

2/24/2014

5/3/18

demonstrating project adherence to the performance measures outlined in the Guidelines including: (a) reduction in *total volume* and *peak flow rate* of stormwater for areas in combined sewer systems OR (b) *stormwater treatment* for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.

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

PRELIMINARY DESIGN COMMENTS:

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

1. **Site Design, Open Space, and Massing.** The Planning Department suggests that the project sponsor consider mirroring the project massing along the side lot line to relate to the adjacent property courtyard or in some other way conjoining open space to add to the existing courtyard and further it as a pattern within the block to the benefit of both properties.
2. **Street Frontage.** The Planning Department recommends that the ground-floor residential be paired along Beale Street such that two units are adjacent to one another with the driveway shifted on one side to afford a larger continuous active use frontage as the lot is narrow. Please see the Planning Department Ground Floor Residential Guidelines for more detailed recommendations on creating townhouse entries.
3. **Architecture.** As the architecture is diagrammatic, the Planning Department does not have comments at this time. The Planning Department suggests, however, that the intent of townhouses be

NOPDR #1 sent to:
Mark Loper
One Bush Street, Suite 600
San Francisco, CA 94104

June 15, 2016
2014-002033DNX
430 Main (aka 429 Beale) Street

6. **Off-Street Parking.** Please be advised that any request for accessory parking in excess of what is permitted by right will be considered by the Planning Commission only if the findings under Section 151.1(e)(1) are made. In addition, the Commission may require the property owner to pay the annual membership fee to a certified car-share organization, as defined in Section 166(b)(2), for any resident of the project who so requests and who otherwise qualifies for such membership, provided that such requirement shall be limited to one membership per dwelling unit, pursuant to Section 151.1(e)(2).
7. **Curb Cuts.** To maximize the number and size of on-street parking spaces available to the public and to minimize conflicts with pedestrian and transit movements, the proposed curb cut along Beale Street should not be wider than 14-feet to access a one-way ramp in the garage. This design has been successfully incorporated into projects of similar scope/scale.
8. **General Parking Standards.** Please be advised that Section 155(i) requires one designed and designated for persons with disabilities for each 25 off-street parking spaces provided.
9. **Bicycle Parking.** Please submit a mezzanine floor plan to illustrate the dedicated area for the required Class 1 bicycle parking spaces.
10. **Building Height.** Please submit scaled elevations with dimensions that confirm the height of the building and any exemptions permitted under Section 260(b).
11. **Project Design.** The proposed project was reviewed by the Department's Urban Design Advisory Team (UDAT), which provided the following comments:
 - a. **Site Design, Massing and Open Space.** The Planning Department does not support an exposure exception to the extent proposed for the current design, and recommends the project be re-designed to include two building masses that are perhaps joined by minimal bridges, relate to the two street frontages and to the adjacent buildings, and mid-block open space to the north.
 - b. **Architecture.** The architecture is assumed to be preliminary at this stage and the Planning Department will provide further detailed design review on the subsequent submission. However, the Department recommends reconsideration of the excessive amount of glazing at the primary façades.

All planning entitlement case revisions must be submitted to the Planning Department, 1650 Mission Street, 4th floor, to the Planner's attention. Note this is a separate submittal from site permit revisions to DBI.

Please submit the requested information, or contact the assigned planner if you need more time to prepare the requested information, within thirty (30) days. If the Department has not received the requested information within 90 days, the application will be sent back to the Department of Building Inspection for cancellation.

Please direct any questions concerning this notice to the assigned planner, **Doug Vu at (415) 575-9120 or Doug.Vu@sfgov.org.** Contact the assigned planner to set up any meeting, should one be necessary. **Please do not come to the Planning Department to discuss this notice without an appointment.** Thank



SAN FRANCISCO PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

UDAT MEETING NOTES

Project: 430 Main St

Planner: Doug Vu

Date: 4.19.2017

Attendees: David Winslow, Maia Small, Jeff Joslin, Glenn Cabreros, Christy Alexander

The project is located on two adjoining lots running from Beale to Main streets in an RH DTR – Rincon Hill Downtown Residential zoning district and in the Rincon Hill planning area. The Rincon Hill Plan promotes high density housing, with street facing residential units required on Main and Beale streets, limited parking, and respect for mid-block open space patterns where they exist.

Site Design, Open Space and Massing

In response to the adjacent mid-block open space to the North, the Planning Department strongly recommends the project match the open space to respect the open space pattern. Specifically, due to the adjacent neighboring buildings, and the depth of the lots, the Department recommends two distinct buildings, one on each lot to create two code conforming rear yards. The result would enable dwelling units to meet the exposure requirements. The Planning Department does not support waiving the exposure requirement to the extent proposed.

Parking

The current proposal is above what is principally allowed for parking. The Department recommends reducing the parking ratio to 0.5 or below.

Architecture

A central principal of the Rincon Hill Plan is to create active and engaging ground floors of buildings that incorporate human-scaled, usable and comfortable transitions between the public realm and buildings. The Ground Floor Residential Design Guidelines are intended to demonstrate that intent. The 84' height limit is meant to encourage high ground floors, to enable compliance with the goals above. The ground floor height and uses of the current proposal does not yet achieve the goals outlined in the Rincon Hill plan.

Garage openings are limited to 11' wide. Please reduce the garage entrance(s) to 11' wide.

While lobbies are encouraged to be significant, they are also limited by code to the frontage they can occupy to encourage other active uses. The Department recommends reducing the width lobbies to allow more residential units at the ground floor. The ground floor design guidelines call for individually identifiable units with direct entries from the street and usable landscaped transition space to accommodate that transition. UDAT recommends that the setback of the ground floor

units be a minimum of 6' feet, and extend two stories in height. The ground floor design may be further enhanced by the creation of two story townhouses. Sub-terranean town houses are not encouraged.

Please refer to the Ground Floor Residential Design Guidelines:

http://default.sfplanning.org/publications_reports/Guidelines_for_Groundfloor_Residential_Design.pdf

Received at CPC Hearing

5/3/18

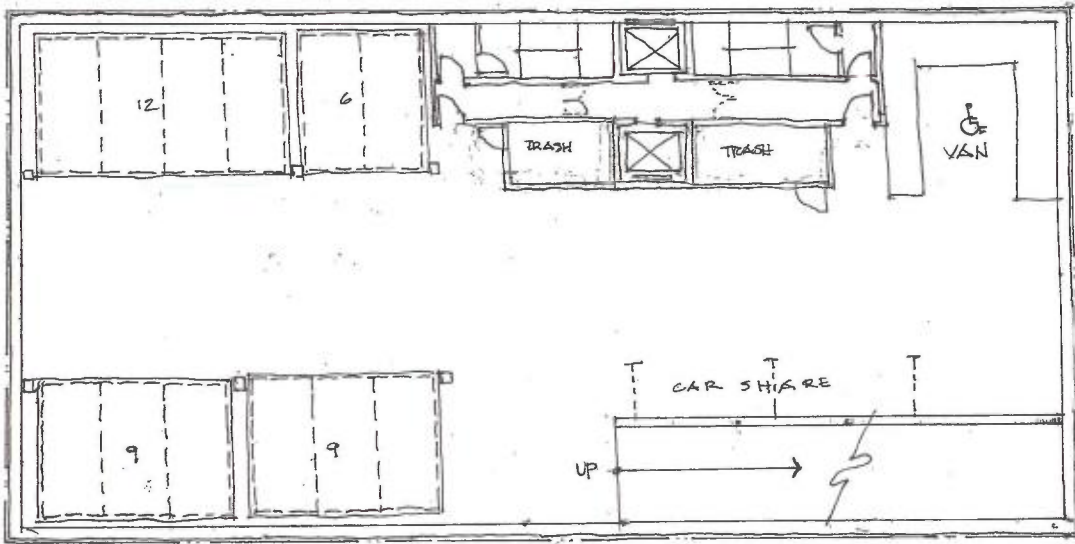
D. Vu

Subject: Inform: health care financial impact summary points**From:** Reed Kalna (reed.kalna@gmail.com)**To:** masri@nolex.com;**Cc:** surveyor@sanfranciscosurveyingcompany.com; gusbleao@comcast.net; mgunn415@yahoo.com; a.bellajdel@gmail.com; hletherwood@yahoo.com; montescynthia@yahoo.com;**Date:** Wednesday, May 2, 2018 8:43 PM

The developer may present the position that the <insert approximate \$ amount> of tax/ economic revenue generated through the original proposal outweighs the cost associated with the accumulative personal health care costs associated with directly correlated unfavorable health outcomes up to and including death. Before we consider this draconian, insensitive perspective, this thought process ignores basic humanity and the invaluable aspect of human life, which is priceless. Think about a scenario involving your significant other or family member and you'll understand. However, complex planning decisions typically include deliberations from all angles and the economic health of our city has valuable connections to our residents. From strictly a monetary standpoint, assuming that \$1 of building revenue equals \$1 of health care costs.

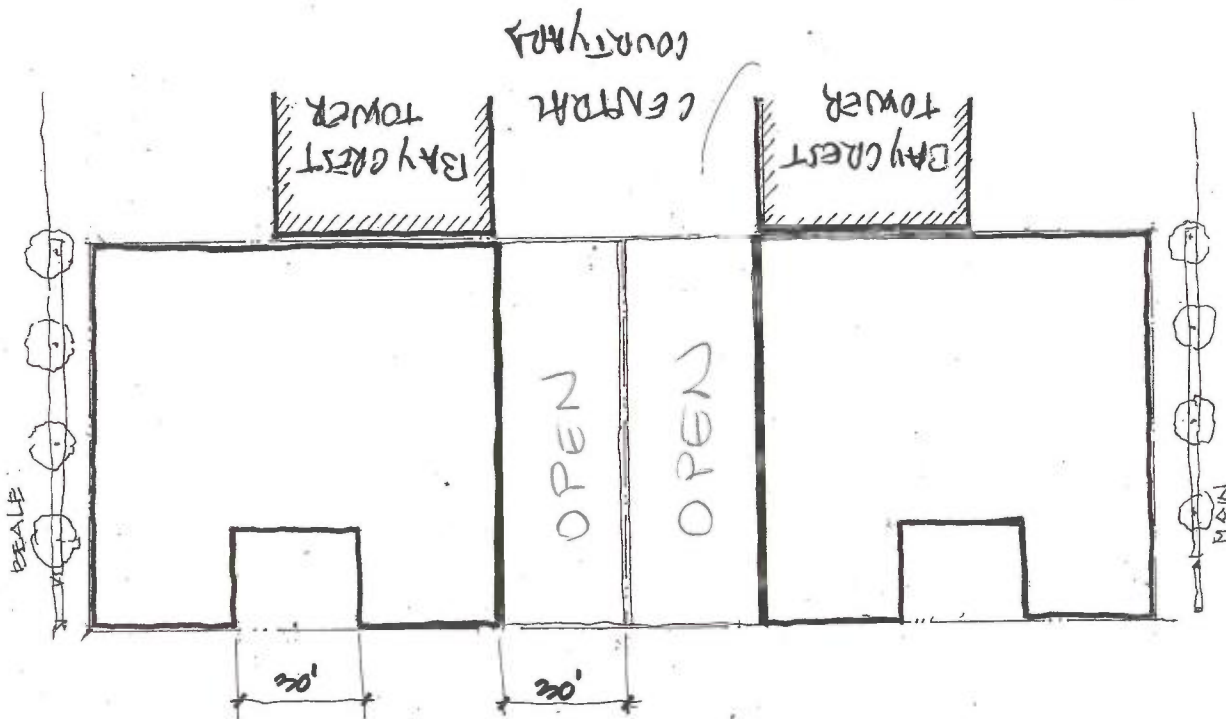
- \$18,000 per family for current health care costs x (288 BayCrest Units and 100 430Main Apartments). Reference: <http://www.ncsl.org/research/health/health-insurance-premiums.aspx>
- Cancer costs, including direct and indirect costs to the patient, hospital, workforce, the entire health care system, can be up to and exceeding \$1,000,000/ person a year. Roughly \$88 billion was spent on cancer-related health care in 2014. Reference: <https://www.acscan.org/sites/default/files/Costs%20of%20Cancer%20-%20Final%20Web.pdf>
- Cancer prescription costs alone can easily accumulate into significant amounts. Just yesterday another medication was approved for large B cell Lymphomas with a \$475,000/ year/ person price tag . Reference: <https://www.reuters.com/article/us-novartis-pharmaceuticals/us-approves-novartis-cell-therapy-for-lymphoma-idUSKBN1I24GP>
- Average cancer medication costs per patient can be easily over \$100,000/ year/ person. Reference: <https://www.reuters.com/article/us-usa-healthcare-cancer-costs/the-cost-of-cancer-new-drugs-show-success-at-a-steep-price-idUSKBN1750FU>

I believe our goal is to support a building design that provides the maximum amount of housing and economic benefit while minimizing the negative economic and humanistic cost of deterioration in quality of life for nearby and incoming Residents.



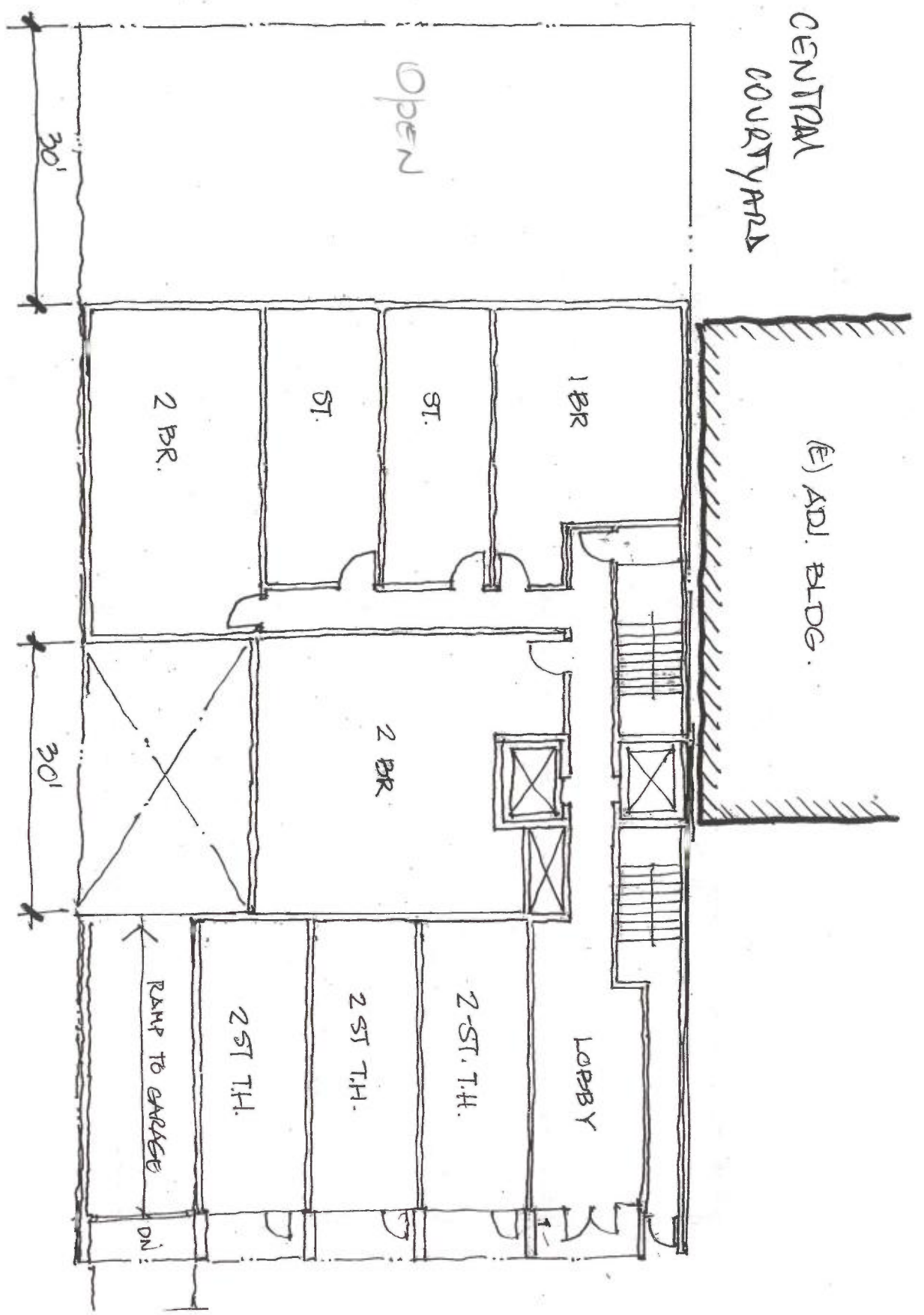
BASEMENT PLAN

0 8' 16'



SITE PLAN

0 16' 32'



GROUND FLOOR PLAN



CENTRAL SOMA HOUSING SUSTAINABILITY DISTRICT

INFORMATIONAL PRESENTATION
SAN FRANCISCO PLANNING COMMISSION
MAY 3, 2018

AGENDA

- Summary of AB73
- Central SoMa as a Housing Sustainability District
- Proposed Central SoMa HSD Ordinance
- Public Comment + Q&A

OVERVIEW OF AB 73

- Introduced by Asm. David Chiu in December 2016
- Signed into law September 2017
- Authorizes creation of Housing Sustainability Districts (HSDs)
- HSDs envisioned as overlay districts, within which housing projects meeting certain requirements receive ministerial approval
- Cities with qualifying HSDs eligible for 'zoning incentive payment' from State

OVERVIEW OF AB 73

- AB 73 Minimum Requirements for HSDs
 - Must be within one-half mile of public transit, or otherwise highly suitable for residential or mixed-use development
 - Is effective for no more than ten years, with the possibility for an extension of an additional ten years
 - Area of an individual district must not be larger than 15% of the city's total land area
 - District must allow for the ministerial approval of housing projects

OVERVIEW OF AB 73

- AB 73 Minimum Requirements for HSDs
 - At least 20% of all housing units constructed in the District must be affordable to very low, low, and moderate income households for a period of no less than 55 years
 - An ordinance creating the district must include procedures and timelines for review of projects
 - The local municipality must prepare an EIR identifying any mitigation measures housing projects within the district must undertake to mitigate any environmental impacts

OVERVIEW OF AB 73

- AB 73 Minimum Requirements for HSD Projects
 - Located in a zoning district that principally permits residential use
 - Includes no more than 50% of its proposed square footage as non-residential uses
 - Includes at least 10% units on-site affordable to lower-income households

(In San Francisco, all projects would still be required to satisfy Section 415 inclusionary requirements, either through providing all inclusionary units on-site, or through a combination of on-site and off-site/fee payments)

OVERVIEW OF AB 73

- AB 73 Minimum Requirements for HSD Projects
 - Agree to pay prevailing wages to all construction workers involved in the project, if the project consists of 74 or fewer units (threshold is lowered to 49 or fewer units on January 1, 2022)

OR

- Agree to use a skilled and trained workforce to complete the project if the project consists of 75 or more units (threshold is lowered to 50 or more units on January 1, 2022)

CENTRAL SOMA AS AN HSD

- Sets clear zoning, height and design standards
- 33% of all housing produced to be affordable
- Impacts analyzed and Mitigation Measures identified in Central SoMa Plan EIR



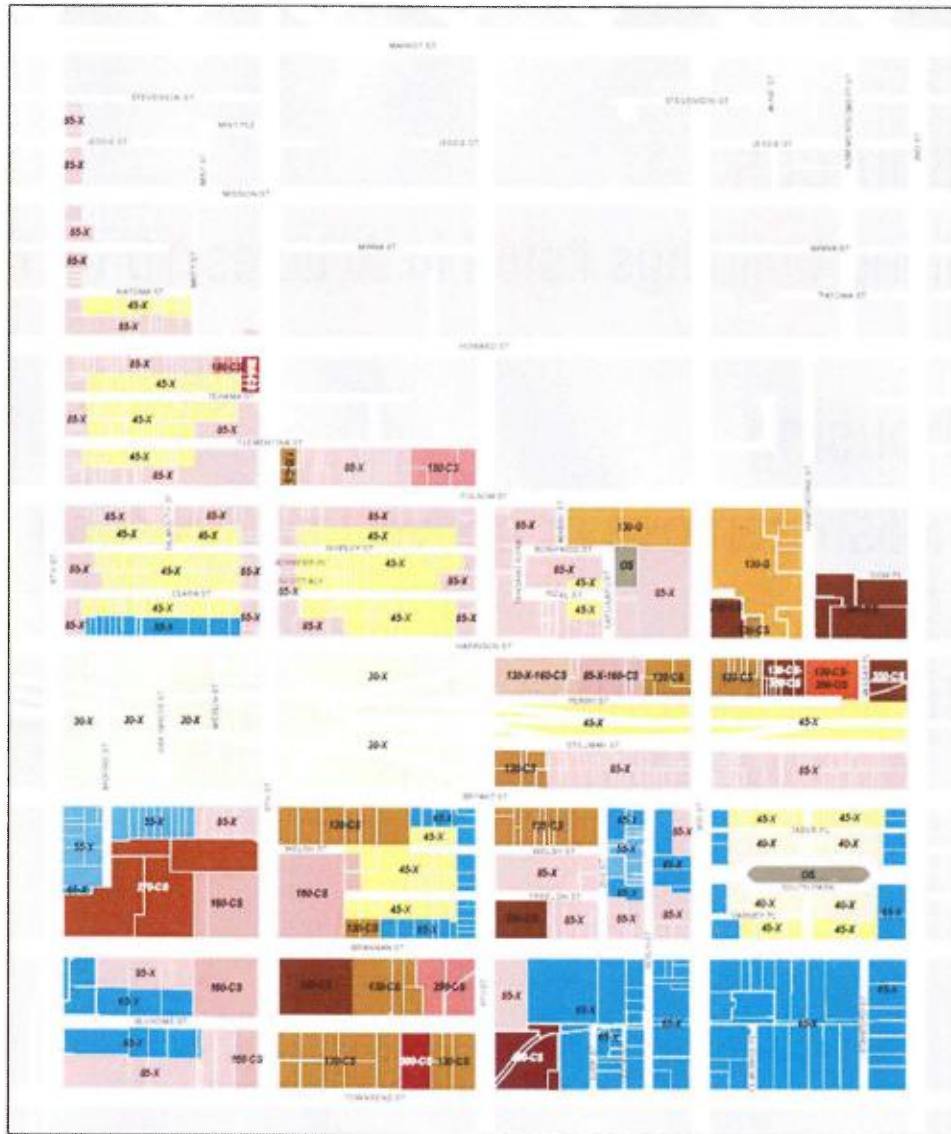
CENTRAL SOMA HSD — LOCAL ORDINANCE

- Meet all requirements of AB 73
- Define HSD geography as all parcels within the Central SoMa SUD
- Add local eligibility criteria to tailor to local context
- Specify design review, approval and enforcement process

CENTRAL SOMA HSD – LOCAL ORDINANCE

- Limit size of projects able to participate in HSD
 - No projects with height of over 160 feet
 - Exception for 100% affordable projects (any height eligible)
- Ensure non-residential uses in mixed-use HSD projects do not bypass otherwise applicable controls
 - Only principally permitted uses eligible for ministerial approval
 - Conditional Uses (hotel, formula retail, etc) still apply
 - Office allocation (i.e. new office space greater than 24,999 sf) still applies

CENTRAL SOMA HSD – LOCAL ORDINANCE



Central SoMa Plan
Proposed Height/Bulk Districts
SAN FRANCISCO

CENTRAL SOMA HSD – LOCAL ORDINANCE

- No impact to historic resources
 - Projects on parcels containing buildings listed in Articles 10 or 11 not eligible
- No demolition of existing housing
 - Projects proposing to demolish, remove or convert any existing dwelling unit not eligible
- HSD projects must comply with Mitigation Measures identified in Central SoMa EIR

CENTRAL SOMA HSD — LOCAL ORDINANCE

- Design review and Approval process
 - HSD projects reviewed against Urban Design Guidelines and Central SoMa Guide to Urban Design
 - Informational public hearing required
 - Decision within 120 days of receipt of complete application
- Monitoring and Enforcement process
 - Projects proposing to demolish, remove or convert any existing dwelling unit not eligible

CENTRAL SOMA HSD — LOCAL ORDINANCE

- Informational Public Hearing
 - Held at Department within 100 days of receipt of complete application
- Progress Requirement
 - HSD projects must apply for first site or building permit within 36 months of receiving entitlement
 - If not, Director must hold hearing to determine if project is making “good faith” effort to start construction

If project sponsor cannot prove good faith effort, Director must revoke entitlement

CENTRAL SOMA HSD – LOCAL ORDINANCE

- Next Steps
 - Adoption hearing at CPC May 10
 - BOS Approval
 - Certification by HCD

THANK YOU

Paolo Ikezoe

Paolo.Ikezoe@sfgov.org

415-575-9137

San Francisco
Planning

Case No.: 2015-014876CUAVAR Project Address: 749 27th Street

April 30, 2018

Via Jeff Horn, Planner

Dear Esteemed Planning Commissioner,

After reviewing the pre-hearing packet for this project, including my own letter within it, I would like to offer observations about: 1) the letters of support, 2) what is at stake, 3) the cost affidavit submitted by the sponsor, and 4) the abuse we have suffered at the hands of the applicants for participating in this process.

1) None of the letters of support in the packet mention the back-building proposal, they only express tepid, terse, and uninformed support for "remodeling" the main house and these were extracted from Rachel's carpooling circle. The letter from Kiernan Buckley, the adjacent property to the east, is no longer valid and should not be considered because he no longer owns the property at 739. He sold it on February 16, 2018. The new owners of 739 next door did not submit a letter of support. This is actually a really big deal and must be corrected for the record at the meeting so Commissioner votes are not based on adjacent neighbor support, where there is none.

2) The back-building in question was built, expanded, and modified over the years in defiance of all building, zoning, and planning codes and regulations. DBI failed to act on numerous complaints from the neighbors over the decades as a modest 1958 artist studio built without permits was expanded to a 5-person, illegal short-term vacation rental. Additions were done about 2004 and later adding a full kitchen and a new bedroom wing. Now, at the last possible second, DBI tosses this mess into your laps expecting the Planning Department and the Commission to clean it up or look the other way. The sponsors are asking you to approve a permanent defect in the street wall and continued encroachment in the mid-block open space. Why and for what? (photo follows on page 3)

DBI and the project sponsors have not shown any evidence that there was ever a certificate of occupancy, or any other building permit, for any portion of the existing rear structure. With their own magical "research" the sponsors simply claim it to be so, and DBI let them slide, again.

In my previous correspondence, I outlined nine specific historic sources that contradict what the applicants claim. I believe of the legality rear dwelling must be resolved before the project can move forward, even if it must wait to be resolved in a joint public meeting of the Planning Commission and the Building Inspection Commission. I plan to continue my challenge of DBIs "grandfathering" of any portion of that structure as a legal dwelling and will bring in outside experts, if necessary.

3) Please take a look at the attached extracted page from the Variance application. The Sponsor-signed affidavit certifies, under penalty of perjury, that four stories, 4581 square feet

will be built for \$550,000, or \$120 per square foot. I bring this to your attention without comment.

4) Rachel, Lenore, her children, and her sponsor have not been truthful or forthcoming during this lengthy process. My husband of 37 years and I are punished daily by the family for being active and informed participants in this community process. The Longs try to humiliate us, they call us names, and bully us. One of the sons threw garbage on my car and was rewarded with Rachel's hugs of approval. They shout hateful epithets ('nasty bastard') when they see us outside our house, or shout it from car windows as they drive by. All has been recorded by our Wi-Fi video doorbell.

I have chosen to write these observations to the commission in lieu of testimony, because the Longs have intimidated us from further participation in the public process or speaking at upcoming meeting(s).

Thank you for considering these public comments and clarifications before your vote this week.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jeff Parker & James Collins', with a stylized flourish at the end.

Jeff Parker &
James Collins
750 27th Street



View from our house showing the mid-block open-space encroachment and the defect in the street wall.

Estimated Construction Costs

TYPE OF APPLICATION: ADDITION + ALTERATION	
OCCUPANCY CLASSIFICATION: R-3	
BUILDING TYPE: SINGLE FAMILY DWELLING	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 4581	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$550,000	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:



Date:

11/1/17

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

DOUG SHAW, AGENT

Owner / Authorized Agent (circle one)

The truly stunning Construction Cost Estimate Affidavit signed by the Project Sponsor! \$120 per square foot. In San Francisco. Ha!

May 1, 2018

San Francisco Planning Commission
c/o Jeffrey Horn, SW Planner
Via e-mail

Re: 749 27th Street, Case no: 2015-014876CUAVAR(1)

Dear Planning Commissioners,

I am the adjacent neighbor to the west and have lived there for 30+ years. I am not opposed to the Longs building a new home if it is suitable in scale and reflects the unassuming, eclectic design of the other 1, 2 and 3-story homes on the block. These are some observations regarding the current status of the project being considered.

Page 1 - Memo to the Planning Commission Mr Horn states the Planning Commission continued the item to March 22, 2018, to allow Sponsor to make design revisions to address the Commission's concerns with the size of the proposed structure's 4th Floor and the compatibility of the proposed facade materials with the neighborhood context.

As I remember, it was the plan for the 4th floor as well as the *overall* size of the proposed dwelling that was a concern. The main house is being increased from 3 bedrooms and 1 bathroom to 6 bedrooms and 5 bathrooms.

The revised plans show the 4th floor has been reduced by about 200 sq feet by adding a 5'9.5" setback on the South side and a 3' 3" setback on the east side. This is very little change in the size of the proposed structure which original plans show as 4,581 sq ft.

The sponsor has made a change to the facade material in response to the Commissioners' comments.

Page 10 - Motion 8. Additional Findings pursuant to Section 317

a. Whether the property is free of a history of serious, continuing code violations;

In December of 2017, two Planning Enforcement cases were opened (Case No. 2017-013309ENF and 2017-013337ENF) for illegal short-term rentals. Case No. 2017-013309ENF is still open for monitoring purposes.

This condition still exists and as Mr. Horn stated, a new violation has been added:

On March 1, 2018, based on further research and materials provided by the Project Sponsor, DBI amended NOV 1 to state that the rear structure and dwelling use were legal, but had been expanded and modified without permit.

What he did not say is that NOV 2 is very clear on the corrective action required: "obtain a building permit with plans to *legalize* all modifications, expansion and alterations to rear unit with City Planning Dept approval. Separate plumbing and electrical permits required." The Unsafe Building box is also checked.

I bring this to your attention as I do not understand how this project could possibly be eligible for a vote while these conditions are pending and violations uncorrected.

Page 25 - Surrounding properties The adjacent property to the west also contains a small garage structure that encroaches approximately one-foot onto the subject property.

As the adjacent property owner since 1987, I have always believed my garage (which has been on the property for 80+ years) was legal, and all previous owners would as well. Ironically, the structure was built by ancestors of the Longs who formerly owned the lot. The garage was included, along with the dwelling I live in, when *they* sold the property. Thereafter, it has been sold numerous times over the years with no complaints.

I do not trust their claims of encroachment as their frontage without it seems to measure 50 feet, and the sum of floor plans in some cases adds to 50' 6". I have no confidence in their survey.

In closing, please consider the following:

On my side (west) is an unresolved property line dispute, on the east side there is an unresolved Notice of Violation, and the size of the building if approved, will set a precedent for others to design homes of similar scale in the surrounding neighborhood. Please commissioners, this project is not ready for approval.

I urge you to vote no or delay the vote on this project as currently submitted.

Sincerely,

Vicki Heilman
761 27th Street

Horn, Jeffrey (CPC)

From: Rachel Long <rlovelight@gmail.com>
Sent: Thursday, May 03, 2018 1:30 PM
To: Horn, Jeffrey (CPC)
Subject: Letter for Planning Commission

Dear Planning Commissioners,

It is with great sadness that we read the false accusatory letters from Mr Parker and his husband, Mr Collins as well as Ms Heilman.

Over the years my mother and I have been very forthcoming about our project and early on shared the plans and designs with them. At that time they were supportive.

My senior mother and I, as well as my three children, are truly the ones who are the victims of Mr Parker and Mr Collins harassment and behind our backs gossiping. We have heard from several neighbors how they have tried to urge them to go over to their side and delay our project.

Over the years, my mother and I have been generous and kind neighbors - giving Jeff and James our bricks when they needed them for their patio and even gifting them my grandfathers' collection of art deco hardware for their house.

We have helped Vicky Heilman with her fence repairs and kept her ivy and blackberry bushes away from her wall. She was in despair after her partner left her - and we gave her comfort for several weeks in our home.

These two neighbors have chosen to act in hostility towards us, indulging in stubbornness and fear regarding our project. Instead of coming to us with their issues in a civil manner (we have often invited them over to chat) they have decided to go behind our backs and start making complaints about our property.

It is completely untrue what Jeff Parker writes about my family being untruthful, calling them names and bullying them. We find it repulsive that he makes these childish accusations with no proof to back him up.

We have never shouted ' nasty bastard ' to them and we have never thrown garbage on their car.

In fact, we feel our privacy intruded upon when Mr Parker and Mr Collins' surveillance camera is situated in such a position that it focuses onto our side of the street and into our living room. We are considering now to call non emergency dispatch because we feel spied on.

One way to see that we have not been hostile neighbors is to look at complaints made to his address - none have ever come from us. When Mr Parker and Mr Collins added their second Airbnb unit in their garage we were always supportive and encouraging.

Frankly we do not understand their turn around in their attitude. It has been hurtful and distressing and mostly their actions have caused my mother great stress - she being 81 and longing to live in a modern, efficient and comfortable home for many years.

We were told by inspector Hernandez that the Nov from the greenhouse - room conversion will be able to applied once the approval is given and the process moves on to the DBI. At that time all the permits will be issued and dealt with. We are happy to comply immediately. The cottage was built in 1910 and has been established as a legal unit.

We are enclosing a survey done on our property (which we have also shared with Vicky many years ago). It clearly shows the encroachment of her garage onto our property. It is hard to think of it as a garage - since no car can fit inside (unless it is a small Ford T model or motorbike). But Vicky does not ride a motor bike nor can she fit her BMW in the space. Although there is a curb cut, no car uses the garage. It is in bad shape, with broken windows and broken front doors. She keeps them closed with two large concrete blocks. Images enclosed.

We have invited her over on many occasions to chat over wine and cheese. We know that it is an emotional experience for her to have another change happen right in front of her - that is why we have tried to gently work with her over many years. We offered to fix her doors and even move them to the opposite side, so she can enter from her property instead of going out onto the sidewalk in order to enter her garage.

We believe that Jeff and James have influenced her and caused her to stop talking to us.

A correction should be made according to Vicky's statement that we are adding 6 bedrooms and 5 baths. The correct number is 5 bedrooms and 4 baths. We are a multigenerational family and growing - every single room will be used by our family members.

We are grateful to all our neighbors for their support and encouragement of our project over the years and hope that Mr Parker, Mr Collins and Ms Heilman will be more welcoming and open to dialogue with us in the future.

I am happy to submit emails from Mr Parker showing threats made to my architect over the past years.

Sincerely
Lenore and Rachel Long

DR-739 De Haro St. 2017-003986DRP-02
DR Requestors stating 5/3/18 CPC Hearing date was good.
Received at CPC Hearing 5/3/18
C. Alexander

Alexander, Christy (CPC)

From: Mike Montgomery <michael.montgomery@gmail.com>
Sent: Thursday, March 01, 2018 5:46 PM
To: BERRY MINOTT
Cc: Alexander, Christy (CPC)
Subject: Re: 739 De Haro Project - Permit 201703070898

Hi Christy,

That works for me as well. Should we find a time to meet soon to talk through our concerns?

Thank you,
Mike

On Thu, Mar 1, 2018 at 4:49 PM, BERRY MINOTT <b.minott@me.com> wrote:
that works for me!

On Mar 1, 2018, at 4:48 PM, Alexander, Christy (CPC) <christy.alexander@sfgov.org> wrote:

Hi Mike and Berry,

Would Thursday May 3rd work for you two for the DR hearing at the Planning Commission? Please let me know if that works.

Thanks,

Christy

Christy J. Alexander, AICP, Senior Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415.575.8724 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Mike Montgomery [<mailto:michael.montgomery@gmail.com>]
Sent: Tuesday, February 13, 2018 9:11 AM
To: Alexander, Christy (CPC)
Cc: BERRY MINOTT
Subject: 739 De Haro Project - Permit 201703070898

Hi Christy - My neighbor, Berry (copied), and I would like to find time tomorrow/Wednesday to quickly review our Application for Discretionary Review for the proposed project at 739 De Haro. We do not think we will need much of your time, but would like to quickly review our Application before submitting. Are you available at 9am tomorrow/Wednesday to discuss?

Many thanks,

Alexander, Christy (CPC)

From: BERRY MINOTT <b.minott@me.com>
Sent: Thursday, March 01, 2018 4:50 PM
To: Alexander, Christy (CPC)
Cc: michael.montgomery@gmail.com
Subject: Re: 739 De Haro Project - Permit 201703070898

that works for me!

On Mar 1, 2018, at 4:48 PM, Alexander, Christy (CPC) <christy.alexander@sfgov.org> wrote:

Hi Mike and Berry,

Would Thursday May 3rd work for you two for the DR hearing at the Planning Commission? Please let me know if that works.

Thanks,

Christy

Christy J. Alexander, AICP, Senior Planner
Flex Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
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[San Francisco Property Information Map](#)

From: Mike Montgomery [<mailto:michael.montgomery@gmail.com>]
Sent: Tuesday, February 13, 2018 9:11 AM
To: Alexander, Christy (CPC)
Cc: BERRY MINOTT
Subject: 739 De Haro Project - Permit 201703070898

Hi Christy - My neighbor, Berry (copied), and I would like to find time tomorrow/Wednesday to quickly review our Application for Discretionary Review for the proposed project at 739 De Haro. We do not think we will need much of your time, but would like to quickly review our Application before submitting. Are you available at 9am tomorrow/Wednesday to discuss?

Many thanks,
Mike

EXISTING
NEIGHBORS TO WEST

Received at CPC Hearing 5/3/18
J. Han



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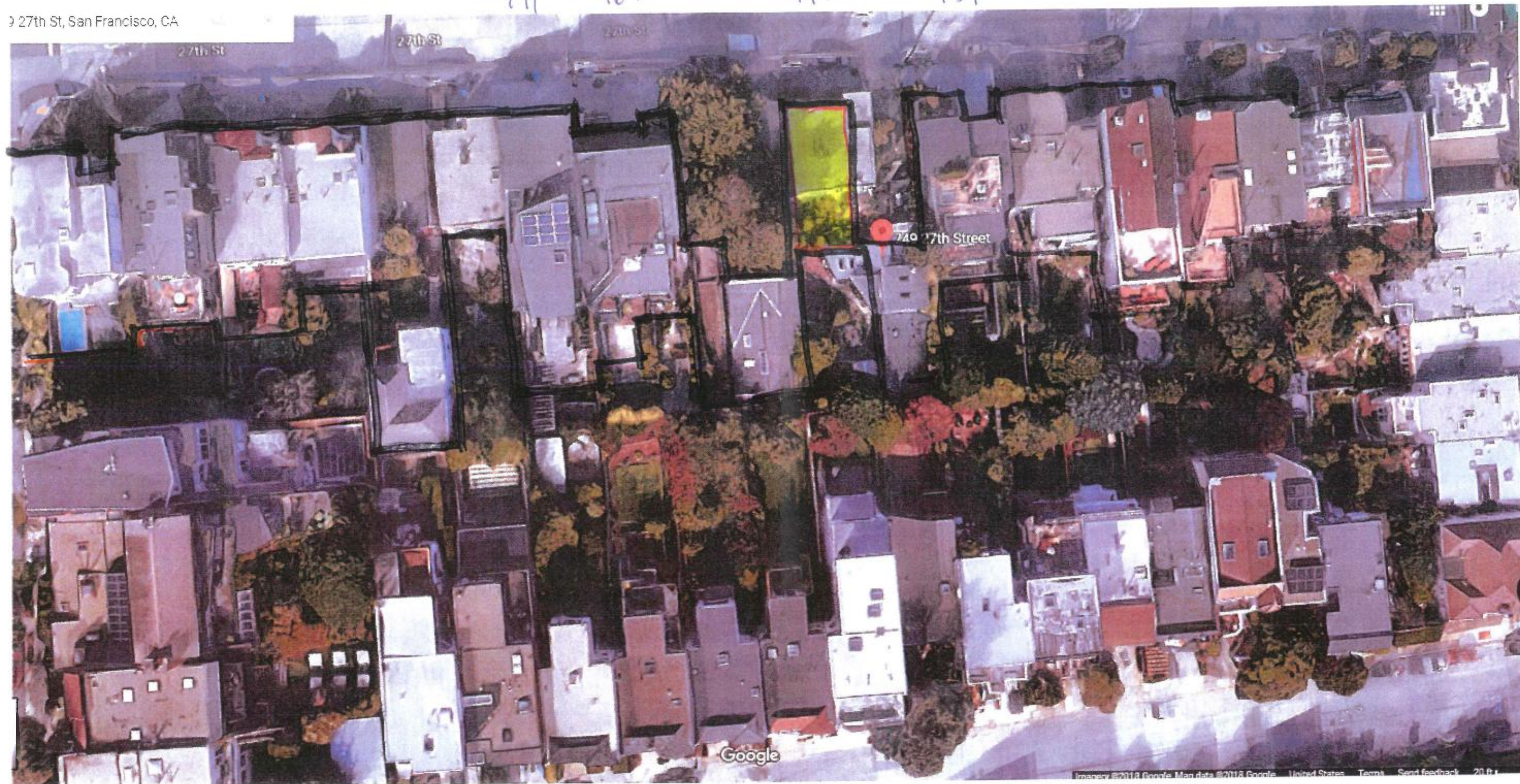
9 27th St, San Francisco, CA

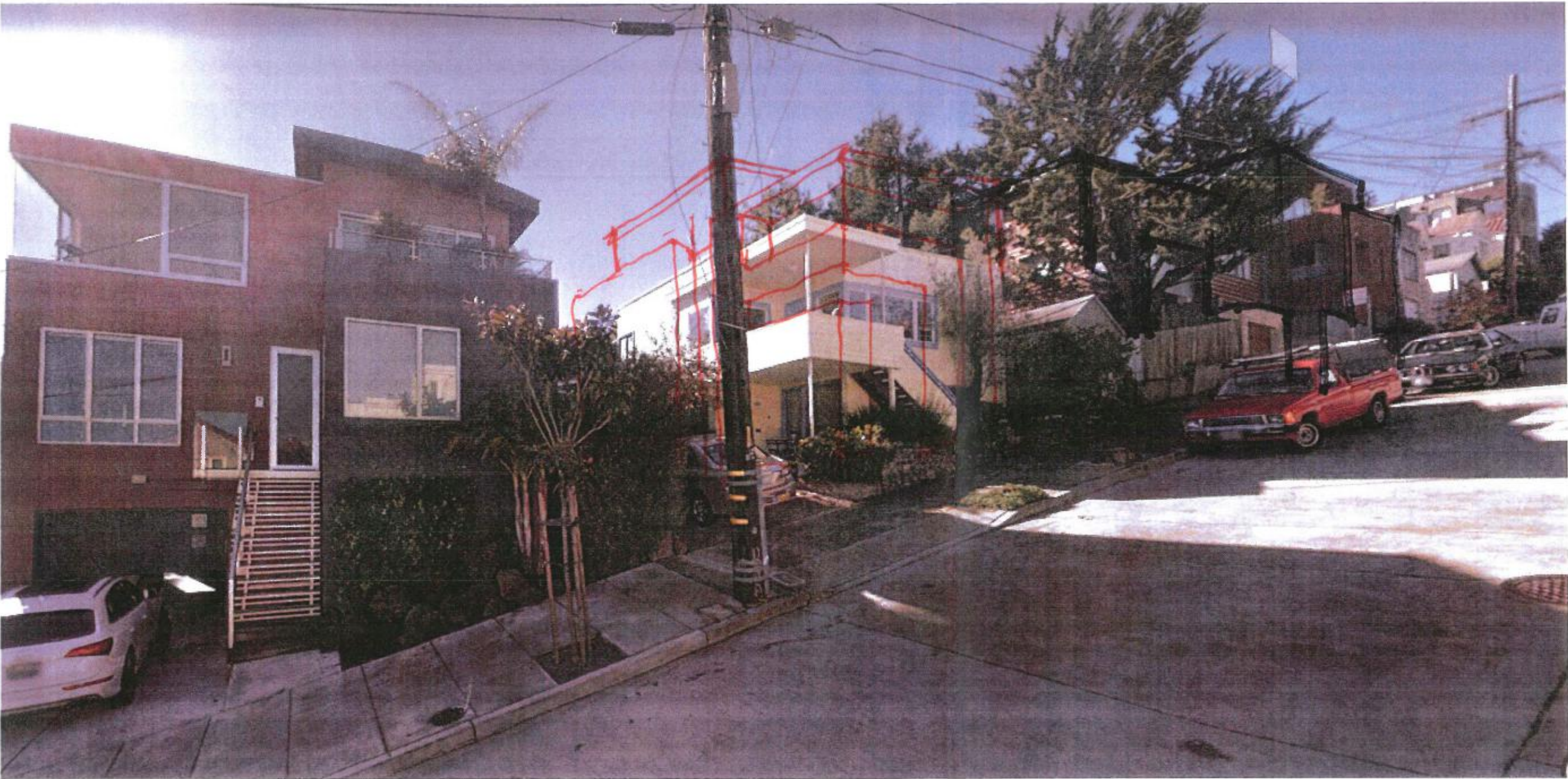
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