked if I wouldn't mind sharing it with her so that she can have something showing the support of You, John, Kate & Jeff.

I can send her the original MEL letter, but I thought if you had one with her then Mayoral letter head, she might appreciate it.

Anne

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)



## Vaughan, J'Wei (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Monday, November 20, 2017 2:54 PM  
**To:** Hartley, Kate (MYR)  
**Subject:** 1550 Evans

Kate,

Great work on Friday afternoon!! Ken has asked me to put together a memo for the Mayor from you, Ken, John & Jeff outlining all of your support and agreement about the use of the site for artists and affordable housing in addition to PUC programming.

★ When you get a chance, can you provide me with a few bullet points on what you and John agreed to for housing program and also, if your staff has prepared any capacity studies or other supporting data, that would be really helpful. ★

I'm out after today, but will work on the memo and hopefully have it ready by next Tuesday at the latest.

Thank you and have a great Thanksgiving.

Best,  
Anne

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Wednesday, October 11, 2017 10:17 AM  
**To:** Tano, Crezia (ECN)  
**Subject:** Fwd: 1550 Evans

Do you have these specs.

Sent from my Anniephone

Begin forwarded message:

**From:** "Hartley, Kate (MYR)" <[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)>  
**Date:** October 11, 2017 at 9:59:50 AM PDT  
**To:** "Taupier, Anne (ECN)" <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Cc:** "Adams, Dan (MYR)" <[dan.adams@sfgov.org](mailto:dan.adams@sfgov.org)>  
**Subject:** 1550 Evans

Hi Anne. Do you have the specs on the community-serving space PUC plans to build at 1550? Our in-house architect can do a massing study, but I wasn't sure of the desired specs. Any help is appreciated!

Thanks. Kate

Sent from my iPhone

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, January 19, 2018 1:50 PM  
**To:** david@noyola.org  
**Subject:** FW: 1550 Evans  
**Attachments:** ECOPY-527\_SMTP\_via\_LDAP\_11-29-2017\_10-03-11.pdf

**From:** Switzky, Joshua (CPC)  
**Sent:** Wednesday, November 29, 2017 1:02 PM  
**To:** Rich, Ken (ECN) <ken.rich@sfgov.org>  
**Cc:** Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>  
**Subject:** FW: 1550 Evans

FYI.

**From:** Yen, Aaron (CPC)  
**Sent:** Wednesday, November 29, 2017 10:24 AM  
**To:** Switzky, Joshua (CPC)  
**Cc:** Rahaim, John (CPC)  
**Subject:** FW: 1550 Evans

Hey Josh,

Attached are the scans of 1550 Evans latest design by the PUC. I also included a link to a document that details their process and engagement with the community in deciding to make 1550 Evans their new community facility. I have talk to a few people in PUC about this but mainly David Gray who is the Equity and Inclusion Manager of External Affairs for PUC, his contact is below. I think Shelby Campbell is the Project Lead.

Link- <http://peir.sfwater.org/Modules/ShowDocument.aspx?documentID=10949>

David Gray - [DGray@sfwater.org](mailto:DGray@sfwater.org)

Best,

**Aaron Yen**  
*Senior Community Development Specialist*  
Direct: 415-575-8718 | Fax: 415-558-6409

**San Francisco Planning** 1650 Mission Street, Suite 400  
San Francisco, CA 94103

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



**From:** [dcpscan@sfgov.org](mailto:dcpscan@sfgov.org) [<mailto:dcpscan@sfgov.org>]  
**Sent:** Wednesday, November 29, 2017 10:03 AM  
**To:** Yen, Aaron (CPC)  
**Subject:** 1550 Evans



## Vaughan, J'Wel (ECN)

---

**From:** Switzky, Joshua (CPC)  
**Sent:** Wednesday, November 29, 2017 1:02 PM  
**To:** Rich, Ken (ECN)  
**Cc:** Taupier, Anne (ECN); Lau, Jon (ECN)  
**Subject:** FW: 1550 Evans  
**Attachments:** ECOPY-527\_SMTTP\_via\_LDAP\_11-29-2017\_10-03-11.pdf

FYI.

**From:** Yen, Aaron (CPC)  
**Sent:** Wednesday, November 29, 2017 10:24 AM  
**To:** Switzky, Joshua (CPC)  
**Cc:** Rahaim, John (CPC)  
**Subject:** FW: 1550 Evans

Hey Josh,

Attached are the scans of 1550 Evans latest design by the PUC. I also included a link to a document that details their process and engagement with the community in deciding to make 1550 Evans their new community facility. I have talk to a few people in PUC about this but mainly David Gray who is the Equity and Inclusion Manager of External Affairs for PUC, his contact is below. I think Shelby Campbell is the Project Lead.

Link- <http://peir.sfwater.org/Modules/ShowDocument.aspx?documentID=10949>

David Gray - [DGray@sfgwater.org](mailto:DGray@sfgwater.org)

Best,

**Aaron Yen**  
*Senior Community Development Specialist*  
**Direct:** 415-575-8718 | **Fax:** 415-558-6409

**San Francisco Planning** 1650 Mission Street, Suite 400  
San Francisco, CA 94103

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



**From:** [dcpscan@sfgov.org](mailto:dcpscan@sfgov.org) [<mailto:dcpscan@sfgov.org>]  
**Sent:** Wednesday, November 29, 2017 10:03 AM  
**To:** Yen, Aaron (CPC)  
**Subject:** 1550 Evans

# SOUTHEAST COMMUNITY CENTER

## SITE PLANNING CONCEPT - CAMPO



1/64" = 1'-0"

# SOUTHEAST COMMUNITY CENTER

## SITE PLANNING CONCEPT - CAMPO





## Vaughan, J'Wel (ECN)

---

**From:** Hartley, Kate (MYR)  
**Sent:** Friday, December 15, 2017 4:40 PM  
**To:** Taupier, Anne (ECN); Lesk, Emily (ECN)  
**Cc:** Yanga, Teresa  
**Subject:** FW: 1550 Evans financing & design concept meeting

Hi there: I think Michael wants to hard-sell this deal so that he can get the unit count way up and take more affordable housing credit than is actually realistic. But that's just me. Let me know if you think it's worth meeting with him. I'm not sure it's necessary.

Thanks.

Kate Hartley  
Director  
Mayor's Office of Housing and Community Development  
1 South Van Ness, 5th Floor  
San Francisco, CA 94103  
tel: 415.701.5528 fax: 415.701.5501  
[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)

**From:** Michael Yarne [mailto:michael@bldsf.com]  
**Sent:** Friday, December 15, 2017 2:58 PM  
**To:** Hartley, Kate (MYR) <kate.hartley@sfgov.org>; Yanga, Teresa <teresa.yanga@sfgov.org>  
**Cc:** Courtney Pash <Courtney@bldsf.com>; Robert Stevenson <robert@pantolladvisors.com>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Mark Macy <markm@macyarchitecture.com>; Victoria Lehman <victoria@bldsf.com>  
**Subject:** 1550 Evans financing & design concept meeting

Dear Kate & Teresa,

I left both of you voicemails, but thought it might be best to follow-up by email.

As you know, as part of our India Basin project we've been performing conceptual design and financing studies for the 1550 Evans site with the intention of setting it up as a future MOHCD RFP opportunity, not unlike the structure that we developed at Parcels R, S & U in Hayes Valley.

We were hoping that we could meet in person in early to mid-January to walk through our latest program, design and financial underwriting ideas with you. Just like Parcels R, S & U, we've been working with Mark Macy as conceptual architect and Robert Stevenson as our tax credit specialist.

We've found a creative way to get the MOHCD subsidy per BMR unit down to a pretty reasonable level. We'd like to share our thinking to see if we are on the right track.

We'd also like to include Anne Taupier, and perhaps Emily Lesk, from OEWD, so they understand our model.

The ultimate goal, of course, is to negotiate a "directed fee" deal between the India Basin DA and the 1550 Evans site, not unlike what we accomplished at R, S & U. We do not expect or desire to actually develop the future affordable project—we just want to help set it up for success.



What dates & times look promising the week of Jan 8 or Jan 15?

Thanks

Michael

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Tuesday, December 19, 2017 10:24 AM  
**To:** Rich, Ken (ECN)  
**Subject:** FW: 1550 Evans financing & design concept meeting

Ken,

Please see Kate's question below? I tend to agree with Kate here and I don't want to push her or her team into the situation of having Michael trying to force his program on them. Is there something you think Michael can offer here that is more useful to MOHCD?

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**From:** Hartley, Kate (MYR)  
**Sent:** Monday, December 18, 2017 6:26 PM  
**To:** Lesk, Emily (ECN) <emily.lesk@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>  
**Cc:** Adams, Dan (MYR) <dan.adams@sfgov.org>  
**Subject:** RE: 1550 Evans financing & design concept meeting

+ Dan.

Fine to meet with him. But we just have to be aware that even though his in-lieu fee is set, he'll still be pushing us hard to come up with a unit count that is at its maximum in order to claim a high affordable percentage, and this might not be what we want or need to do programmatically. So it does put us in the – maybe unnecessary? – position of rebutting him if we want to do anything less or think he's being too aggressive. And, given the fact that we'll need to go through an RFP process and work with the PUC, I'm not sure that the plans he comes up with will be something that ultimately adds value.

I am ok with meeting him if it seems like the right thing to do – just don't want to have us boxed in or have him spend a whole lot of money on something we can't use.

Thanks.

Kate

Kate Hartley  
Director

Mayor's Office of Housing and Community Development  
1 South Van Ness, 5th Floor  
San Francisco, CA 94103  
tel: 415.701.5528 fax: 415.701.5501  
[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)

**From:** Lesk, Emily (ECN)  
**Sent:** Monday, December 18, 2017 9:40 AM  
**To:** Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>; Hartley, Kate (MYR) <[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)>  
**Cc:** Yanga, Teresa <[teresa.yanga@sfgov.org](mailto:teresa.yanga@sfgov.org)>  
**Subject:** Re: 1550 Evans financing & design concept meeting

I'm happy to attend a meeting about this if you all decide that it would be productive.

My understanding is that we're determining Build's fee amount independently of what is designed and underwritten for 1550 Evans: we're modeling the India Basin project's economics with Century Urban and will calculate/negotiate a maximum feasible fee based on that. The anticipated subsidy need at 1550 Evans (as calculated by MOHCD, not Build) is important for us to know only so that we can describe how many of its homes can be funded by the directed fee from India Basin.

Anne, is the idea that Build's preliminary design and underwriting work on 1550 Evans, although not something we asked them to do, could potentially be a resource to MOHCD as they calculate 1550 Evans' per-unit funding gap for us?

---

**From:** Taupier, Anne (ECN)  
**Sent:** Saturday, December 16, 2017 8:27:56 AM  
**To:** Hartley, Kate (MYR)  
**Cc:** Lesk, Emily (ECN); Yanga, Teresa  
**Subject:** Re: 1550 Evans financing & design concept meeting

I think you are probably correct, although Ken thought it was worthwhile for you to hear his proposal so that your team can provide OEWD with the real numbers. Then we can finally pin down what his real affordable housing credit should be based on your team's calculations, not his.

Sent from my Anniephone

On Dec 15, 2017, at 4:40 PM, Hartley, Kate (MYR) <[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)> wrote:

Hi there: I think Michael wants to hard-sell this deal so that he can get the unit count way up and take more affordable housing credit than is actually realistic. But that's just me. Let me know if you think it's worth meeting with him. I'm not sure it's necessary.

Thanks.

Kate Hartley  
Director  
Mayor's Office of Housing and Community Development  
1 South Van Ness, 5th Floor  
San Francisco, CA 94103  
tel: 415.701.5528 fax: 415.701.5501  
[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)

**From:** Michael Yarne [<mailto:michael@bldsf.com>]

**Sent:** Friday, December 15, 2017 2:58 PM

**To:** Hartley, Kate (MYR) <[kate.hartley@sfgov.org](mailto:kate.hartley@sfgov.org)>; Yanga, Teresa <[teresa.yanga@sfgov.org](mailto:teresa.yanga@sfgov.org)>

**Cc:** Courtney Pash <[Courtney@bldsf.com](mailto:Courtney@bldsf.com)>; Robert Stevenson <[robert@pantolladvisors.com](mailto:robert@pantolladvisors.com)>; Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>; Mark Macy <[markm@macyarchitecture.com](mailto:markm@macyarchitecture.com)>; Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)>

**Subject:** 1550 Evans financing & design concept meeting

Dear Kate & Teresa,

I left both of you voicemails, but thought it might be best to follow-up by email.

As you know, as part of our India Basin project we've been performing conceptual design and financing studies for the 1550 Evans site with the intention of setting it up as a future MOHCD RFP opportunity, not unlike the structure that we developed at Parcels R, S & U in Hayes Valley.

We were hoping that we could meet in person in early to mid-January to walk through our latest program, design and financial underwriting ideas with you. Just like Parcels R, S & U, we've been working with Mark Macy as conceptual architect and Robert Stevenson as our tax credit specialist.

We've found a creative way to get the MOHCD subsidy per BMR unit down to a pretty reasonable level. We'd like to share our thinking to see if we are on the right track.

We'd also like to include Anne Taupier, and perhaps Emily Lesk, from OEWD, so they understand our model.

The ultimate goal, of course, is to negotiate a "directed fee" deal between the India Basin DA and the 1550 Evans site, not unlike what we accomplished at R, S & U. We do not expect or desire to actually develop the future affordable project—we just want to help set it up for success.

What dates & times look promising the week of Jan 8 or Jan 15?

Thanks  
Michael



AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	GFA*
RESIDENTIAL	6,169	10,939	10,939	10,939	10,939	10,939	10,939	10,939	0	82,742	82,742
MULTI-USE	1,780	0	0	0	0	0	0	0	0	1,780	1,780
BICYCLE PARKING	1,017	0	0	0	0	0	0	0	0	1,017	0
UTILITY	868	11	11	11	11	11	11	11	11	956	945
CIRCULATION	2,991	1,920	1,920	1,920	1,920	1,920	1,920	1,920	794	17,225	17,225
TOTAL	12,826	12,871	12,871	12,871	12,871	12,871	12,871	12,871	805	103,720	102,692

UNIT SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	GFA*
UNIT TYPE	AVG. SIZE	%	QTY								
3B	923 SF	26%	QTY	2	5	5	4	4	4	4	0
			SF	1,801	4,661	4,661	3,759	3,759	3,759	3,759	0
2B	752 SF	44%	QTY	6	7	7	7	7	7	7	0
			SF	4,368	4,918	4,918	4,918	4,918	4,918	4,918	0
1B	454 SF	14%	QTY	0	1	1	3	3	3	3	0
			SF	0	455	455	1,356	1,356	1,356	1,356	0
STUDIO	305 SF	16%	QTY	0	3	3	3	3	3	3	0
			SF	0	905	905	905	905	905	905	0
TOTAL	609 SF	100%	QTY	8	16	16	17	17	17	17	0
			SF	6,169	10,939	10,939	10,939	10,939	10,939	10,939	0

\* GFA per San Francisco Planning Code Sec. 102.9

\*\* MIN. 25% REQ'D. PER CTCAC

OPEN SPACE AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	
CODE-COMPLYING OPEN SPACE	3,252	0	0	0	0	0	0	0	6,738	9,990	
BONUS OPEN SPACE	0	0	0	0	0	0	0	0	0	0	

"LARGE FAMILY" AFFORDABLE HOUSING UNIT RATIOS & (MINIMUM) UNIT SIZES IN COMPLIANCE WITH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (CTCAC) REGULATIONS DATED MAY 17, 2017.

DESCRIPTION	
"LARGE FAMILY" AFFORDABLE HOUSING WITH MULTI-USE/SUPPORTIVE SPACES & ACCESSORY USES. (100% AFFORDABLE HOUSING BONUS PROGRAM)	
PLANNING DATA	
ASSESSOR PARCEL:	5323 / 12A,14,14A,15 & PORTION OF PLAZA
ZONING:	NC-3 (NEIGHBORHOOD COMMERCIAL)
HEIGHT & BULK DISTRICT:	55-X*
LOT AREA:	16,425 SF (0.377 AC)
REAR YARD:	N/A - WAIVED PER SFPC SEC. 134 (e)(1)
GROSS BUILDING AREA (GSF):	103,720 SF
GROSS FLOOR AREA (GFA):	102,692 SF
DWELLING UNITS:	125 (332 DU/AC)
BEDROOMS:	244 (647 DU/AC)
RESIDENTIAL USABLE OPEN SPACE:	9,990 SF (10,260 SF REQ'D) - (104) DU X 100 SF/DU = 10,400 SF - (21) DU X (100 SF/DU/3) = 700 SF - PER SFPC SEC. 206.3(c)(5)(E) - 10% 9,990 TOTAL SF REQ'D
BICYCLE PARKING:	126 CLASS-I (HIGH DENSITY) - RESIDENTIAL: 125 - MULTI-USE: 1  8 CLASS-II - RESIDENTIAL: 6 - MULTI-USE: 2
AUTOMOBILE PARKING:	0 SPACES - 0 REQ'D - UP TO 62 SPACES PERMITTED (2:4 DU) - UP TO 93 SPACES ALLOWED VIA CU (3:4 DU)
*NOTE: HEIGHT IS PERMITTED TO INCREASE TO 85'-0" PER SFPC SEC. 206, 263.20 & 260(a)(3).	
BUILDING DATA	
STORIES:	8
CONSTRUCTION TYPE:	TYPE IB OVER TYPE IA PODIUM - FULLY SPRINKLERED
BUILDING HEIGHT:	85'-0" (NOT A HIGH-RISE SINCE TOPMOST OCCUPIED STORY < 75'-0")
BUILDING USE:	AFFORDABLE HOUSING & COMMERCIAL SPACES
OCCUPANCY TYPES:	R2, S2 & M

## PROJECT DESCRIPTION & DATA

08/25/17

**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

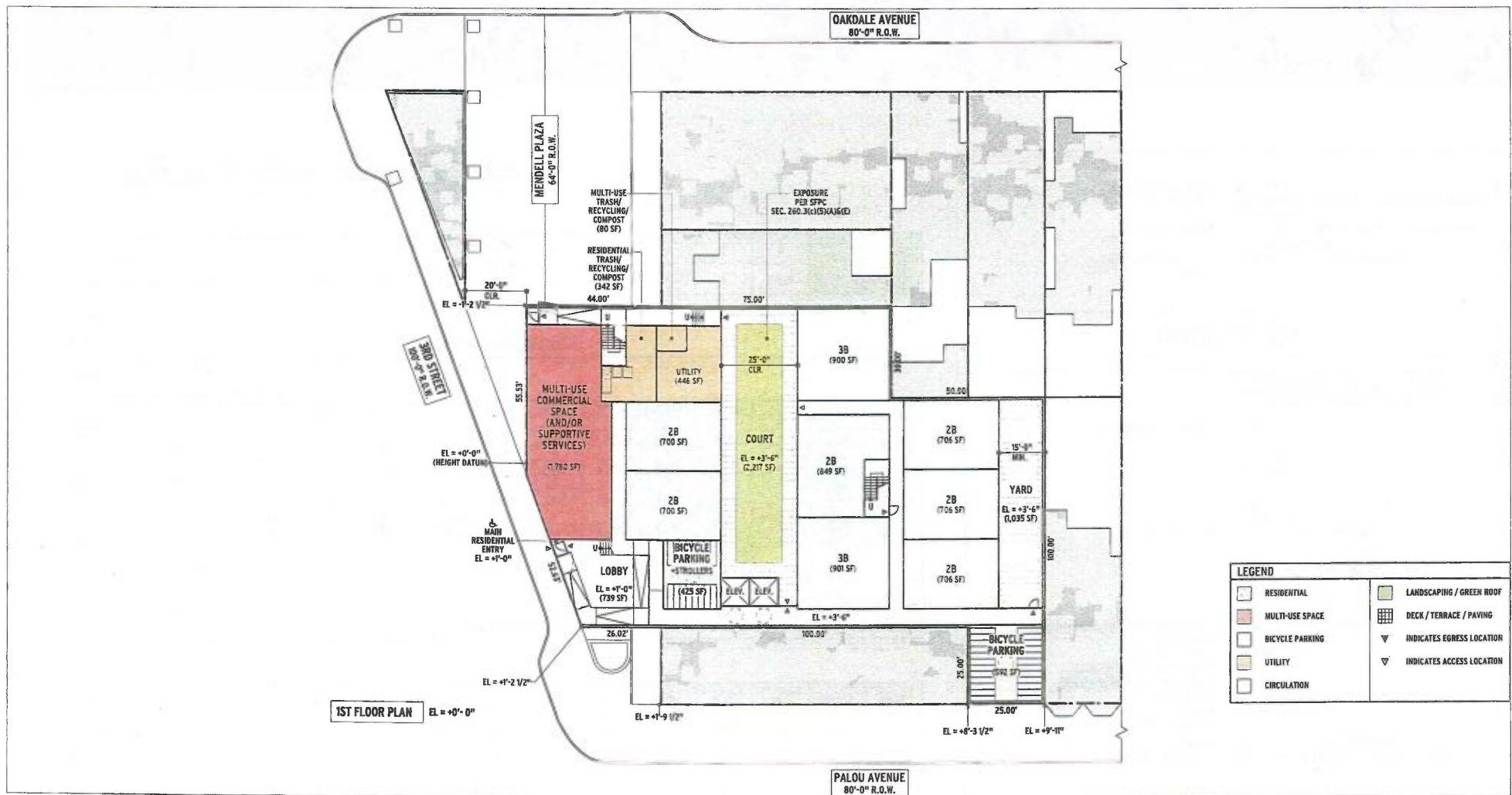
**BUILDING.**

## DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

"LARGE FAMILY" AFFORDABLE HOUSING  
SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA  
PAGE 1 OF 5

315 Linden Street, San Francisco, CA 94102 Tel: 510.551.7610 www.buildsf.com



1ST FLOOR PLAN

08/25/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel. 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

BUILD INC.

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA

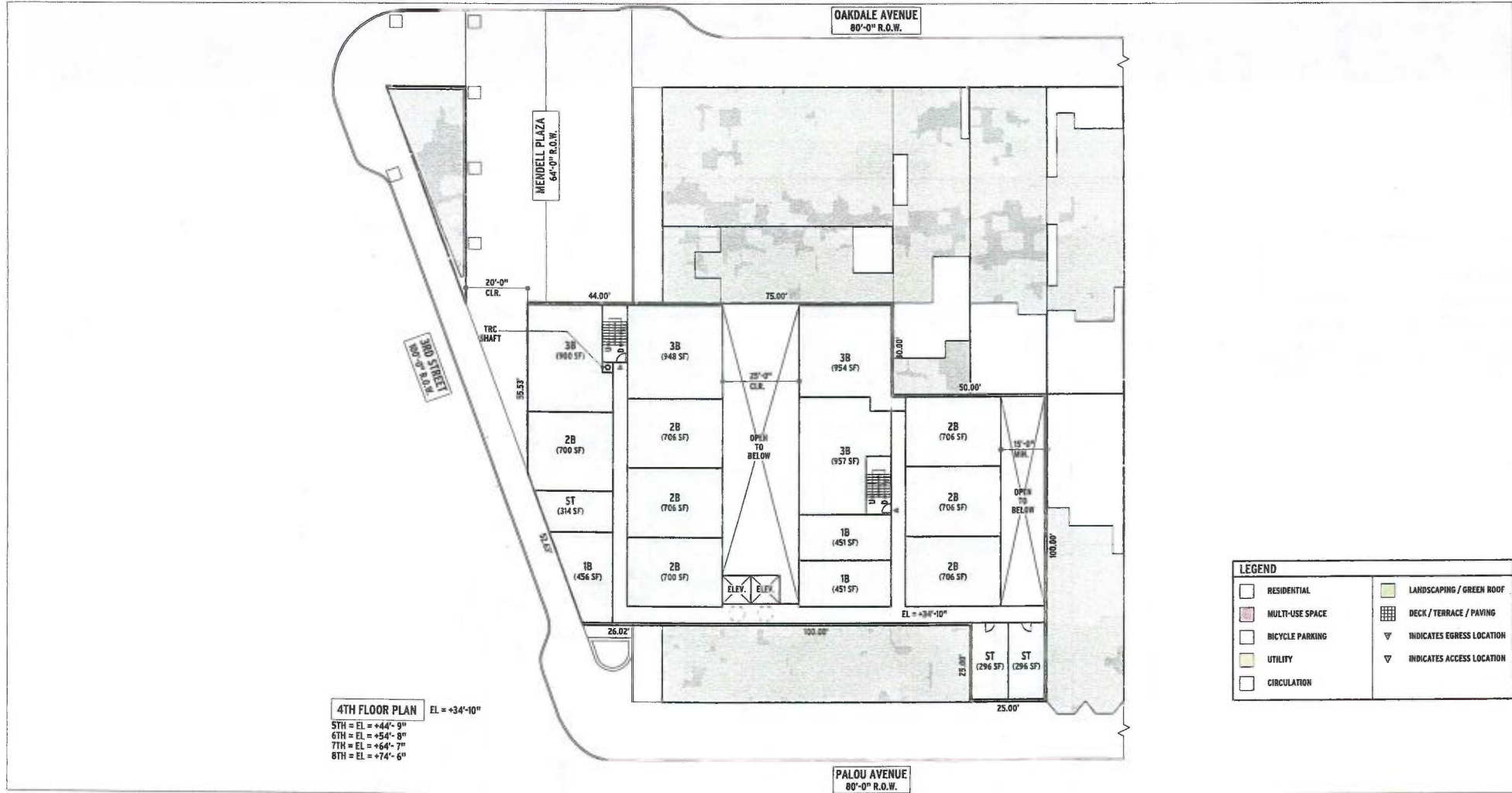
PAGE 2 OF 5

315 Linden Street San Francisco CA 94102 Tel. 510.551.7610 www.buildsf.com



08/25/17





4TH THRU 8TH FLOOR PLANS

08/25/17

**MACY  
ARCH  
ITEC  
TURE**

315 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

**BUILDING.**

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS + A PORTION OF THE PLAZA

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A, 14, 14A & 15 + A PORTION OF THE PLAZA

PAGE 4 OF 5

315 Linden Street, San Francisco, CA 94102 Tel: 910.551.7610 www.buildat.com





AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	GFA*
RESIDENTIAL	3,653	8,274	8,274	8,274	8,274	8,274	8,274	8,274	0	61,571	61,571
MULTI-USE	1,947	0	0	0	0	0	0	0	0	1,947	1,947
BICYCLE PARKING	948	0	0	0	0	0	0	0	0	948	0
UTILITY	1,057	8	8	8	8	8	8	8	265	1,378	1,113
CIRCULATION	2,656	1,755	1,755	1,755	1,755	1,755	1,755	1,755	646	15,587	15,587
TOTAL	10,261	10,038	10,038	10,038	10,038	10,038	10,038	10,038	911	81,431	80,218

UNIT SUMMARY													
LEVEL				1	2	3	4	5	6	7	8	R	GSF
UNIT TYPE	AVG. SIZE	%											
3B	942 SF	25%	QTY	3	3	3	3	3	3	3	3	0	24
			SF	2,846	2,846	2,846	2,846	2,846	2,846	2,846	2,846	0	22,768
2B	745 SF	38%	QTY	1	5	5	5	5	5	5	5	0	36
			SF	807	3,663	3,663	3,663	3,663	3,663	3,663	3,663	0	26,448
1B	470 SF	7%	QTY	0	1	1	1	1	1	1	1	0	7
			SF	0	470	470	470	470	470	470	470	0	3,290
STUDIO	324 SF	30%	QTY	0	4	4	4	4	4	4	4	0	28
			SF	0	1,296	1,296	1,296	1,296	1,296	1,296	1,296	0	9,072
TOTAL	620 SF	100%	QTY	4	13	13	13	13	13	13	13	0	95
			SF	3,653	8,274	8,274	8,274	8,274	8,274	8,274	8,274	0	61,571

\* GFA per San Francisco Planning Code Sec. 102.9

\*\* MIN. 25% REQ'D. PER CTCAC

OPEN SPACE AREA SUMMARY											
LEVEL	1	2	3	4	5	6	7	8	R	GSF	
CODE-COMPLYING OPEN SPACE	1,467	0	0	0	0	0	0	0	5,403	6,870	
BONUS OPEN SPACE	0	0	0	0	0	0	0	0	0	0	

"LARGE FAMILY" AFFORDABLE HOUSING UNIT RATIOS & (MINIMUM) UNIT SIZES IN COMPLIANCE WITH THE CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE (CTCAC) REGULATIONS DATED MAY 17, 2017.

DESCRIPTION	
"LARGE FAMILY" AFFORDABLE HOUSING WITH MULTI-USE/SUPPORTIVE SPACES & ACCESSORY USES. (100% AFFORDABLE HOUSING BONUS PROGRAM)	
PLANNING DATA	
ASSESSOR PARCEL:	5323 / 12A,14,14A & 15
ZONING:	NC-3 (NEIGHBORHOOD COMMERCIAL)
HEIGHT & BULK DISTRICT:	55-X*
LOT AREA:	12,250 SF (0.281 AC)
REAR YARD:	N/A - WAIVED PER SFPC SEC. 134 (e)(1)
GROSS BUILDING AREA (GSF):	81,431 SF
GROSS FLOOR AREA (GFA):	80,218 SF
DWELLING UNITS:	95 (338/AC)
BEDROOMS:	179 (637/AC)
RESIDENTIAL USABLE OPEN SPACE:	6,870 SF (6,870 SF REQ'D)
	- (67) DU X 100 SF/DU = 6,700 SF
	- (28) DU X (100 SF/DU/3) = 933 SF
	7,633 SF
	- PER SFPC SEC. 206.3(c)(5)(E) - 10%
	6,870 TOTAL SF REQ'D
BICYCLE PARKING:	96 CLASS-1 (HIGH DENSITY)
	- RESIDENTIAL: 95
	- MULTI-USE: 1
	8 CLASS-II
	- RESIDENTIAL: 4
	- MULTI-USE: 2
AUTOMOBILE PARKING:	0 SPACES
	- 0 REQ'D
	- UP TO 48 SPACES PERMITTED (2:4 DU)
	- UP TO 71 SPACES ALLOWED VIA CU (3:4 DU)
*NOTE: HEIGHT IS PERMITTED TO INCREASE TO 85'-0" PER SFPC SEC. 236, 263.20 & 260(a)(3).	
BUILDING DATA	
STORIES:	8
CONSTRUCTION TYPE:	TYPE IB OVER TYPE IA PODIUM
	-FULLY SPRINKLERED
BUILDING HEIGHT:	85'-0" (NOT A HIGH-RISE SINCE TOPMOST OCCUPIED STORY <= 75'-0")
BUILDING USE:	AFFORDABLE HOUSING & COMMERCIAL SPACES
OCCUPANCY TYPES:	R2, S2 & M

## PROJECT DESCRIPTION & DATA

08/25/17

**MACY  
ARCH  
ITECTURE**

313 Linden Street, San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

**BUILD INC.**

313 Linden Street, San Francisco, CA 94102 Tel: 510.551.7610 www.buildsf.com

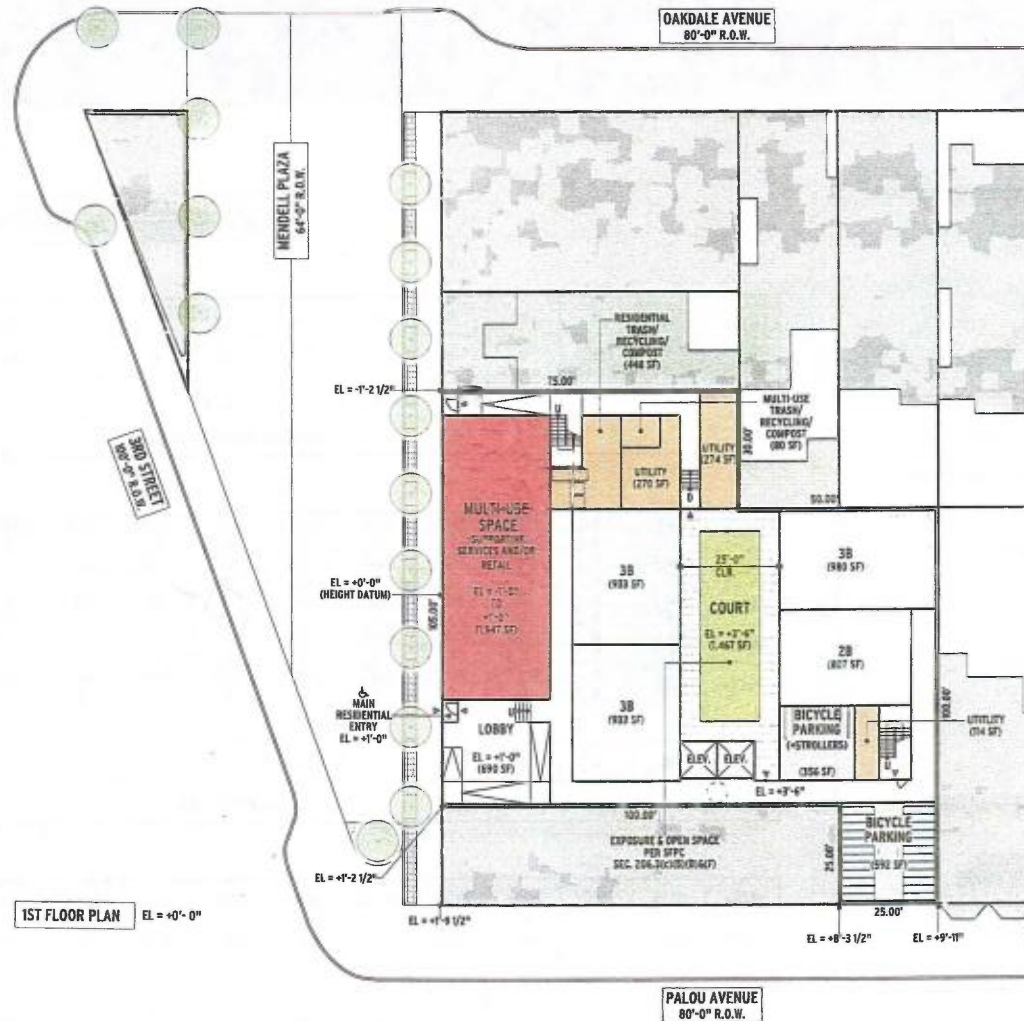
## DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

BLOCK 5323 / LOT 12A,14,14A & 15

PAGE 1 OF 4



1ST FLOOR PLAN EL = +0'-0"

LEGEND	
	RESIDENTIAL
	MULTI-USE SPACE
	BICYCLE PARKING
	UTILITY
	CIRCULATION
	LANDSCAPING / GREEN ROOF
	DECK / TERRACE / PAVING
	INDICATES EGRESS LOCATION
	INDICATES ACCESS LOCATION

0' 10' 20' 30' 1" = 30'-0"

1ST FLOOR PLAN

08/25/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco, CA 94102 Tel: 415.551.7630 www.macyarchitecture.com © 2015 Macy Architecture

BUILDING

315 Linden Street San Francisco, CA 94102 Tel: 510.551.7610 www.buildaf.com

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS

"LARGE FAMILY" AFFORDABLE HOUSING

SAN FRANCISCO, CA 94124

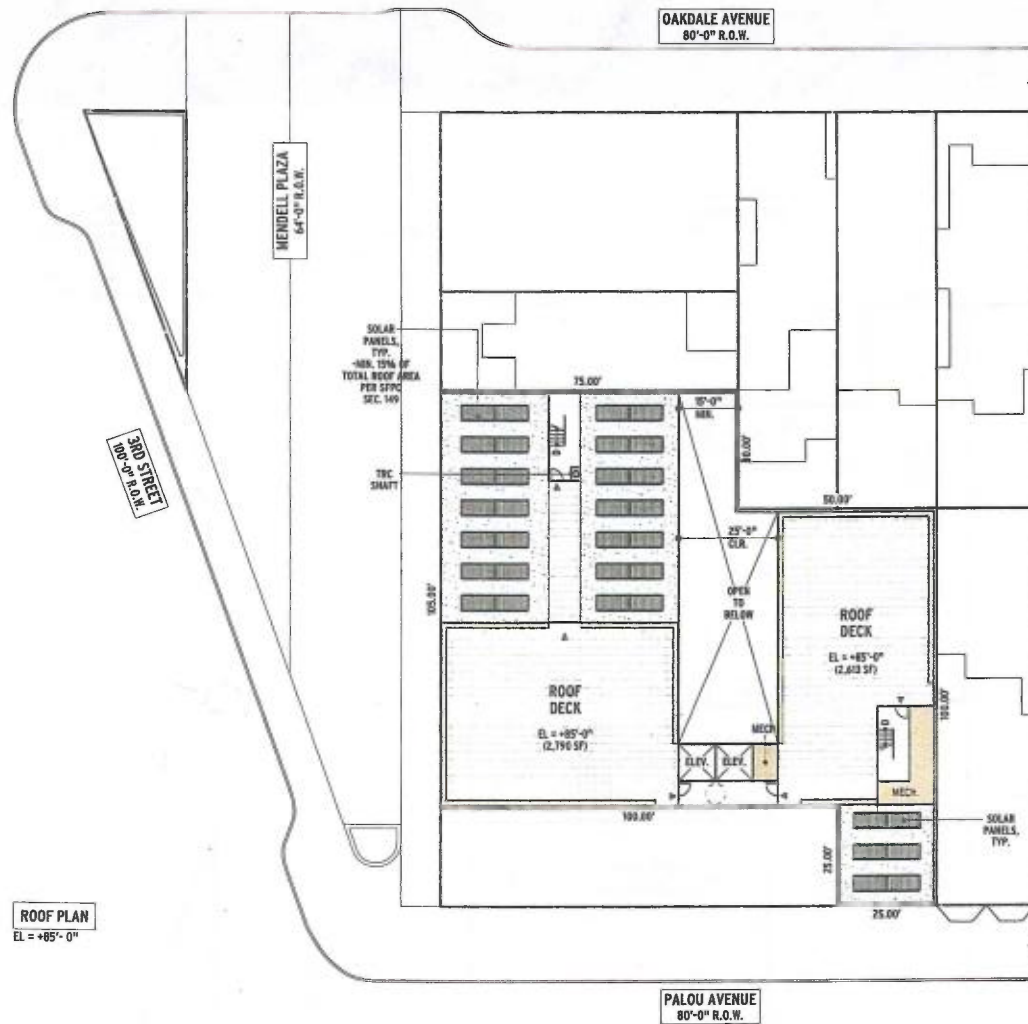
BLOCK 5323 / LOT 12A, 14, 14A & 15

PAGE 2 OF 4









ROOF PLAN  
EL. = +85'-0"

LEGEND	
	RESIDENTIAL
	MULTI-USE SPACE
	BICYCLE PARKING
	UTILITY
	CIRCULATION
	LANDSCAPING / GREEN ROOF
	DECK / TERRACE / PAVING
	INDICATES EGRESS LOCATION
	INDICATES ACCESS LOCATION

0' 10' 20' 30' 1" = 30'-0"

ROOF PLAN 08/25/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2015 Macy Architecture

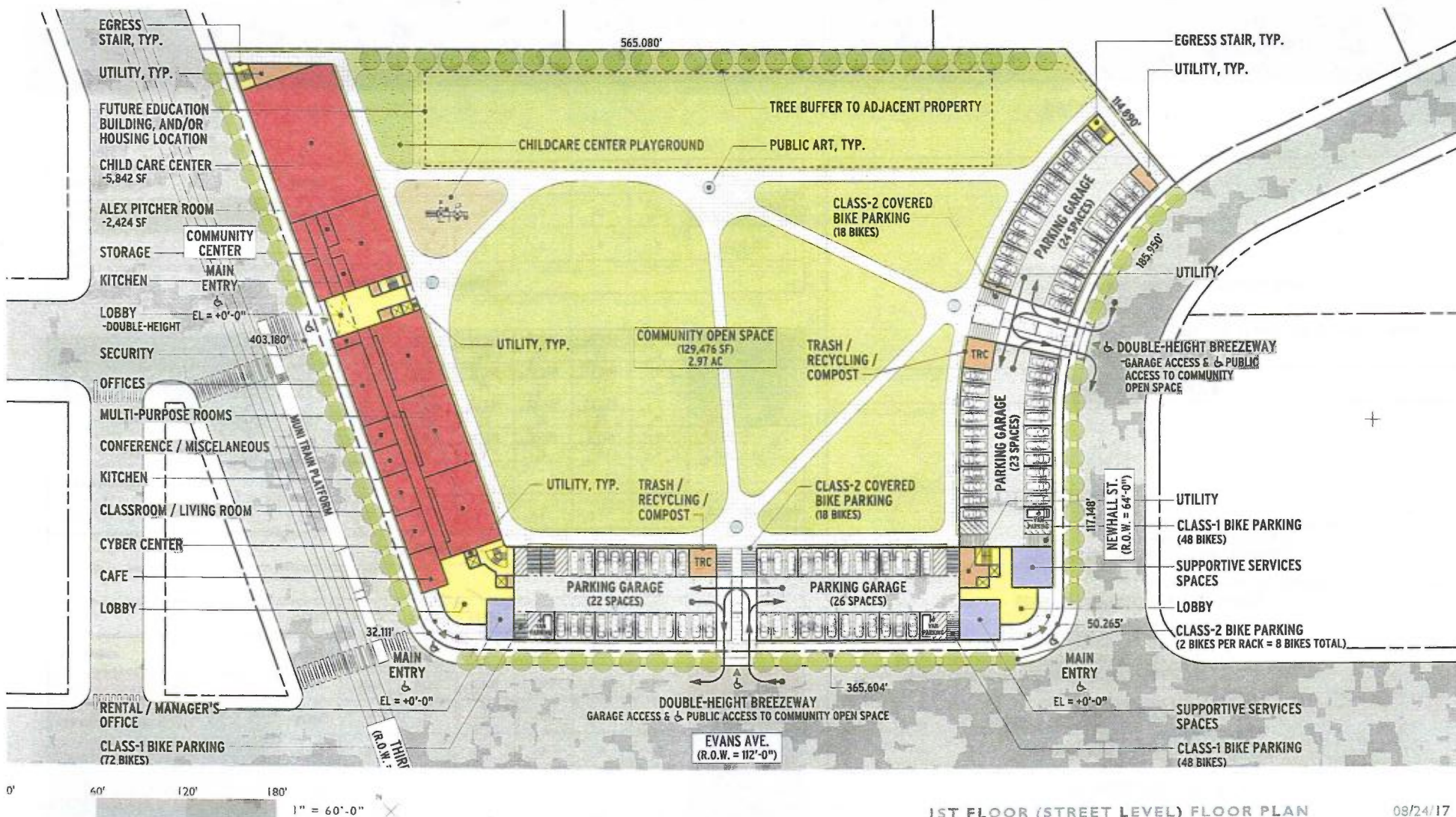
BUILDING

315 Linden Street San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com

DEVELOPMENT CAPACITY ANALYSIS FOR MENDELL LOTS  
"LARGE FAMILY" AFFORDABLE HOUSING  
SAN FRANCISCO, CA 94124  
BLOCK 5323 / LOT 12A, 14, 14A & 15  
PAGE 4 OF 4

AREA SUMMARY								
LEVEL	1	2	3	4	5	6	R	TOTAL GSF
RESIDENTIAL	0	40,384	52,277	52,277	52,277	52,277	0	249,492
COMMUNITY CENTER	19,615	9,338	0	0	0	0	0	28,953
BUILDING MANAGER & SERVICES	1,945	0	0	0	0	0	0	1,945
CAR & BICYCLE PARKING	32,296	0	0	0	0	0	0	32,296
UTILITY	1,968	2,097	2,202	2,202	2,202	2,202	634	13,507
CIRCULATION	5,032	9,409	10,511	10,511	10,511	10,511	1,599	58,084
TOTAL	60,855	61,228	64,990	64,990	64,990	64,990	2,234	384,277





1ST FLOOR (STREET LEVEL) FLOOR PLAN

08/24/17

MACY  
ARCH  
ITECT  
TURE

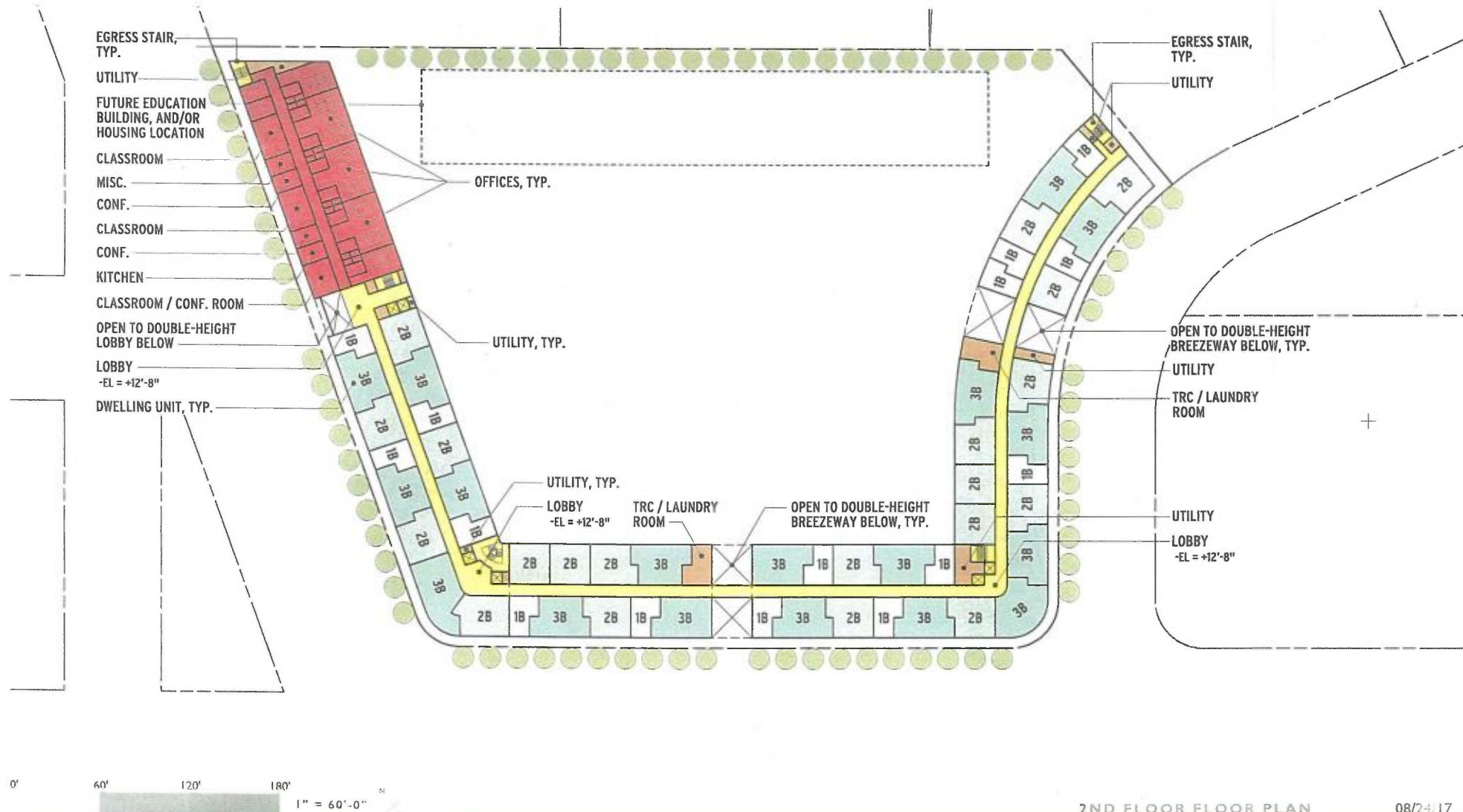
315 Linden Street San Francisco CA 94102 Tel: 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

BUILDING.

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA  
**OPTION 2**  
100% AFFORDABLE HOUSING

315 Linden Street | San Francisco, CA 94102 Tel: 510.551.7610 www.buildsf.com

PAGE 2 OF 5



2ND FLOOR FLOOR PLAN

08/24/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel: 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

BUILDING.

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA

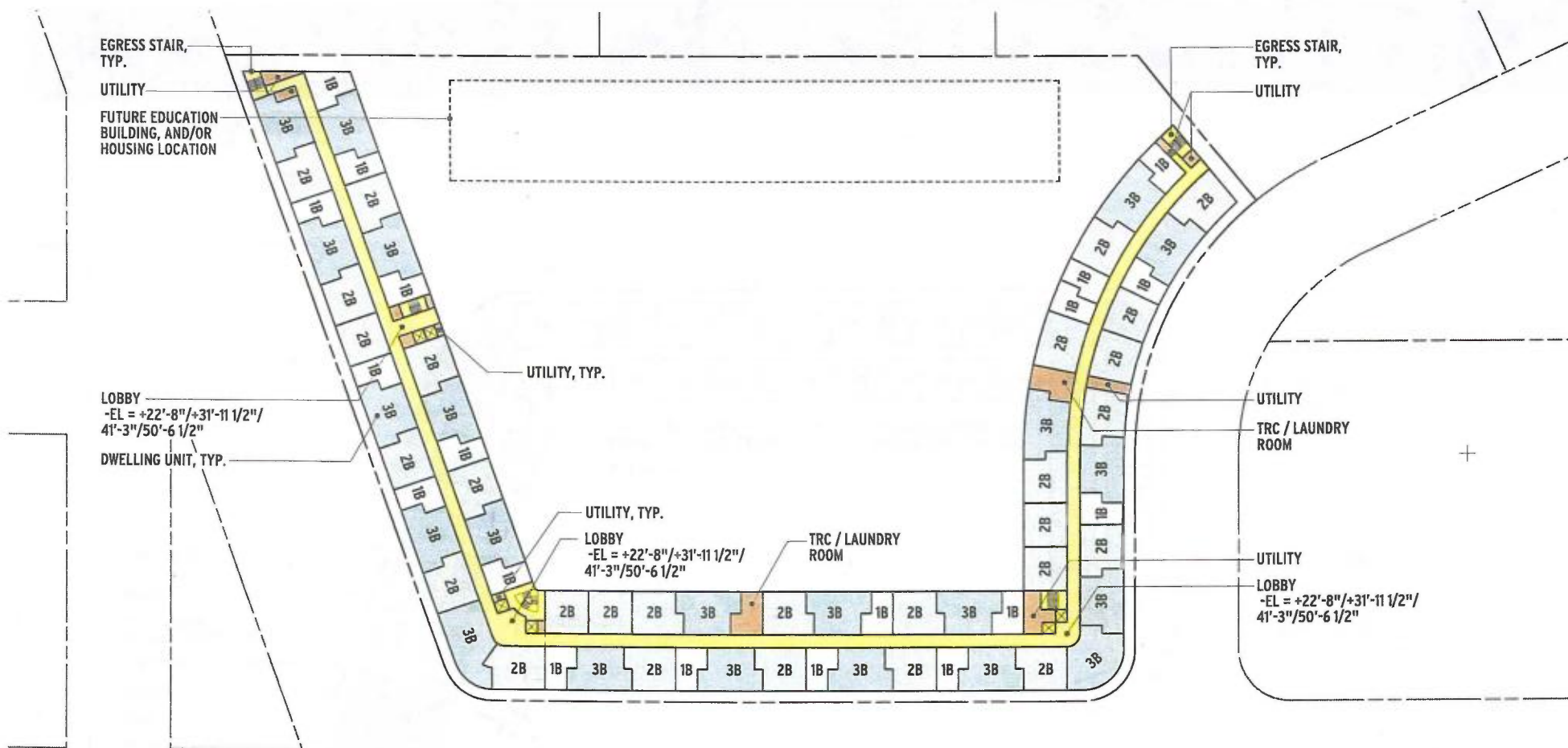
OPTION 2

100% AFFORDABLE HOUSING

315 Linden Street | San Francisco, CA 94102 Tel: 415 551 7610 www.building.com

PAGE 3 OF 5





0' 60' 120' 180' 1" = 60'-0"

3RD FLOOR THRU 6TH FLOOR PLAN

08/24/17

MACY  
ARCH  
ITEC  
TURE

315 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

BUILDING.

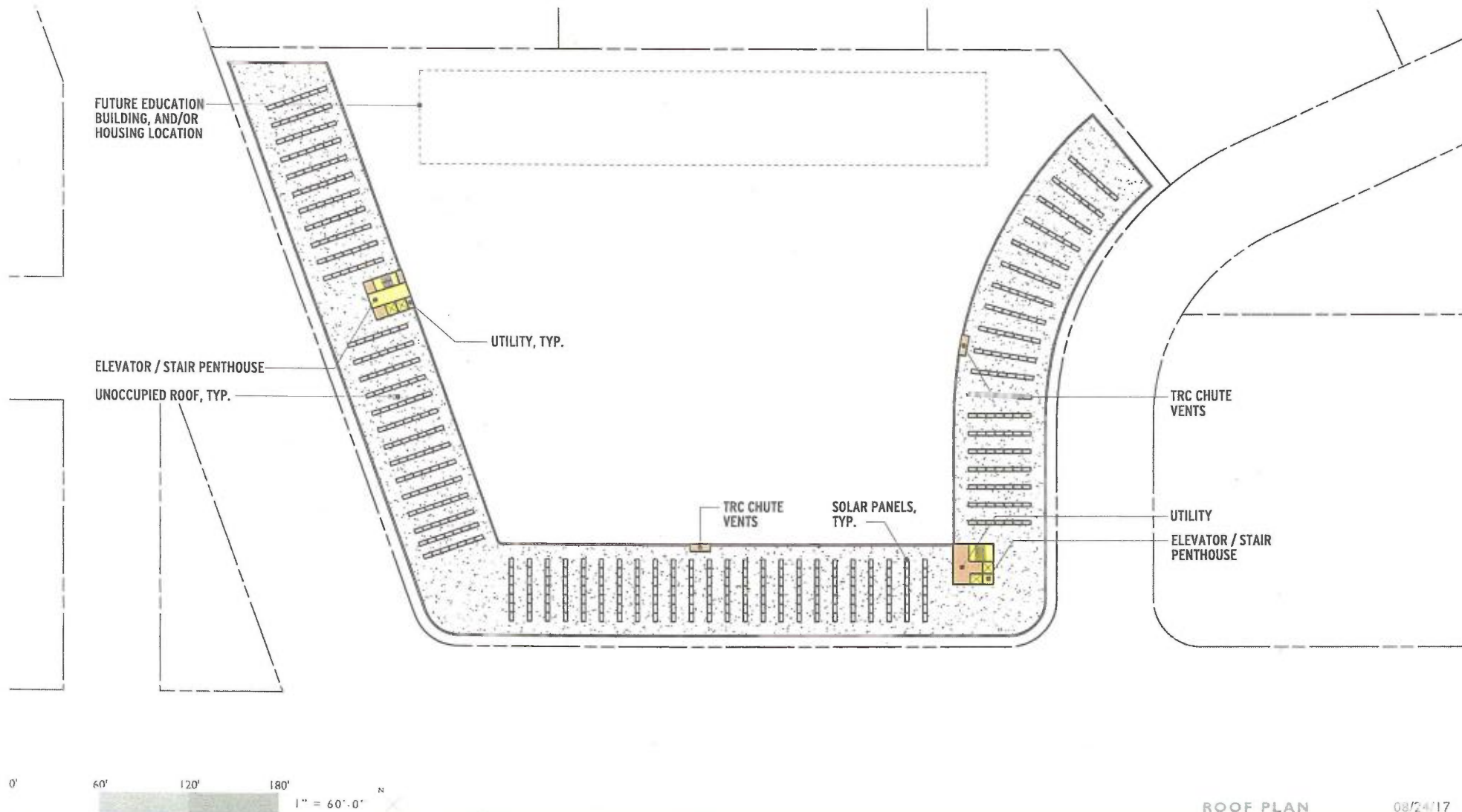
DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA

OPTION 2

100% AFFORDABLE HOUSING

315 Linden Street | San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com

PAGE 4 OF 5



ROOF PLAN

08/24/17

MACY  
ARCH  
ITEC  
TURE

115 Linden Street San Francisco CA 94102 Tel 415 551 7630 www.macyarchitecture.com © 2017 Macy Architecture

**BUILDING.**

DEVELOPMENT CAPACITY ANALYSIS FOR 1500 EVANS STREET, SAN FRANCISCO, CA  
**OPTION 2**  
100% AFFORDABLE HOUSING

115 Linden Street San Francisco, CA 94102 Tel 510.551.7610 www.buildsf.com

PAGE 5 OF 5

**Vaughan, J'Wel (ECN)**

---

**From:** Rich, Ken (ECN)  
**Sent:** Monday, October 30, 2017 6:33 PM  
**To:** Taupier, Anne (ECN); Lesk, Emily (ECN)  
**Subject:** FW: next steps on India Basin BMR analysis

A | FYI – Sarah believes that Build's gap numbers are quite low. Anne, I asked her to talk to you. | ~~A~~

**From:** Michael Yarne [mailto:michael@bldsf.com]  
**Sent:** Monday, October 30, 2017 6:21 PM  
**To:** Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Lesk, Emily (ECN) <emily.lesk@sfgov.org>; Rich, Ken (ECN) <ken.rich@sfgov.org>  
**Cc:** Courtney Pash <Courtney@bldsf.com>; Victoria Lehman <victoria@bldsf.com>  
**Subject:** Fwd: next steps on India Basin BMR analysis

~~A~~ | Per our discussion on Friday, here is the new 1550 Evans pro forma modeling directions for Robert. | ~~A~~  
Hope to have his new underwriting by end of week.

Michael Yarne

**BUILD:**

415.551.7612 Direct  
415.551.7624 Assistant  
[bldsf.com](http://bldsf.com)  
315 Linden Street, SF, CA 94102

Begin forwarded message:

**From:** Michael Yarne <[michael@bldsf.com](mailto:michael@bldsf.com)>  
**Subject:** Re: next steps on India Basin BMR analysis  
**Date:** October 30, 2017 at 6:19:48 PM PDT  
**To:** Robert Stevenson <[robert@pantolladvisors.com](mailto:robert@pantolladvisors.com)>  
**Cc:** Courtney Pash <[Courtney@bldsf.com](mailto:Courtney@bldsf.com)>, Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)>, Michael Yarne <[michael@bldsf.com](mailto:michael@bldsf.com)>

thanks—responses in red

Michael Yarne

**BUILD:**

415.551.7612 Direct  
415.551.7624 Assistant

On Oct 27, 2017, at 5:02 PM, Robert Stevenson <[robert@pantolladvisors.com](mailto:robert@pantolladvisors.com)> wrote:

Hi Michael – please see responses below...

**Robert Stevenson**

**PANTOLL ADVISORS**

15 Heyman Avenue  
San Francisco, CA 94110  
415.786.6631

---

**From:** Michael Yarne <[michael@bldsf.com](mailto:michael@bldsf.com)>  
**Date:** Friday, October 27, 2017 at 3:40 PM  
**To:** Robert Stevenson <[robert@pantolladvisors.com](mailto:robert@pantolladvisors.com)>  
**Cc:** Courtney Pash <[Courtney@bldsf.com](mailto:Courtney@bldsf.com)>, Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.com)>  
**Subject:** next steps on India Basin BMR analysis

Hey Robert,

In advance of our meeting next week, we'd like you to analyze a few more scenarios, if possible:

(1) 400 units with the following mix: 50% (200) @ 50% AMI; 25% (100) @ 100% AMI and 25% (100) @ Market Rate.

(2) 400 units with 60% (240) @ 50% AMI and 40% (160) at 100% AMI.

—> Do you want these as pure residential projects or combined with community center use? **All studies should include Community Center Use and at least 15K of ground floor retail. The retail is a new requirement.**

The exact same projects assuming we are in a DDA and/or QCT and receive the tax credit "boost."

—> Okay, this is simple adjustment I'll apply to all projects. **Thanks.**

Also, we were wondering if the 4% tax credits require that rents be set at 50% AMI. Can they be 55% AMI? Does that affect the perm loan?

—> Tax credit-eligible rents are currently being underwritten as the lower of 1) 50% AMI per CTCAC and 2) 55% AMI per MOHCD. In all cases except 1-bedrooms, MOHCD 55% is lower than CTCAC 50%, so MOHCD 55% is establishing the majority of rents. If MOHCD levels weren't a consideration, and we had no other funding source directing rent levels, in order to maximize rents while retaining tax credit eligibility – as well as tax exempt bonds – we'd set rent levels at 60% CTCAC AMI (the max allowable for tax credit eligibility) for most units and



10% of units at 50% CTCAC AMI (a minimum requirement for tax exempt bond allocation). However, as long as MOHCD 55% levels are considered based on fulfilling inclusionary housing requirements, it doesn't make very much difference if we use CTCAC 50% or CTCAC 60%, since MOHCD 55% will override both of these in most cases. See rent summary at the top of "Income and Expenses" sheet to see how CTCAC and MOHCD rent levels compare, and which becomes the "UW" (underwriting) rent for cash flow purposes. **Thanks for the explanation—I think the folks at OWED were getting confused when we said 50% AMI—they thought it was 50% AMI per MOHCD, not per CTCAC. So, we are essentially providing 55% AMI per MOHCD.**

Next, can you make sure that your model assumes that we are fully compensated by the SFPUC for ALL expenses/costs related to development of the ground floor community center and its associated parking? This would obviously be all hard costs, but it should also include some pro-rata share of all soft costs as well.

—> Okay will do, and see below re parking. **Thanks**

Finally, how many parking spaces did you assume? I can't tell from your proforma... and would there be any advantage to moving these off-site? There are several publicly owned lots near by where we could build a lightweight shed structure for off-site car storage.

—> I used parking count from Macy's drawings – 99 spaces for the 228-unit project and 95 spaces for the 329-unit. The proformas assume these are all serving the housing. Just let me know how you'd like to allocate spaces between residential and community center. For parking development cost to be tax credit eligible the spaces need to be dedicated to affordable units. I can determine how much benefit from credits the projects are getting from parking as an input to your decision making on this detail. In order to benefit from credits the spaces would need to be onsite. The cost of onsite structured parking, net of benefit from credits, may still be higher than the cost of off-site parking – so if Planning would support it you may find it more cost effective to have off site parking. **Thanks**

thanks

M

Michael Yarne

## **BUILD:**

415.551.7612 Direct

415.551.7624 Assistant

[bldsf.com](http://bldsf.com)

315 Linden Street, SF, CA 94102

## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, September 22, 2017 4:11 PM  
**To:** Rich, Ken (ECN)  
**Subject:** FW: PUC SE Community Facility on 3rd and Evans

FYI

**From:** Sider, Dan (CPC)  
**Sent:** Tuesday, August 01, 2017 4:50 PM  
**To:** Tano, Crezia (ECN) <crezia.tano@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Lau, Jon (ECN) <jon.lau@sfgov.org>; Frye, Karen (PUC) <kfrye@sfgov.org>  
**Cc:** Teague, Corey (CPC) <corey.teague@sfgov.org>; Langlois, Lily (CPC) <lily.langlois@sfgov.org>; Kern, Chris (CPC) <chris.kern@sfgov.org>  
**Subject:** PUC SE Community Facility on 3rd and Evans

Hi Crezia, Jon, Anne and Karen

Forgive the relative random-ness of this email, but I wanted to be sure that our Department was communicating clearly with everyone involved as to this potential proposal:

Our understanding at this point is that the Planning Code, along with the Planning Department's typical review processes, apply to the PUC's proposed facility at 3<sup>rd</sup> and Evans. Further, the current proposal appears to not comply with the Planning Code and therefore could not be approved.

We remain more than happy to have a conversation about the specifics that may be at play, along with the pros and cons of modifying the proposal and/or the Planning Code in order to move forward.

Best.

dan

**Daniel A. Sider, AICP**  
**Senior Advisor for Special Projects**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-558-6697  
**Email:** [dan.sider@sfgov.org](mailto:dan.sider@sfgov.org)  
**Web:** [www.sfplanning.org](http://www.sfplanning.org)

## Vaughan, J'Wel (ECN)

---

**From:** Tano, Crezia (ECN)  
**Sent:** Tuesday, August 08, 2017 3:03 PM  
**To:** Taupier, Anne (ECN); Michael Yarne; victoria@bldsf.com  
**Subject:** FW: SE Community Facility and 3rd and Evans  
**Attachments:** 1515 Evans Floor Plan revised2.pdf; Updated SECF Layout.pdf

Anne, Michael, and Victoria,

Please see attached documents. I believe this is all conceptual.

Best,

Crezia Tano-Lee  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
Email: [Crezia.Tano@sfgov.org](mailto:Crezia.Tano@sfgov.org)  
Office: 415-554-4984

**From:** Tano, Crezia (ECN)  
**Sent:** Tuesday, June 20, 2017 4:35 PM  
**To:** Rich, Ken (ECN) <[ken.rich@sfgov.org](mailto:ken.rich@sfgov.org)>  
**Cc:** Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** FW: SE Community Facility and 3rd and Evans

Ken -

See attached site plans. Totally conceptual!

Crezia Tano-Lee  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
Email: [Crezia.Tano@sfgov.org](mailto:Crezia.Tano@sfgov.org)  
Office: 415-554-4984

**From:** Gray, David [<mailto:DGray@sfgwater.org>]  
**Sent:** Tuesday, June 20, 2017 4:21 PM  
**To:** Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)>; Shanahan, Thomas (ECN) <[thomas.shanahan@sfgov.org](mailto:thomas.shanahan@sfgov.org)>; Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** RE: SE Community Facility and 3rd and Evans

Hi All,

I've attached the most recent site plans for 1550 Evans.

I'm happy to meet when I return from vacation July 9. Can we get something on the calendar?

Best,  
David

**Note: I will be out of the office June 23 to July 9.**

**David Gray**

Equity & Inclusion Manager  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 12th Floor  
San Francisco, CA 94102  
Office (415) 554-3128 | [REDACTED]  
[DGray@sfgwater.org](mailto:DGray@sfgwater.org)



**From:** Tano, Crezia (ECN) [<mailto:crezia.tano@sfgov.org>]  
**Sent:** Tuesday, June 20, 2017 4:19 PM  
**To:** Shanahan, Thomas (ECN); Gray, David; Taupier, Anne  
**Subject:** RE: SE Community Facility and 3rd and Evans

Hi Everyone,

Anne and I have met with David and Juliet, I think a meeting without Ken would not be fruitful.

David –

Are there site plans for the SE Community Facility that could be shared with Ken? Or is the site plan from the PDF the best version <file:///C:/Users/CTano/Downloads/SFPUC-%231029707v.PDF> ?

Best,

Crezia Tano-Lee  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
Email: [Crezia.Tano@sfgov.org](mailto:Crezia.Tano@sfgov.org)  
Office: 415-554-4984

**From:** Shanahan, Thomas (ECN)  
**Sent:** Tuesday, June 20, 2017 3:03 PM  
**To:** Gray, David <[DGray@sfgwater.org](mailto:DGray@sfgwater.org)>; Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)>; Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** RE: SE Community Facility and 3rd and Evans

Hi All,

Apologies, Ken has meetings later this week that he can't move so he will not be able to reschedule. However, it would be great if the three of you could get together sometime this week to discuss.



Based on all your availabilities, it looks like sometime this Thursday (6/22) between 12 and 2pm might be good.

Best,  
Tom

--  
Tom Shanahan  
Project Assistant, Office of Economic and Workforce Development  
City Hall, Room 448, SF, CA, 94102-4653  
Office: (415) 554-7027  
Website: <http://OEWD.org/Development>

**From:** Shanahan, Thomas (ECN)  
**Sent:** Tuesday, June 13, 2017 4:07 PM  
**To:** 'Gray, David' <[DGray@sfgwater.org](mailto:DGray@sfgwater.org)>; Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)>; Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** RE: SE Community Facility and 3rd and Evans

Thank you, all

2-2:30pm on 6/20 looks to be the best time. I'll send an invite shortly

--  
Tom Shanahan  
Project Assistant, Office of Economic and Workforce Development  
City Hall, Room 448, SF, CA, 94102-4653  
Office: (415) 554-7027  
Website: <http://OEWD.org/Development>

**From:** Gray, David [<mailto:DGray@sfgwater.org>]  
**Sent:** Tuesday, June 13, 2017 3:07 PM  
**To:** Shanahan, Thomas (ECN) <[thomas.shanahan@sfgov.org](mailto:thomas.shanahan@sfgov.org)>; Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)>; Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** RE: SE Community Facility and 3rd and Evans

Hi Tom,

I'll continue to hold this time, but I will remove the hold on Thursday. Please note AGM Juliet Ellis isn't available on Tuesday. Since I'm the lead on this project, I'm happy to meet with Ken.

Best,  
David

**Note: I will be out of the office June 23 to July 9.**

**David Gray**  
Equity & Inclusion Manager  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 12th Floor  
San Francisco, CA 94102  
Office (415) 554-3128 | 

[DGray@sfwater.org](mailto:DGray@sfwater.org)



**From:** Shanahan, Thomas (ECN) [<mailto:thomas.shanahan@sfgov.org>]

**Sent:** Tuesday, June 13, 2017 1:45 PM

**To:** Gray, David; Tano, Crezia; Taupier, Anne

**Subject:** RE: SE Community Facility and 3rd and Evans

Hi All,

Apologies for being slow to pin this down. Ken has a short week next week so trying to fit in a lot. He should have time next Tuesday (6/20) between 1pm and 2:30pm. I'd appreciate it if you could continue to hold this time, and I'll let you know as soon as I can.

Thank you,  
Tom

--  
Tom Shanahan  
Project Assistant, Office of Economic and Workforce Development  
City Hall, Room 448, SF, CA, 94102-4653  
Office: (415) 554-7027  
Website: <http://OEWD.org/Development>

**From:** Gray, David [<mailto:DGray@sfwater.org>]

**Sent:** Friday, June 09, 2017 8:33 AM

**To:** Ellis, Juliet (PUC) <[jellis@sfwater.org](mailto:jellis@sfwater.org)>; Shanahan, Thomas (ECN) <[thomas.shanahan@sfgov.org](mailto:thomas.shanahan@sfgov.org)>

**Subject:** RE: SE Community Facility and 3rd and Evans

Hi Tom and Juliet,

I am available Tuesday, June 20. Another option that Juliet and I are both available to meet at the SFPUC is Thursday, June 22 from 2pm-3pm. If Thursday doesn't work, let's keep the Tuesday appointment and I will brief Juliet afterwards.

Best,  
David

**David Gray**

Equity & Inclusion Manager  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 12th Floor  
San Francisco, CA 94102  
Office (415) 554-3128 |   
[DGray@sfwater.org](mailto:DGray@sfwater.org)

**From:** Ellis, Juliet  
**Sent:** Thursday, June 08, 2017 7:25 PM  
**To:** Shanahan, Thomas (ECN)  
**Cc:** Gray, David  
**Subject:** Re: SE Community Facility and 3rd and Evans

I can't do the afternoon on the 20th but if David is free you can meet without me. I am free the rest of that week except Monday.

Sent from my iPhone

On Jun 8, 2017, at 1:03 PM, Shanahan, Thomas (ECN) <[thomas.shanahan@sfgov.org](mailto:thomas.shanahan@sfgov.org)> wrote:

Hi David and Juliet,

Sorry, those times are a little tough. Would some time June 20<sup>th</sup> (Tuesday) between 1-2:30pm work? Do you think we could fit this in 30 minutes or would an hour be better?

Thanks,  
Tom

--

Tom Shanahan  
Project Assistant, Office of Economic and Workforce Development  
City Hall, Room 448, SF, CA, 94102-4653  
Office: (415) 554-7027  
Website: <http://OEWD.org/Development>

**From:** Gray, David [<mailto:DGray@sfgwater.org>]  
**Sent:** Wednesday, June 07, 2017 5:42 PM  
**To:** Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)>  
**Cc:** Ellis, Juliet (PUC) <[jellis@sfgwater.org](mailto:jellis@sfgwater.org)>; Rich, Ken (ECN) <[ken.rich@sfgov.org](mailto:ken.rich@sfgov.org)>; Shanahan, Thomas (ECN) <[thomas.shanahan@sfgov.org](mailto:thomas.shanahan@sfgov.org)>  
**Subject:** Re: SE Community Facility and 3rd and Evans

Hi Crezia and Ken,

I'm happy to provide an update. Let me know if the following days/times work for you:

Friday June 16, 9-10am  
Friday June 16, 10-11am  
Monday June 19, 9-10am  
Thursday June 22, 1-2pm

David Gray  
Equity and Inclusion Manager  
External Affairs

San Francisco Public Utilities Commission

Email: [DGray@sfgov.org](mailto:DGray@sfgov.org)

Sent from my iPhone

On Jun 6, 2017, at 3:27 PM, Tano, Crezia (ECN) <[crezia.tano@sfgov.org](mailto:crezia.tano@sfgov.org)> wrote:

Hi Juliet,

I hope all is well. We are diligently working on teeing up the Mendell Plaza work, and should have some data back to you and David in 1-2 weeks.

I wanted to reach out to you because our Director , Ken Rich was curious about the PUC's plans for Third and Evans. I realized when Anne and I met with you, we got a verbal download on what the PUC plans are for both spaces, but I didn't have any plans or renderings, so I wasn't certain there were any. All I could find was a [presentation from 9/6/2016](#) .

Hoping you can set aside time for a brief call with Ken. I have cc'd Ken and his assistant Tom. And cc'd David cause he always knows about everything that's going on.

Best,

Crezia Tano-Lee  
Project Manager, Joint Development  
Office of Economic and Workforce Development  
San Francisco City Hall, Room 448  
Email: [Crezia.Tano@sfgov.org](mailto:Crezia.Tano@sfgov.org)  
Office: 415-554-4984



## Vaughan, J'Wel (ECN)

---

**From:** Taupier, Anne (ECN)  
**Sent:** Monday, November 06, 2017 9:23 AM  
**To:** Rich, Ken (ECN)  
**Subject:** FW: sites for IB off-site affordable

Ken,  
FYI

Crezia and I have looked at potential sites along Third Street, but none of them are really big enough to accommodate the volume of BMR that we are trying to accomplish and all are privately owned by owners with big expectations when it comes to price.

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**From:** Switzky, Joshua (CPC)  
**Sent:** Friday, November 03, 2017 2:34 PM  
**To:** Taupier, Anne (ECN) <anne.taupier@sfgov.org>  
**Subject:** RE: sites for IB off-site affordable

You all do realize that the land will not be free, I hope. PUC requires (per the charter) fair market value for their land, even for 100% affordable housing. That was the case for building affordable housing on the PUC's property at 17<sup>th</sup>/Folsom and is the case for the Balboa Reservoir.

I acknowledge it will be probably cheaper (one would hope) to get the land from the PUC or other city agency than from a private party, but PUC land is definitely not free. While the property is zoned PDR, the existing zoning does allow 50,000 sf of office and retail, so it will be appraised at least at that value.

**From:** Taupier, Anne (ECN)  
**Sent:** Friday, November 03, 2017 2:00 PM  
**To:** Switzky, Joshua (CPC)  
**Subject:** RE: sites for IB off-site affordable

Thanks Josh,

I'll take a look and work with Crezia, who has been scouting a lot of the sites along Third for her density bonus analysis. I'm not familiar with the 3<sup>rd</sup>/Carroll site but will take a look. Of course, a major part of the appeal of 1550 Evans is that it doesn't require assembling and purchasing land, so the fee goes directly to housing.

Anne Taupier  
Project Manager  
Office of Economic & Workforce Development  
City Hall, Room 448  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102  
(415) 554-6614 - Direct  
(415) 554-6969 - Main  
[www.oewd.org](http://www.oewd.org)

**From:** Switzky, Joshua (CPC)  
**Sent:** Friday, November 03, 2017 1:47 PM  
**To:** Taupier, Anne (ECN) <[anne.taupier@sfgov.org](mailto:anne.taupier@sfgov.org)>  
**Subject:** sites for IB off-site affordable

Hi Anne,

The site I was thinking of that I mentioned at the meeting this morning is at 3<sup>rd</sup>/Carroll. It's not a city property. It's a big Delancey Street warehouse and job training center. There's a big 3-story industrial building that occupies half the lot and the other half is used for truck loading and surface auto parking. There may be a conversation to be had with Delancey about the unbuilt portion of the property. It appears that there's about a 10,000 sf pad at 3<sup>rd</sup>/Carroll that is just used for auto parking (ie not trucking). Notably, both blocks immediately north and south of this along 3<sup>rd</sup> are recently built housing. The site currently has a 65' height limit.

In a quick superficial glance at the 3<sup>rd</sup> St corridor, there are lots of other large soft sites that are 15,000 sf or larger, including: the Super Save grocery site on 3<sup>rd</sup>/McKinnon (20,000sf; 1 story building on half the lot, with surface parking), the 1-story with surface parking US Bank branch building at 3<sup>rd</sup>/Quesada (16,000 sf), 1-story with surface parking Walgreens at 3<sup>rd</sup>/Williams (34,000 sf), and KFC/Taco Bell with parking on 3<sup>rd</sup>/Jerrold (15,000 sf). And that's just looking at 3<sup>rd</sup> St itself.

I think before we say that the best/only option is the PUC property in the PDR district, we should look at the other options.



Another idea is the city-owned SE Health Center site on Keith/Bancroft, across from the Bayview Playground. That is a very large and hugely underutilized site. It is over 50,000 sf and has a 1-story 18,000 sf building on it and the rest is parking or just lightly used. I know the health center is an important community asset, but maybe there could be a scenario of rebuilding the health center bigger and better underneath or adjacent to housing on the same parcel. It's just a shame how underutilized that parcel is. While it backs up to PDR, it's otherwise a great site for affordable housing, facing the Bayview Playground.

Just some thoughts

Josh

**Vaughan, J'Wel (ECN)**

---

**From:**  Torres, Joaquin (ECN)   
**Sent:** Monday, February 12, 2018 11:34 AM  
**To:** Rich, Ken (ECN); Taupier, Anne (ECN)  
**Subject:** FW: UPDATE: Request for Information - 1550 Evans Avenue Academic and Skill-Building Center

**Importance:** High

**From:** Gray, David [mailto:DGray@sfgwater.org]  
**Sent:** Monday, February 12, 2018 11:29 AM  
**To:** Gray, David (PUC) <DGray@sfgwater.org>  
**Subject:** UPDATE: Request for Information - 1550 Evans Avenue Academic and Skill-Building Center  
**Importance:** High

Dear Colleagues,

I hope this message finds you well. I'm writing to clarify an error in the PDF that was sent last week. **The deadline for RFI submissions is March 2.** The correction has been made on the [RFI available online](#). You can visit the [Southeast Community Facility RFI webpage](#) for additional information.

Note: The SFPUC is hosting an informational/pre-submittal conference on February 16, 2018, 10:00-11:00 am in the Tuolumne Conference Room (3rd Floor) of the SFPUC at 525 Golden Gate Avenue, San Francisco, CA. There currently is not a site tour of 1550 Evans scheduled, but we may have one if enough parties are interested.

Sincerely,  
David

**David Gray**

Acting Director, Community Benefits  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 12th Floor  
San Francisco, CA 94102  
Office (415) 554-3128 |   
[DGray@sfgwater.org](mailto:DGray@sfgwater.org)



San Francisco  
Water Power Sewer  
Services of the San Francisco Public Utilities Commission

**From:** Gray, David  
**Sent:** Thursday, February 08, 2018 12:52 PM  
**Subject:** Request for Information - 1550 Evans Avenue Academic and Skill-Building Center  
**Importance:** High

Hi Colleagues,

I am happy to share that the SFPUC is releasing a Request for Information today to identify a partner that can finance, construct, own and operate an academic facility that will complement the new Southeast Community Facility (SECF) at 1550 Evans Avenue. Ideal partners should be able to demonstrate:

1. A commitment to offering academic programs aligned with water/wastewater industry needs.
2. A commitment to equipping students/participants with a range of transferrable skills.
3. A commitment to acting upon feedback from the SECF Commission and local residents.
4. A commitment to regional partnerships with academic institutions, public sector agencies, etc.
5. A commitment to raising capital to design and construct a LEED-certified academic facility.
6. A commitment to partnering with SECF staff to ensure the academic facility and SECF share key functions (e.g. shared room reservation system, complimentary food services, etc.).

**A copy of the Request for Information is attached.** Responses are due March 2, 2018. An informational/pre-submittal conference will be held on February 16, 2018 from 10:00am to 11:00am in the Tuolumne Conference Room (3<sup>rd</sup> Floor) of the SFPUC.

Additional information will soon be available online at [www.sfwater.org/secf](http://www.sfwater.org/secf).

Best,  
David

**David Gray**

Acting Director, Community Benefits  
San Francisco Public Utilities Commission  
525 Golden Gate Avenue, 12th Floor  
San Francisco, CA 94102  
Office (415) 554-3128 | [REDACTED]  
[DGray@sfwater.org](mailto:DGray@sfwater.org)





**Vaughan, J'Wel (ECN)**

---

**From:** Michael Yarne <michael@bldsf.com>  
**Sent:** Wednesday, June 07, 2017 1:16 PM  
**To:** Taupier, Anne (ECN)  
**Cc:** Rich, Ken (ECN)  
**Subject:** Fwd: 3rd & Evans --1500 Evans

Hey Anne,

As I expected, the footprint of the new community facility is far smaller than the large site. We are still very interested in developing a 4% tax credit deal on nearby (free) land. How can advance this conversation?

best  
M

Michael Yarne

**BUILD:**

415.551.7612 Direct  
415.551.7624 Assistant  
[bldsf.com](http://bldsf.com)  
315 Linden Street, SF, CA 94102

Begin forwarded message:

**From:** Michael Hamman <mhamman@igc.org>

**Subject:** 3rd & Evans --1500 Evans

**Date:** June 7, 2017 at 12:27:05 PM PDT

**To:** Grant Barbour <[grant@buildinc.biz](mailto:grant@buildinc.biz)>, Lou Vasquez <[louvasquez@buildinc.biz](mailto:louvasquez@buildinc.biz)>, Michael Yarne <[michael@buildinc.biz](mailto:michael@buildinc.biz)>

*Baughman CAC*

Last night I saw for the first time plans for the PUC proposed project at 3rd & Evans (1500 Evans). They are proposing a 45,000 sf building of 3 stories or 15,000 sf footprint. As you know the site is 5 acres or 217,800sf, this means that they will occupy only 7% (15,000/217,800) of this, the key commercial site on the 3rd street corridor. I think this is absurd and will do everything I can to oppose this project as it is designed. Help from Build Inc. is welcome.

--  
Michael Hamman  
702 Earl Street  
San Francisco, CA 94124  
415-643-1376 Office

DRAWING INDEX		ASSESSOR'S MAP		SCOPE OF WORK		PROJECT NAME	
ARCHITECTURAL				-PROPOSED NEW CONSTRUCTION OF A TWO STORY OVER BASEMENT AND SUB-BASEMENT BUILDING ON A VACANT LOT		48 SATURN ST SAN FRANCISCO, CA	
A-0.1 COVER SHEET A-0.2 VICINITY MAP A-0.3 SITE PHOTOS A-1.1 SITE PLAN A-1.2 PERSPECTIVE RENDERINGS A-2.1 PROPOSED FLOOR PLANS A-2.2 PROPOSED FLOOR PLANS A-2.3 PROPOSED FLOOR PLANS A-3.1 FRONT ELEVATION A-3.2 RIGHT ELEVATION A-3.3 REAR ELEVATION A-3.4 LEFT ELEVATION A-4.1 SECTION				NOTES: - BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-D, CBC & SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT. - WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS		  SIA CONSULTING CORPORATION 1256 HOWARD STREET SAN FRANCISCO CA 94103 TEL: (415) 741.1292 FAX: (415) 849.1252 WWW.SIACONSULT.COM	
RENDERING				PROJECT DATA		SHEET TITLE	
				<p><b>PLANNING DATA:</b></p> <p>BLOCK / LOT : 2627/005 LOT AREA: 1,411 ± S.F. ZONING: RH-2 # OF UNITS: 2 ALLOWABLE HEIGHT: 40-X BUILDING HEIGHT: 39'-0" AT CENTER OF FRONT PROPERTY LINE 12'-8" ABOVE GRADE AT REAR</p> <p># OF COVERED PARKING SPACES: 2 # OF BICYCLE PARKING SPACES: 2</p> <p><b>GROSS FLOOR AREA:</b></p> <p>SUB BASEMENT (INCLUDING GARAGE): 776 ± S.F. BASEMENT: 964 ± S.F. FIRST FLOOR: 918 ± S.F. SECOND FLOOR: 918 ± S.F. TOTAL BLDG GROSS AREA (INCL GAR): 3,576 ± S.F.</p> <p><b>HABITABLE FLOOR AREA:</b></p> <p>UNIT 1 747 ± S.F. UNIT 2 1,720 ± S.F. TOTAL HABITABLE FLOOR AREA: 2,467 ± S.F.</p> <p><b>BUILDING DATA:</b></p> <p>NUMBER OF STORIES: 2 OVER BASEMENT AND SUB BASEMENT CONSTRUCTION TYPE: TYPE "III-B" OCCUPANCY GROUP: R-3 APPLICABLE CODES: 2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS</p>		Cover Sheet	
						These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.	
						ISSUES / REVISIONS	
						NO. DATE DESCRIPTION	
						DRAWN W.C.	
						CHECKED R.K.	
						DATE 05/02/2017	
						REVISED DATE 03/28/2018	
						JOB NO. 17-1734	
						SHEET NO. A-0.1	





PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA

**SIA**  
consulting

SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE  
**Vicinity Map**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	W.C.
CHECKED	R.K.
DATE	05/02/2017
REVISED DATE	03/28/2018
JOB NO.	17-1734
SHEET NO.	A-0.2

**VICINITY MAP**  
NTS





Street view; Looking Northwest from Saturn Street  
Looking at adjacent neighbors on left side of subject lot



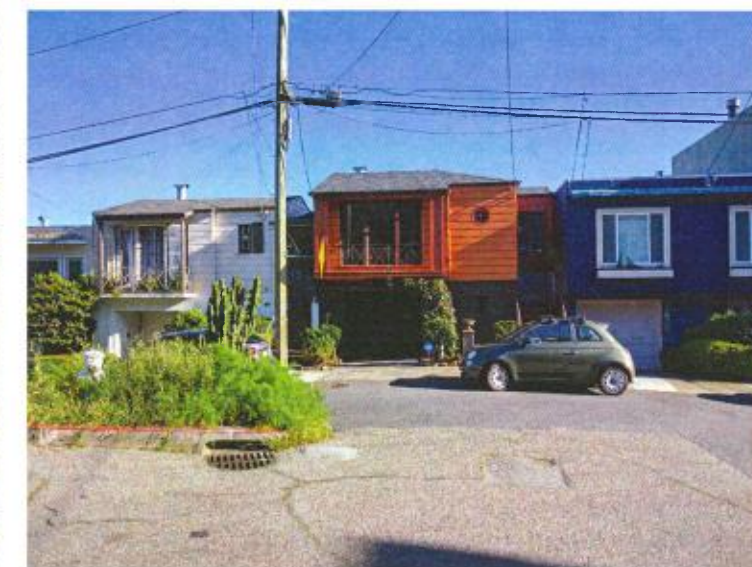
Street view; Looking North from Saturn Street  
Looking at subject lot



Street view; Looking Northeast from Saturn Street  
Looking at subject lot



© 2017 Pictometry  
Block Aerial View



Street view; Looking South from Saturn Street  
Looking at neighbors across from subject lot

PROJECT NAME  
**48 SATURN ST  
SAN FRANCISCO, CA**



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE  
**Site  
Photographs**

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.	A-0.3
-----------	-------



PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW. SIACONSULT.COM

SHEET TITLE

Site Plan

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.	A-1.1
-----------	-------

BLOCK & LOT: 2627/005

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:

Proposed Site Plan

1/4" = 1'-0"







Perspective View 3; Looking Northeast from Saturn Street  
NTS



Perspective View 1; Looking North from Saturn Street  
NTS



Perspective View 2; Looking Northwest from Saturn Street  
NTS

THE PERSPECTIVE RENDERINGS PRESENTED ON THIS PAGE  
DO NOT REFLECT EXACT SITE CONDITIONS BUT ARE  
PROVIDED TO AID IN THE VISUALIZATION OF THE GENERAL  
PROPOSED DESIGN



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW. SIACONSULT.COM

## SHEET TITLE

## Perspective Renderings

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

## ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN W.C.

CHECKED R.K.

DATE 05/02/2017

REVISD DATE 03/28/2018

JOB NO. 17-1734

**SHEET NO.**

A-1.2



PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE

## Proposed Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.

A-2.1

SATURN STREET

### Proposed Basement Plan

1/4" = 1'-0"



SATURN STREET

### Proposed Sub Basement Plan

1/4" = 1'-0"



	PROPERTY LINE
	(N) CONCRETE WALL
	(N) WALL
	(N) WALL TO BE 1-HR FIRE RATED
	(N) WALL TO BE 2-HR FIRE RATED
	(N) PARAPET WALL TO BE 1-HR FIRE RATED

PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE

## Proposed Floor Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

### ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.

A-2.2

SATURN STREET

SATURN STREET

Proposed Second Floor Plan  
1/4" = 1'-0"

Proposed First Floor Plan  
1/4" = 1'-0"



---	PROPERTY LINE
=====	(H) CONCRETE WALL
=====	(H) WALL
=====	(H) WALL TO BE 1-HR FIRE RATED
=====	(H) WALL TO BE 2-HR FIRE RATED
=====	(H) PARAPET WALL TO BE 1-HR FIRE RATED



PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1258 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE  
**Front Elevation**

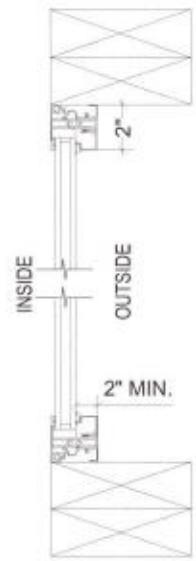
These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	W.C.
CHECKED	R.K.
DATE	05/02/2017
REVISED DATE	03/28/2018
JOB NO.	17-1734

SHEET NO.  
**A-3.1**



Front Facade New Windows Typical Detail  
N.T.S.

Proposed (South) Facade Elevation  
1/4" = 1'-0"

PROPERTY LINE: \_\_\_\_\_





PROJECT NAME  
**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE

Rear Elevation

These documents are property of SIA CONSULTING  
and are not to be produced changed or copied  
without the expressed written consent of SIA  
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

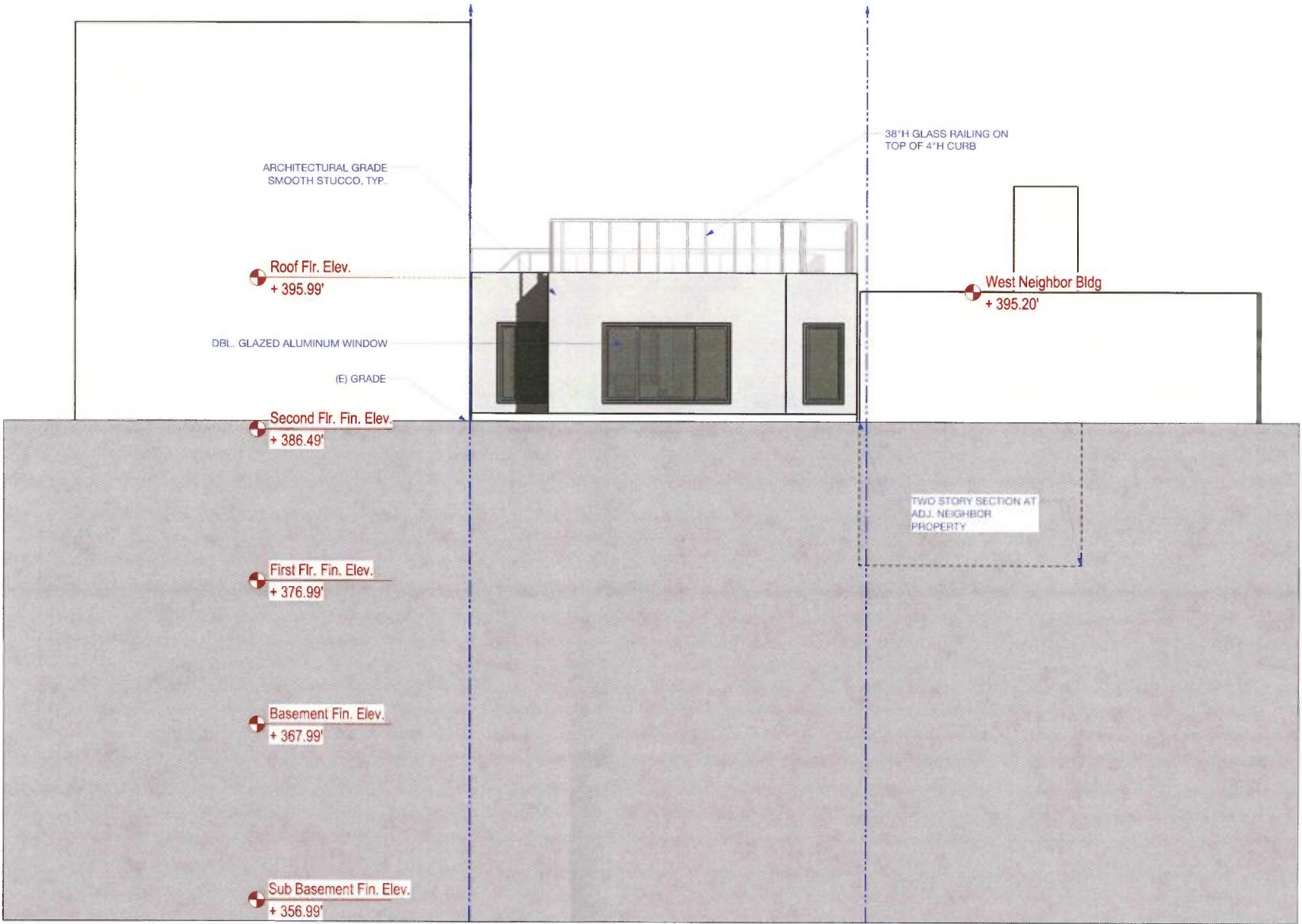
DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.	
-----------	--

A-3.3



Proposed (North) Rear Elevation  
1/4" = 1'-0"

PROPERTY LINE: \_\_\_\_\_

PROJECT NAME

48 SATURN ST  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

SHEET TITLE

Left Elevation

These documents are property of SIA CONSULTING  
and are not to be produced changed or copied  
without the expressed written consent of SIA  
CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN	W.C.
-------	------

CHECKED	R.K.
---------	------

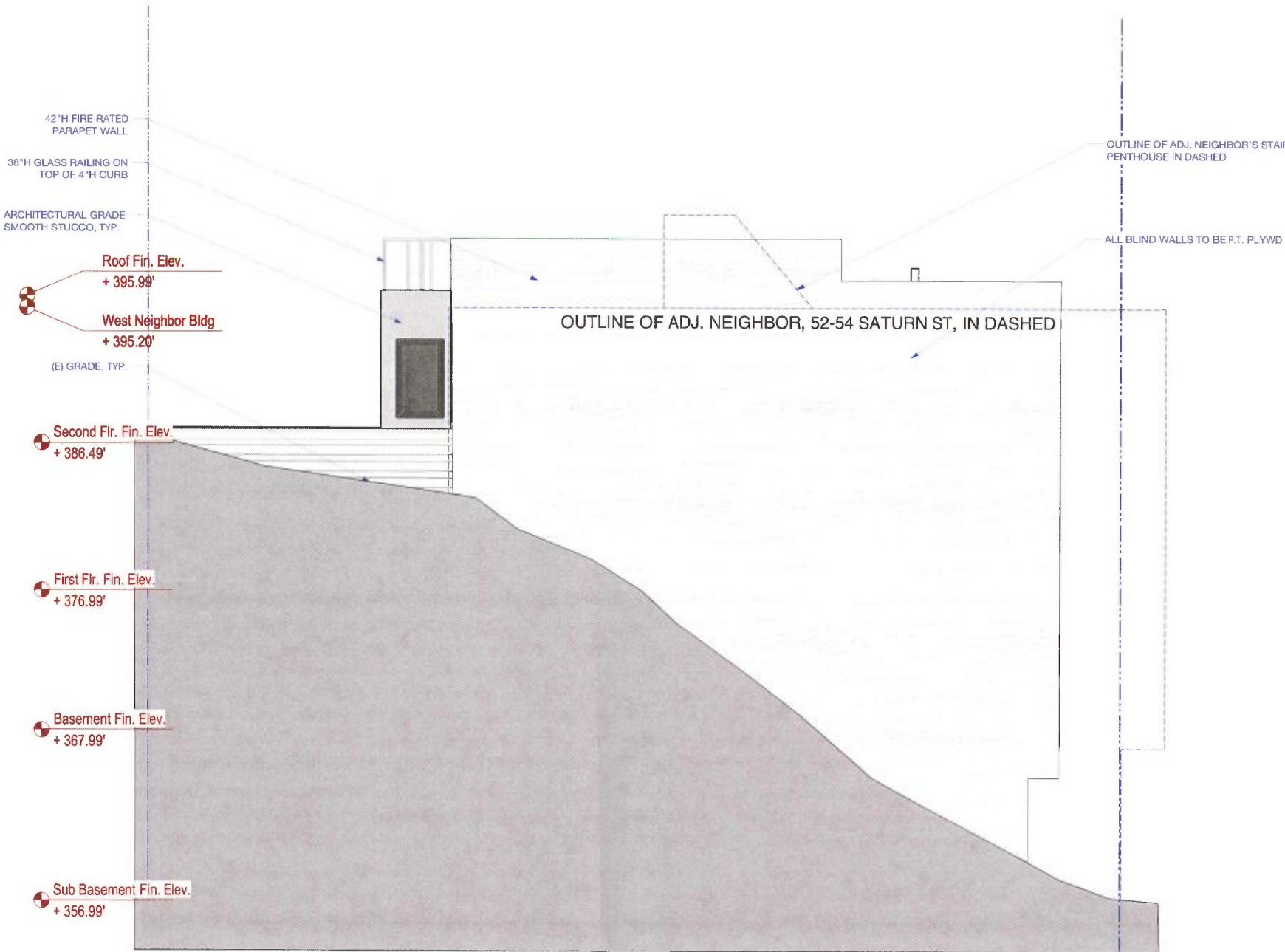
DATE	05/02/2017
------	------------

REVISED DATE	03/28/2018
--------------	------------

JOB NO.	17-1734
---------	---------

SHEET NO.	
-----------	--

A-3.4



Proposed (West) Left Elevation  
1/4" = 1'-0"

PROPERTY LINE:



**48 SATURN ST**  
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION  
1256 HOWARD STREET  
SAN FRANCISCO CA 94103  
TEL: (415) 741.1292  
FAX: (415) 849.1252  
WWW.SIACONSULT.COM

Section

These documents are property of SIA CONSULTING  
and are not to be produced changed or copied  
without the expressed written consent of SIA  
CONSULTING ENGINEERS.

NO.	DATE	DESCRIPTION
-----	------	-------------

DRAWN W.C.

CHECKED R.K.

DATE 05/02/2017

REVISÉD DATE 03/28/2018

JOB NO. 17-1734

SHEET NO.

A-4.1

**"(C) HEIGHT LIMITS APPLICABLE TO FRONT PORTION OF THE PROPERTY.** EXCEPT IN CASES WHERE THE AVERAGE GROUND ELEVATION AT THE REAR LINE OF THE LOT IS HIGHER BY 20 OR MORE FEET THAN AT THE FRONT LINE THEREOF, THE FOLLOWING ADDITIONAL HEIGHT LIMITS SHALL APPLY TO THE FRONT PORTION OF PROPERTIES CONTAINING DWELLINGS IN ALL RH-1(D), RH-1, RH-1(S) AND RH-2 DISTRICTS." THIS STATEMENT MEANS THE PROJECT IS NOT SUBJECT TO THE LIMITATIONS OF SECTION 261(C)(1).

**48 SATURN STR**

(N) TWO STORY OVER BASEMENT AN

**BLOCK & LOT: 2627/0**

56'-6"  
AT CENTER LINE OF LO'

Roof Fin. Elev.  
±395.99'

### Height Justification

$$(368' + 364') / 2 = 366' \text{ Avg Grade}$$

366'+40'=406'-0" height limit based on Avg Grade

40'-0" FROM CENTER OF SIDEWALK  
AT FRONT PROPERTY LINE

39'-0"

29'-6"

Roof Flr. Elev.  
+ 395.99'

Second Flr. Fin. Elev.  
+ 386.49'

First Flr. Fin. Elev.  
+ 376.99'

Basement Fin. Elev.  
+ 367.99'

Sub Basement Fin. Elev.  
+ 356.99'

### Proposed Section A

$$1/4" = 1'-0"$$

**PROPERTY LINE:**

30'-0" > 20'-0"