

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: At 5/24 hearing 1503 Francisco Street 2013.0847DRP  
**Date:** Thursday, May 24, 2018 10:09:03 AM

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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)  
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-----Original Message-----

From: SchuT [<mailto:schuttishtr@sbcglobal.net>]  
Sent: Thursday, May 24, 2018 9:55 AM  
To: Bendix, Brittany (CPC)  
Cc: Lindsay, David (CPC); Secretary, Commissions (CPC); Ionin, Jonas (CPC); richhillissf@yahoo.com; Melgar, Myrna (CPC); mooreurban@aol.com; Koppel, Joel (CPC); Johnson, Milicent (CPC); [planning@rodneymfong.com](mailto:planning@rodneymfong.com)  
Subject: At 5/24 hearing 1503 Francisco Street 2013.0847DRP

Dear Brittany,  
Good morning. Hope all is well.  
This is a very astounding project, perhaps similar to the one at 3790 21st Street, but the transformation from stucco walls to glass walls seems extreme. I find the Demo Calcs as portrayed on Sheet A-0.2 confusing and I wondered if they should have a further explanation at the hearing today?  
Also is there any issue of tenant removal from this property at 1503 Francisco? (The Housing Balance Report which is also on the Agenda today, shows loss of 180 protected units in the Marina).  
Thank you and have a nice day.  
Sincerely,  
Georgia

Sent from my iPad

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case #2013.0847DRP  
**Date:** Thursday, May 24, 2018 9:30:17 AM

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*Jonas P. Ionin,  
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**From:** Tanis Kelly [mailto:tanis.l.kelly@gmail.com]  
**Sent:** Thursday, May 24, 2018 9:26 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); Secretary, Commissions (CPC)  
**Subject:** Fwd: Case #2013.0847DRP

Please see below as I am informed there was an error in a few of your email address. My apologies for any inconvenience.

Sincerely,  
Conor

----- Forwarded message -----

**From:** **Conor Kelly** <[conor.m.kelly@gmail.com](mailto:conor.m.kelly@gmail.com)>  
**Date:** Thu, May 24, 2018 at 8:06 AM  
**Subject:** Case #2013.0847DRP  
**To:** [myma.melgar@sfgov.org](mailto:myma.melgar@sfgov.org), [planning@rodneyfong.com](mailto:planning@rodneyfong.com), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org), [richhillis@gmail.com](mailto:richhillis@gmail.com), [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org), [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org), [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)

Members of the planning commission:

I am the owner of [1453-1455 Francisco Street](#). I have been the owner for over 10 years.

While I feel all property owners have the right to improve and update their investments, the drawings and renderings for the proposed new structure at [1503 Francisco](#) significantly depart from existing design of buildings within the currently existing Marina neighborhood. The proposed changes for floor to ceiling windows facing the street are indicative of commercial high rise style. This style of building is not currently found on Francisco Street and I have been informed that the planned design is also unseen in the Marina as a whole.

The planning commission has the obligation to insure that all improvements fit within the neighborhood. In this instance the current proposed design should be rejected so that the owner can formulate a proposed design which is consistent with current building structures in this residential neighborhood.



Respectfully,  
Conor M. Kelly

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis \(CPC\)](#); [Bendix, Brittany \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:**  
**Subject:** FW:  
**Date:** Thursday, May 24, 2018 9:10:28 AM

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**From:** edmund marinucci [mailto:edmpch@gmail.com]  
**Sent:** Wednesday, May 23, 2018 8:26 PM  
**To:** richhillssf@gmail.com  
**Cc:** Mark Herrmann; Secretary, Commissions (CPC)  
**Subject:**

Dear sir.

I am the owner of 1473 Francisco street.

I have been the owner for over 23 years.

While I feel all property owners have the right to improve and update their investments I feel they have an obligation to do so in a manner that fits with the existing community.

The planning commission has the obligation to insure that all improvements fit within the neighborhood.

This new modern design does not. I feel that if you approve this development and allow it to move forward you should remove all historical restrictions on the Marina.

It would be unfair to limit the type of windows /facade/ roof heights etc for me and allow a new modern building to proceed.

Respectfully

Ed marinucci

1473 Francisco street

--

Please make note of my new email address:

[EDMPCH@gmail.com](mailto:EDMPCH@gmail.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com)  
**Cc:** [Bendix, Brittany \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503 - 1507 Francisco Street, SF Case #2013.0847DRP  
**Date:** Thursday, May 24, 2018 9:10:01 AM  
**Attachments:** [1503 Eric Jacobs emails.pdf](#)  
[1503 Francisco Earthquake example Marina.png](#)

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---

**From:** Christina McNair [<mailto:c.mcnaire@ggsir.com>]  
**Sent:** Wednesday, May 23, 2018 6:32 PM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Melgar, Myrna (CPC)  
**Cc:** Donna Santana ([donnamaesantana@gmail.com](mailto:donnamaesantana@gmail.com)); [mike@garavaglia.com](mailto:mike@garavaglia.com); Ken Cohen  
**Subject:** 1503 - 1507 Francisco Street, SF Case #2013.0847DRP

May 23, 2018

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

Re: 1503 Francisco Street  
Brief in Opposition to the Project and in support of Discretionary Review  
Planning Department Case No. 2013.0847DRP

Dear President Hillis and Commissioners:

My sister, Donna Santana and I are the owners of 1490 Francisco Street in SF. We requested a Discretionary Review for the 1503 – 1507 Francisco proposed project.

To provide a bit of background about us, we are fourth generation Marina / San Franciscans. Our property has been in our family since the early 1940's. We were born, raised and have lived in the Marina for a greater part of our lives. I personally lived in the building for several

years as well. Our adult children currently live in the building. We are not just random landlords who own an apartment building in the Marina....1490 Francisco and the Marina neighborhood is an intimate part of our family and our legacy. Professionally, I am a 28+ year residential top producing well respected Realtor and sell homes in Marin, San Francisco and Sonoma counties.

As stated in our DR application, our major concerns are over the overall design of the 1503-1507 Francisco proposed project. The design presented does not conform to the classic Marina district architecture nor the community character. For someone to state otherwise is preposterous. The excessive glazing as noted in the proposed design is such that it creates major concern for immense glare, unwanted reflections, as well as major privacy issues that will directly impact surrounding building's residents. This mass structure will impede our light and air as it currently stands. The use of a sterile concrete exterior vs the traditional stucco found in the Marina, especially for a corner building is simply inappropriate. The underground parking, with added car lifts, would require major underground excavation which will only compromise the soil stability of surrounding properties. The enormity of the structure includes not only a 5<sup>th</sup> level roof deck but also an expansive 2<sup>nd</sup> deck off a lower floor, which would be street facing. It is our understanding that roof decks and most certainly street facing ones are not something that the SF board approves in the Marina neighborhood. As that was certainly the case for us personally for our own building in 2011 and yet again just a few years later. We were denied our two roof deck applications, which were very similar to the two roof decks being proposed for 1503 Francisco. In the past 10 years or so, we did an extensive remodel to our property, which included window upgrades. It was mandatory from the planning dept that we conform to the character of the neighborhood to include like-kind wood sash classic Marina style windows. There was no exception granted for this. Period. We know this to be fact even with other neighbors who followed the permit procedures necessary for similar improvements to their properties. We feel that the City's interpretations of codes and guidelines should be applied equally to all projects, it's only fair.

After the 1989 earthquake, so many single family and multi-unit homes were demolished and rebuilt from the ground up ([See example photos attached](#)). Every property involved was rebuilt with like-kind classic Marina architecture. This is another proven example as to why the 1503-07 Francisco design is not in line with the Marina neighborhood standards. It is just not appropriate for this area.

Contrary to Tom Tunny's position in his letter to the commissioners dated May 10<sup>th</sup>, I very much disagree with statements made. On March 8th, my sister and I had a 45+ minute detailed phone conversation with Eric Jacobs, the permit expeditor for the 1503 – 1507 Francisco property owner. Donna and I ended the conversation with Eric friendly but clear that we opposed the project as presented and with the understanding that he was going to get back to us quickly with answers to a few questions we had about the project. It was not

until about a week after our conference call and only after we submitted the DR application to planning dept on March 12, 2018 is when we received a follow up email from Eric ( March 15, 2018/March 27, 2018). In short, the email correspondence stated that the property owner was *only* willing to accommodate the removal of the penthouse (aka rooftop staircase bulkhead) of the proposed mass to satisfy our concerns with the project design. (see attached emails). We clearly are not the ones unwilling to negotiate.

There is great concern among dozens of neighbors unanimously voicing very strong opposition and additionally are in support of this discretionary review. I know you have heard from several. Numerous residents have stated that they never received any notification from the project applicant and/ or knew nothing about this proposed project. Several mentioned that it was only just a few days ago, when they first they had heard about the project, either by the recent efforts from the 1503 Francisco team who was going door to door seeking signatures from neighbors in hopes of their support; or from the poster placed on the building exterior within the past 10 days. With so much public outcry voicing such strong opposition, it is impossible to not think that somehow the project applicant did not follow proper protocol with the 311 notifications to the neighborhood as required.

In summary, the planning guidelines imposed need to be fair, equal and respectful to all applicants and property owners or neighbors. I hope that the board will work with us towards the preservation of the classic Marina neighborhood, which includes keeping within the conformity, the architectural design and imposing the guidelines equally for all to follow. The Marina district is a very special part of San Francisco's history and culture, I ask that the board do what is right and mandate discretionary review of this project.

Thank you.

Christina McNair

Christina McNair  
Team McNair  
Golden Gate Sotheby's International Realty  
Selling Marin - SF - Sonoma Counties  
[Christina.McNair@sir.com](mailto:Christina.McNair@sir.com)  
415-613-5563  
BRE# 01183576

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-

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Vu, Doug \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter to the Planning commissioners of SF to reject the 429 Beale / 430 Main hazardous project  
**Date:** Thursday, May 24, 2018 9:08:10 AM  
**Attachments:** [Extra arguments to reject the 429 Beale - 430 Main project for the SF Planning Commission.pptx](#)

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---

**From:** Julietta [mailto:juliettamihai@yahoo.com]  
**Sent:** Wednesday, May 23, 2018 10:39 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Millicent (CPC); [joel.koppel@sfgov.com](mailto:joel.koppel@sfgov.com); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Cc:** [loulalla@pacbell.net](mailto:loulalla@pacbell.net)  
**Subject:** Letter to the Planning commissioners of SF to reject the 429 Beale / 430 Main hazardous project

Dear responsible commissioners,

We request the full rejection of the project for 429 Beale Street / 430 Main Street parcels, based in the additional certitudes presented in the attached file.

Sincerely,

Julietta Mihai, eng.  
Nelu Mihai, PhD  
David G. Mihai, eng. & anti-corruption activist

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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Housing Balance Report No. 6 (Case #2018-004047CWP-03)  
**Date:** Thursday, May 24, 2018 9:07:50 AM  
**Attachments:** [SPUR"s comments on the Housing Balance Report May 2018.pdf](#)

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**From:** Kristy Wang [mailto:kwang@spur.org]  
**Sent:** Wednesday, May 23, 2018 11:36 PM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [Planning@rodneyfong.com](mailto:Planning@rodneyfong.com); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC)  
**Cc:** Secretary, Commissions (CPC); Ojeda, Teresa (CPC); Rodgers, AnMarie (CPC); Switzky, Joshua (CPC); Rahaim, John (CPC)  
**Subject:** Housing Balance Report No. 6 (Case #2018-004047CWP-03)

Dear Planning Commissioners:

Thank you for the opportunity to comment on Housing Balance Report No. 6. SPUR has been tracking the housing balance conversation over the last few years, but I believe we have not yet shared our thoughts on this report with you. The Housing Balance Report, as outlined by the April 2015 legislation that followed up on Proposition K, collects useful information, but SPUR believes it is missing some key parts of the story. We believe the report would be improved by adding some information to better support policy decisions.

Please see attachment for full details but see below for a short summary of SPUR's recommendations.

## **1. Elevate the full set of goals for Housing Balance reporting**

There are eight stated purposes for the Housing Balance reporting, but only one—informing the approval process for new housing development—is highlighted in the cover documents. Some of the other purposes – in particular, “ensure[ing] the availability of land and encourag[ing] the deployment of resources to provide housing” affordable to a variety of households and incomes – could be elevated to broaden the use of the Housing Balance report.

Further, we believe that more information is needed to inform decision makers of the consequences of not approving market-rate housing, one of which includes higher average housing costs overall. (See last section below.)

## **2. Highlight calculations that appropriately measure progress toward policy goals**

2014's Proposition K set out a goal of constructing and rehabilitating housing that is 33



percent affordable overall. The numbers calculated in the Housing Balance Report do not reflect this number; instead we see the Expanded Cumulative Housing Balance Calculation (which nets out units removed from protected status) and we see the New Housing Production by Affordability Calculation (which does not include rehabilitated units).

While this report does not directly compare any numbers to Prop. K, the media and average person do, so we think it is important to publicly provide a number that closely tracks with Prop. K's intent. Two suggestions are:

*(New affordable units + completed acq/rehab + completed HOPE SF + RAD + entitled & permitted affordable units) divided by (Total new units + entitled & permitted units)*

OR

*(New affordable units + completed acq/rehab + completed HOPE SF + RAD) divided by (Total new units)*

Using data from the Housing Balance Report, the number that would track most closely with Prop. K would be 35.6 percent if including the entitled & permitted units or 43.1 percent without them.

I would like to emphasize that our aim is not to diminish the importance of tracking the number of units removed from protected status. The overall Cumulative Housing Balance Calculation and Expanded Cumulative Housing Balance Calculation numbers are important to track over time, and this report does a good job of breaking down the various elements of the calculations. However, it is also important to distinguish between the different problems that will need different policy solutions.

If the primary reason why we aren't reaching the city's overall housing balance goals is the units being removed from rent control, we should then consider tools that specifically address owner move-ins, Ellis Act evictions, demolition and condo conversions. Instead, to date the report has primarily been used to discuss controlling production of new market-rate housing rather than increasing funding for affordable units or new policies to protect existing rent-controlled units.

### **3. Add new data: Amount of additional housing needed to keep housing costs from rising**

The city's Chief Economist has already generated a graph reflecting the amount of housing supply (both market rate and affordable) that San Francisco would need to build in order to keep housing costs for low-income households from rising. Multiple combinations of annual market rate and affordable production could make affordability for low-income households (<80% AMI) better. We recommend including this graph in the Housing Balance report in order to reflect that overall affordability is improved (albeit at different effectiveness and at different costs to the city) by the production of both affordable and market-rate housing.

The Housing Balance report is a key data resource for policymakers and the public, and we deeply appreciate the effort required to put this report together. There are findings in this document that are important to highlight. However, SPUR believes that our community could do a better job of matching our policy responses to the problems in front of us, and a few

additional considerations and calculations could help shine a light on the appropriate solutions.

Please feel free to contact me with any questions about the points raised in this memo. We do plan to follow up with Planning staff for further discussion of these calculations and additional ways of parsing the data. Thank you for your attention.

Best,

Kristy Wang

Kristy Wang, LEED AP  
Community Planning Policy Director  
SPUR • Ideas + Action for a Better City  
(415) 644-4884  
(415) 425-8460 m  
[kwang@spur.org](mailto:kwang@spur.org)

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[Reserve your spot today >>](#)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case #2013.0847DRP  
**Date:** Thursday, May 24, 2018 9:07:25 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Tanis Kelly [mailto:[tanis.l.kelly@gmail.com](mailto:tanis.l.kelly@gmail.com)]  
**Sent:** Thursday, May 24, 2018 8:43 AM  
**To:** Secretary, Commissions (CPC); [c.mcnaire@ggsir.com](mailto:c.mcnaire@ggsir.com)  
**Subject:** Fwd: Case #2013.0847DRP

Dear Commission Secretary,

Please see the correspondence below regarding Case #2013.0847DRP which has a public hearing this afternoon.

Thank you in advance,  
Conor Kelly

----- Forwarded message -----

**From:** **Conor Kelly** <[conor.m.kelly@gmail.com](mailto:conor.m.kelly@gmail.com)>  
**Date:** Thu, May 24, 2018 at 8:06 AM  
**Subject:** Case #2013.0847DRP  
**To:** [myma.melgar@sfgov.org](mailto:myma.melgar@sfgov.org), [planning@rodneymfong.com](mailto:planning@rodneymfong.com), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org), [richhillis@gmail.com](mailto:richhillis@gmail.com), [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org), [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org), [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)

Members of the planning commission:

I am the owner of [1453-1455 Francisco Street](#). I have been the owner for over 10 years.

While I feel all property owners have the right to improve and update their investments, the drawings and renderings for the proposed new structure at [1503 Francisco](#) significantly depart from existing design of buildings within the currently existing Marina neighborhood. The proposed changes for floor to ceiling windows facing the street are indicative of commercial high rise style. This style of building is not currently found on Francisco Street and I have been informed that the planned design is also unseen in the Marina as a whole.

The planning commission has the obligation to insure that all improvements fit within the neighborhood. In this instance the current proposed design should be rejected so that the owner can formulate a proposed design which is consistent with current building structures in this residential neighborhood.

Respectfully,  
Conor M. Kelly

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bintliff, Jacob \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CSFN Letter on Process Improvements  
**Date:** Thursday, May 24, 2018 9:07:12 AM  
**Attachments:** [CSFN - Process Improvements modified ver. 7-- 5-23.pdf](#)

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*Jonas P. Ionin,  
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**From:** :) [mailto:gumby5@att.net]  
**Sent:** Thursday, May 24, 2018 8:54 AM  
**To:** Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Millicent (CPC); Melgar, Myrna (CPC); 'Rich Hillis'; 'Rodney Fong'  
**Cc:** Secretary, Commissions (CPC); Board of Supervisors, (BOS); Peskin, Aaron (BOS); Safai, Ahsha (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Kim, Jane (BOS); Sheehy, Jeff (BOS); Tang, Katy (BOS); Breed, London (BOS); Cohen, Malia (BOS); Yee, Norman (BOS); Fewer, Sandra (BOS)  
**Subject:** CSFN Letter on Process Improvements

President Hillis and Commissioners,  
Please see attached letter from the Coalition for San Francisco Neighborhoods (CSFN) re "Process Improvements," Case No. 2018-004633PCA (Board File No. 180423).  
Thank you very much.  
Rose Hillson

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 1503 Francisco  
**Date:** Wednesday, May 23, 2018 3:42:10 PM  
**Attachments:** [Notice of Opposition for 1503-1507 Francisco Street Project.msg](#)  
[Notice of Opposition for 1503-1507 Francisco Street Project.msg](#)  
[Case #2013.0847DRP.msg](#)

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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503 - 1507 Francisco Street - Request to deny conversion  
**Date:** Wednesday, May 23, 2018 2:28:11 PM  
**Attachments:** [Proposed Renovation of 1503-1507 Francisco St.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Mark McQueen [mailto:mcquema@comcast.net]  
**Sent:** Wednesday, May 23, 2018 1:49 PM  
**To:** Hillis, Rich; Melgar, Myrna (CPC); Fong, Rodney; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Subject:** 1503 - 1507 Francisco Street - Request to deny conversion

Dear Commissioners,

I am a neighbor of this proposed renovation and am writing a letter of protest. Please see attached and enter it into your file regarding this property.

Regards,

D. Mark McQueen

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bintliff, Jacob \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 180423 - Mayor's Process Improvements Ordinance  
**Date:** Wednesday, May 23, 2018 2:27:14 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** zrants [mailto:zrants@gmail.com]  
**Sent:** Wednesday, May 23, 2018 1:42 PM  
**To:** richhillissf@gmail.com  
**Cc:** Melgar, Myrna (CPC); Fong Rodney; Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC)  
**Subject:** 180423 - Mayor's Process Improvements Ordinance

May 23, 2018

Commissioners:

Re: 180423 - Mayor's Process Improvements Ordinance

First, Commissioners I want to thank you for your openness and availability to the public through a proven process that allows members of the public to communicate with you as individuals and based on your interests and comments as well as ours.

We value your time and attention to details. We also understand that you are limited in your ability to satisfy many of our concerns.

Legal ordinances such as this, that reduce public information and response times do not help you or us in our efforts to arrive at better solutions, and when incrementally handed down, they feel like a thousand cuts into our rights to Due Process.

Please share our concerns and reiterate what you already mentioned in your reports on this Ordinance. The public objects to any reductions in notice and response times. We are also concerned about altering the manner of notice and cuts to public involvement in the alterations of our neighborhoods. The only change we appreciate is the addition of notice to occupants, as well as property owners. We need to keep the 300-foot limit for the notice as well.



Some pertinent comments that we heard last week, were:

Keep the 30 days to response to the notice. Removing 10 days of public notice has no effect on the entitlement process that takes months to complete on projects that may not be built for years once they receive their entitlement. Producing entitlements is not the goal.

Production is the goal. Faster production Keep the 30 days to response to the notice. can be more easily realized by placing a time limit on the entitled properties. This would assure faster production of the buildings once they are entitled and probably dampen the speculative aftermarket in entitlements that is escalating property values. This is the kind of legislation we need to consider.

As far as the process changes in noticing are concerned, there be no reduction is the manner or type of information that is currently being sent out. The postcard with internet links will not work for everyone, and as some of you noted, it is very difficult to look at plans on a screen, and not all computers are equally adept at accessing or displaying information.

We need transparency, not less. The process needs to remain as it is now. Changing it will only confuse people and lead to less trust in the system. The only change we like is the inclusion of occupants in addition to owners of properties within 300 feet of proposed projects.

There was also some discussion about putting larger 30" x 30" notices on the effected building in a bolder, more obvious graphics that could include a site map illustrating proposed alterations.

Sincerely,

Mari Eliza, concerned San Francisco resident

cc: the Board of Supervisors.

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503-1507 Francisco St.  
**Date:** Wednesday, May 23, 2018 2:27:13 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Betty Aten [mailto:[bettymaten@gmail.com](mailto:bettymaten@gmail.com)]  
**Sent:** Wednesday, May 23, 2018 12:38 PM  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Milicent (CPC); Moore, Kathrin (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** 1503-1507 Francisco St.

Dear Commissioners,

I have owned a unit at 1500 Francisco St. since 1985. During those years, there have been many changes to buildings in the Marina, most notably after the 1989 Loma Prieta earthquake. In the majority of instances, the remodeled buildings respected the unique vernacular of Marina architecture. The proposed project does not. I strongly oppose the project at 1503-1507 Francisco St. for two major reasons; 1) the scale of the proposed project is way out of line with other buildings in the neighborhood. Being on a corner draws even more attention to its out-of-proportion size, and 2) the amount of glazing. One issue with the glazing is the excessive glare it would cause, especially on the long west-facing side, which would have an adverse affect on neighbors across the street. Another issue is reduced privacy for surrounding neighbors.

I urge you to deny approval of the project as it is submitted.

Thank- you,

Betty Aten, Owner  
1500 Francisco St. #4

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 556 27th Street - continuance  
**Date:** Wednesday, May 23, 2018 1:47:05 PM

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Commissioners,

Please be advised that 556 27<sup>th</sup> Av will need to be continued to a later date.

*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:Andrew.Wolfram@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR MARK FARRELL ANNOUNCES FUNDING TO BACKFILL FEDERAL CUTS TO HIV/AIDS SERVICES  
**Date:** Wednesday, May 23, 2018 11:46:53 AM  
**Attachments:** [5.23.18 HIV AIDS Funding.pdf](#)

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**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Wednesday, May 23, 2018 11:35 AM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR MARK FARRELL ANNOUNCES FUNDING TO BACKFILL FEDERAL CUTS TO HIV/AIDS SERVICES

**FOR IMMEDIATE RELEASE:**

Wednesday, May 23, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR MARK FARRELL ANNOUNCES FUNDING TO  
BACKFILL FEDERAL CUTS TO HIV/AIDS SERVICES**

*Upcoming two-year budget will feature an additional \$4.2 million to backfill critical needs*

**San Francisco, CA**— Mayor Mark Farrell today announced that his two-year budget will include more than \$4 million additional funding for HIV/AIDS prevention and health services programs, helping to backfill local and federal funds for critical services. The Mayor's investment brings the amount of HIV/AIDS funding San Francisco has backfilled to \$16.3 million since the 2013 fiscal year.

"We have made remarkable advances in reducing HIV infections and improving the lives of people living with HIV, but we must continue to fight against this ongoing public health threat," said Mayor Farrell. "I am committed to fighting this disease, and am ensuring that our local government maintains funding levels for critical programs."

The City's HIV/AIDS budget totals \$59.5 million to cover prevention, health care services, and outreach and engagement. While San Francisco has dramatically reduced its overall HIV/AIDS disease burden, the city is redoubling efforts to reduce persistent disparities among communities of color, trans communities and youth.

The Mayor's budget includes \$2.8 million over two years to backfill losses from federal spending cuts at the Centers for Disease Control and Prevention (CDC). Those funds will pay for disease surveillance and prevention programs, HIV testing and coordination of syringe access and disposal programs, among other initiatives.

Additionally, the Mayor's budget will include \$1.4 million over two years to backfill expiring funds for the City's Getting to Zero initiative, a multi-sector collaborative involving community-based organizations, the Department of Public Health, and UCSF, among others. The goal of Getting to Zero, which began in 2014, is for San Francisco to reach zero new HIV infections, zero HIV-associated deaths and zero stigma and discrimination by 2025.

The \$1.4 million will support outreach, prevention and treatment programs tailored to serve people experiencing the greatest HIV disparities -- African American and Latino men, youth and trans women. It will also fund employment and food security programs for people living with HIV.

San Francisco has made great strides in reducing HIV diagnoses since the AIDS crisis first devastated the City in the 1980s. New HIV diagnoses fell to a record-low of 223 in 2016, down from a peak of 2,332 at the height of epidemic in 1992. There are more than 16,000 individuals living with HIV in the city, 26 percent of those individuals of whom are over the age of 60. Through the success of syringe access and disposal programs, new HIV infections among people who use injection drugs continue to drop, reaching a low of 38 in 2016.

"San Francisco has pledged to Get to Zero in the battle against HIV/AIDS," said Barbara Garcia, San Francisco Health Director. "Thanks to major accomplishments in care and medication, along with syringe access, community partnerships and world-class research, we are in a good position to reach that goal. But we won't get there if we don't fix the disparities that impact African American, Latino and homeless people in our city. This funding boosts our ability to reach these communities and tailor outreach, prevention and treatment to meet their needs."

Getting to Zero focuses on increasing access to PrEP (pre-exposure prophylaxis) for HIV negative people, immediately connecting people who test HIV positive to treatment, and retaining those already in care. Homeless individuals and injection drug users are at high risk for new infections, which is why syringe access and disposal remains a cornerstone of the City's HIV/AIDS prevention strategy.

"As co-founder of SF's Getting to Zero Consortium, I am heartened by the funding to sustain existing efforts and continue our innovative GTZ initiatives so we can meet our ambitious targets for 2020, including getting below 50 new transmissions. I applaud Mayor Farrell for continuing San Francisco's historic commitment to lead in the fight to end the HIV/AIDS epidemic and 'Get to Zero'," said Supervisor Sheehy.

Along with backfilling programs affected by federal cuts, Mayor Farrell's budget will continue to support key initiatives, including measures to reduce HIV infections for individuals experiencing homelessness, outreach efforts to decrease disparities among African American and Latino men and new programs to provide health care for middle-aged and elderly individuals living with HIV/AIDS.

“We are enormously grateful for this investment which is smart, strategic and reflects San Francisco’s commitment to the health of its community,” said Dr. Diane Havlir, chair of the UCSF division of HIV/AIDS at Zuckerberg San Francisco General Hospital, and a member of the Getting to Zero steering committee. “Without this funding, our momentum in Getting to Zero San Francisco would be lost. With it, our goals remain within reach.”

“Mayor Farrell’s commitment to backfilling federal cuts to HIV services helps ensure the continuation of the safety net for people living with HIV in San Francisco. We are proud of San Francisco’s historic response to the AIDS epidemic. We will work hard with City leaders to advance the City’s goals of getting to zero new HIV infections, zero HIV-related deaths, and zero HIV stigma,” said Bill Hirsh, Co-Chair, HIV/AIDS Provider Network (HAPN).

###

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503-1507 Francisco Street  
**Date:** Wednesday, May 23, 2018 10:29:12 AM  
**Attachments:** [Ltr-PC-signed 052218.pdf](#)

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**From:** Ken Cohen [mailto:kcohen@jralp.com]  
**Sent:** Wednesday, May 23, 2018 10:01 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** 1503-1507 Francisco Street

Sir or Madam:

Attached please find a letter with exhibits, which I ask me included in the record of the Discretionary Review hearing for the above-referenced project, scheduled for May 24, 2018. Multiple hardcopies of this letter were hand-delivered to the Planning Commission yesterday, and a copy was also emailed to each Commissioner as a courtesy.

Thank you for your attention to this matter.

Ken Cohen

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Tour of the new CPMC hospital at the Mission Bernal Campus  
**Date:** Wednesday, May 23, 2018 9:57:44 AM

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Commissioners,

Let me know if you have any interest in attending one of these tours. We would have to limit your attendance to no more than three per tour. Therefore, they should be coordinated through me.

Thanks,

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Massehian, Vahram [mailto:MassehV@sutterhealth.org]  
**Sent:** Tuesday, May 22, 2018 3:51 PM  
**To:** Ionin, Jonas (CPC)  
**Cc:** White, Melissa  
**Subject:** RE: Tour of the new CPMC hospital at the Mission Bernal Campus

Hi Jonas,

Can you extend this invitation to the Planning Commissioners? I understand there are rules on how many can attend but I wasn't sure on how best to communicate the invitation to them directly.

Thanks and hope you can make it for one of the dates,

-Vahram

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**From:** Massehian, Vahram  
**Sent:** Tuesday, May 22, 2018 3:36 PM  
**To:** Maria.F.DeAlva@sfgov.org; Salvadori, Ilaria (CPC) <ilaria.salvadori@sfgov.org>; Elizabeth.Gordon-Jonckheer@sfgov.org; Purl, Elizabeth (CPC) <elizabeth.purl@sfgov.org>; Elizabeth Watty <Elizabeth.Watty@sfgov.org>; Devyani.Jain@sfgov.org; Lewis, Donald (CPC) <don.lewis@sfgov.org>; David.Lindsay@sfgov.org; Joy.Navarrete@sfgov.org; Edgar.Oropeza@sfgov.org; John.Rahaim@sfgov.org; Jessica.Range@sfgov.org; Scott.Sanchez@sfgov.org; Sider, Dan (CPC) <dan.sider@sfgov.org>; Corey.Teague@sfgov.org; Sara.Vellve@sfgov.org; Delvin.Washington@sfgov.org; David.Winslow@sfgov.org; Jonas.Ionin@sfgov.org  
**Subject:** Tour of the new CPMC hospital at the Mission Bernal Campus

Hi everyone,

If you've been by our new Mission Bernal (St. Luke's) Campus recently you have probably noticed



the hospital looks nearly finished. We are excited about the progress and want to offer you the opportunity to tour the new hospital before its opening in August.

We've set up three group hospital tours for community partners and will take sign-ups on a first come first serve basis, as we have limited availability. The following are the times available for sign up:

- Monday, July 30: 11am-12pm
- Wednesday, August 1: 11am-12pm
- Friday, August 3: 11am-12pm

Please email [cpmc2020events@sutterhealth.org](mailto:cpmc2020events@sutterhealth.org) if you would like to sign up for a tour. We will provide detailed information on logistics as we get closer to the dates.

Thank you for your continued partnership,

Vahram

Vahram Massehian  
Senior Project Manager  
Sutter Facilities Development  
415.595.2898 Cell  
510.450.7476 Land

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support Castro Animal Clinic #2018-006200CUA  
**Date:** Wednesday, May 23, 2018 9:56:24 AM

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**From:** Andrea Aiello [mailto:[andrea@castrocbd.org](mailto:andrea@castrocbd.org)]  
**Sent:** Tuesday, May 22, 2018 2:07 PM  
**To:** Shane OMara; Ionin, Jonas (CPC); [richard.hillis@sfgov.org](mailto:richard.hillis@sfgov.org); Sheehy, Jeff (BOS); Fatooh, Martin (BOS); [matthew.chandler@sfgov.org](mailto:matthew.chandler@sfgov.org)  
**Subject:** Letter of Support Castro Animal Clinic #2018-006200CUA

Hello President Hillis,

Attached please find the Castro CBD's letter of support for project: 2018-006200CUA.

If you have any questions, please do not hesitate to contact me.

Thank you,  
Andrea

Andrea Aiello Executive Director  
Castro/Upper Market CBD  
ph: 415-500-1181  
[www.castrocbd.org](http://www.castrocbd.org)  
[facebook.com/castrocbd](https://facebook.com/castrocbd)  
[twitter.com/visitthecastro](https://twitter.com/visitthecastro)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for Process Improvements  
**Date:** Wednesday, May 23, 2018 9:42:54 AM  
**Attachments:** [Planning Comm. re Process Improvements.pdf](#)

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** David Gast [<mailto:dgast@gastarchitects.com>]  
**Sent:** Tuesday, May 22, 2018 11:40 PM  
**To:** Ionin, Jonas (CPC)  
**Cc:** Watty, Elizabeth (CPC); Bintliff, Jacob (CPC); Vivian Dwyer; Ross Levy; Jenn Jones; Ari Gessler; Daniel Robinson  
**Subject:** Support for Process Improvements

Dear Jonas,

Would you please distribute the attached letter to the Planning Commission Members.

Thank you.

Best,

DAVID

David S. Gast, AIA, LEED AP  
Principal

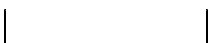
**GAST ARCHITECTS**  
355 11th Street, Suite 300  
San Francisco, California 94103

Phone: (415) 885-2946

Mobile: (415) 298-5051

Email: [dgast@gastarchitects.com](mailto:dgast@gastarchitects.com)

Website: [www.GastArchitects.com](http://www.GastArchitects.com)



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503-1507 Francisco - Public Hearing  
**Date:** Wednesday, May 23, 2018 9:41:37 AM

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**From:** Caroline Bremner [mailto:caroline.bremner@gmail.com]  
**Sent:** Wednesday, May 23, 2018 9:10 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneymfong.com;  
millicent.johnson@sfgov.com; Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Secretary, Commissions (CPC)  
**Subject:** 1503-1507 Francisco - Public Hearing

Dear San Francisco Planning Commissioners

I am writing in regards to the Public Hearing on the proposed remodel of 1503-1507 Francisco. Due to work requirements I am unable to attend the hearing in person.

I am a resident owner of 3254 Octavia Street. I live across the road from the property under review. I also understand the same owners have purchased the adjacent property at 3255-57 Octavia Street which is directly across from me. The view from my window is in the attached photo.

One of the things that charmed me about owning in the neighborhood is that the character of the buildings are very homogeneous. I love the colorful 1920s style facades which give San Francisco such a unique and special feel. I often see tourists in the area enjoying sedge-way tours and taking in the neighborhood's character on their way from the hotels on Lombard Street to Fort Mason.

The proposed very modern glass facades seem very out of keeping with the rest of this section of Octavia Street and Francisco Street. The corner lot is very prominent with a larger street frontage than neighboring building so will stick out like a sore thumb.

I'm also very concerned that as the building next door recently sold to the same owner, that this will set a precedent for 3255 Octavia to receive a similar treatment and that I will soon be faced with a view of glass boxes and all of the glare and lack of privacy that comes with such buildings.

The project doesn't add anything to the housing stock in the area and overall detracts from the neighborhood's unique San Francisco look and feel. I grew up in a rather bland, modern suburb in a city that was quick to "modernize" but ended up losing any distinct character. San Francisco's commitment to planning with its history makes it a unique and special place to call home.

I have no objection to the additional story as it is consistent with the other corner lots nor to the parking lift but while it may be a very lovely, modern glass box my hope is that the planning commission and architects can modify the design to keep it more in keeping with the character of the neighborhood.

Thank you for your consideration.

Regards

Caroline Bremner  
3254 Octavia Street



**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bendix, Brittany \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition 1503-1507 Francisco Construction Project  
**Date:** Wednesday, May 23, 2018 9:41:35 AM

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*Jonas P. Ionin,  
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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Benna Wise [mailto:[benna.wise@gmail.com](mailto:benna.wise@gmail.com)]  
**Sent:** Wednesday, May 23, 2018 9:06 AM  
**To:** Rich Hillis; Melgar, Myrna (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [milicent.johnson@sfgov.oef](mailto:milicent.johnson@sfgov.oef); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC); Secretary, Commissions (CPC); Christina McNair  
**Subject:** Re: Opposition 1503-1507 Francisco Construction Project

+[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)

I truly hope we can preserve this neighborhood. Thank you again for your consideration!

On Fri, May 18, 2018 at 9:10 PM, Benna Wise <[benna.wise@gmail.com](mailto:benna.wise@gmail.com)> wrote:  
Hello!

I'm writing to you because when I received a notice from the building about construction across the street from me (1500 Francisco Street), the information they provided made it seem like they were only planning on doing construction on the roof. I just saw their entire plan from a neighbor and - WOW. It's awful! Part of the reason I love SF and moved to this neighborhood was the charm. I would expect this in SOMA, but it would be so sad to see old SF start turning as well.

I thought there were regulations protecting the old architecture here. Really hope we can stop this construction. I feel bad that they went through the effort to do this, but I wish they had been more forthcoming originally. This will really be an eyesore in the neighborhood and devalue the neighborhood.

Thank you for considering!

Benna Wise

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 429 Beale/430 Main housing should not prematurely kill me and my neighbors  
**Date:** Wednesday, May 23, 2018 9:17:40 AM  
**Attachments:** [20180522\\_LetterToPlanning.pdf](#)  
[image001.png](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

**From:** Jamie Whitaker [mailto:[jamiewhitaker@gmail.com](mailto:jamiewhitaker@gmail.com)]  
**Sent:** Wednesday, May 23, 2018 7:54 AM  
**To:** MayorMarkFarrell (MYR); Kim, Jane (BOS); Breed, London (BOS); Yee, Norman (BOS); Tang, Katy (BOS); Peskin, Aaron (BOS); Sheehy, Jeff (BOS); Stefani, Catherine (BOS); Ronen, Hillary; Safai, Ahsha (BOS); Cohen, Malia (BOS)  
**Cc:** Ionin, Jonas (CPC); richhillissf@yahoo.com; Johnson, Milicent (CPC); Richards, Dennis (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Vu, Doug (CPC); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Moore, Kathrin (CPC); Rahaim, John (CPC)  
**Subject:** Fwd: 429 Beale/430 Main housing should not prematurely kill me and my neighbors

Dear Mayor Farrell and Supervisors,

I am writing as a San Francisco resident who utilized a City Second Loan from the Mayor's Office of Housing to be able to buy a 432 square foot 2nd floor studio at the 1991 built BayCrest Towers 288-unit condo building at 201 Harrison Street in 2006. The City Second Loan program is similar to the downpayment assistance program from MOH, but was available for specific condo developments.

I am writing to ask that you recognize the political pressures that you place on John Rahaim and the Planning Department to approve housing projects may result in the premature deaths of myself and my 500 neighbors with little proof that a developer actually will start building a project at 429 Beale Street/430 Main Street at this time. As far as I know, Tidewater's already entitled project on Market Street sits with no development activity. The fact of the matter is many entitled projects, such as 525 Harrison Street, 524 Howard Street, and 325 Fremont Street - and the project at 429 Beale Street/430 Main Street - are unlikely to get built because construction labor costs and scarcity are peaking, construction materials costs are going up, and interest rates are finally normalizing, making money no longer free. Some of those projects I named were entitled 13 years ago originally. Developers do not build just because the City entitles a project. The City entitlement increases the value of land and creates an investment option that can be traded like other investments on the global markets.

My home sits in the San Francisco Health Code Article 38 Air Pollutant Exposure Zone meaning that the extraordinary traffic that sits idling their fossil fuel and toxin emitting engines in front of my home on Harrison Street and the 280,000 cars that pass by every day on the Bay Bridge forces me to breathe PM 2.5 levels of cancer causing air pollution that will



shorten my and my 500 neighbors lifespans as it is. The design of BayCrest with two towers helps to provide a wind tunnel to sweep some of that premature death causing air pollution out of the central courtyard of my building that my window faces, but the Planning Department may choose a building design that increases the PM 2.5 air pollution that I breathe while at home sleeping and shorten my life further. I cringe when I hear Planning Staff say that the increase in PM 2.5 toxins is not significant because I know that none of us would allow ANY increase in lead paint, rat poison, gasoline, or other life shortening chemicals in the drinks we or our children or our grandparents ingest. How in the world can a public servant say that ANY increase in PM 2.5, a substance the World Health Organization tells us kills millions of people prematurely every year, is okay?

There is an inconsistency in a City that bans the sale of flavored tobacco products - something San Franciscans would have to CHOOSE to breathe into their lungs and shorten their own lives while at the same time states that an increase in toxic air that I and my 500 neighbors have no choice but to breathe is "less than significant."

My main reason for this email is that I want whomever is the next leadership of San Francisco to resurrect the **Healthy Development Measurement Tool developed by Dr. Rajiv Bhatia** and his staff at the Department of Public Health as professional epidemiologists to measure the environmental health impacts of new developments within the air pollution hot zone mapped out by DPH in the San Francisco Health Code Article 38 law of the City.

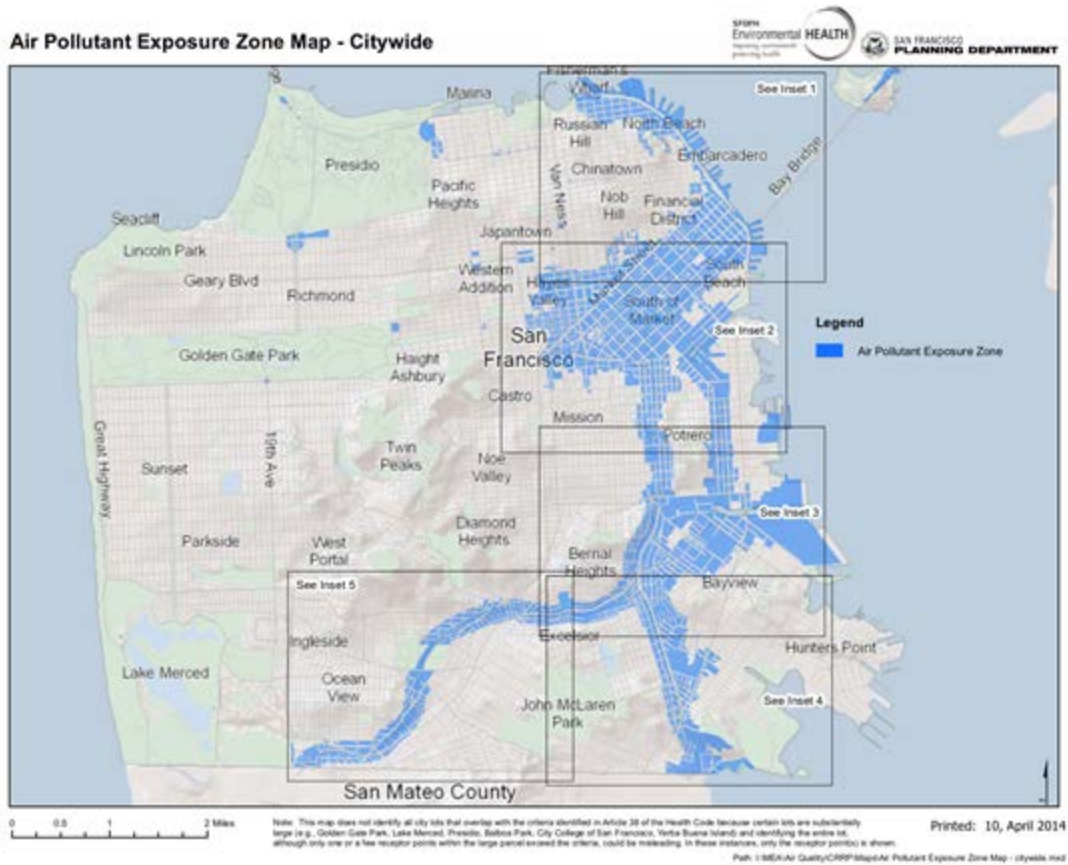
Learn about it here: [https://en.wikipedia.org/wiki/Healthy\\_development\\_measurement\\_tool](https://en.wikipedia.org/wiki/Healthy_development_measurement_tool)

We cannot talk genuinely about the tragedy of school shootings, random shootings at the Pulse Nightclub in Florida, at the outdoor concert in Las Vegas, and other awful happenings because people should not prematurely die, but at the same time have a Planning Department and Board of Supervisors and Mayor approving developments that science tells us will shorten the lives of myself and my 500 neighbors by increasing PM 2.5 poisons in the air we breathe at home.

Please do not murder me and other San Franciscans in the haste of political publicity and an affordable housing crisis. Please bring back the Healthy Development Measurement Tool as a required check on the environmental health impacts on residents living in Health Code Article 38 zones.

Thank you,  
jamie whitaker  
resident of San Francisco

# Air Pollutant Exposure Zone Map - Citywide



----- Forwarded message -----

From: **Jamie Whitaker** <[jamiewhitaker@gmail.com](mailto:jamiewhitaker@gmail.com)>

Date: Tue, May 22, 2018 at 7:08 AM

Subject: 429 Beale/430 Main housing should not prematurely kill me and my neighbors

To: [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org), [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org), "Richards, Dennis (CPC)" <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>, [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org), [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org), [doug.vu@sfgov.org](mailto:doug.vu@sfgov.org), [planning@rodneymfong.com](mailto:planning@rodneymfong.com), [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org), [john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)

Cc: [jane.kim@sfgov.org](mailto:jane.kim@sfgov.org), [Barbara.Lopez@sfgov.org](mailto:Barbara.Lopez@sfgov.org)

May 22, 2018

RE: Case No. 2014-002033DNX, 429 Beale Street/430 Main Street

Dear Planning Commissioners,

With BayCrest Towers sitting in the midst of a cancer zone in Planning's and

Department of Public Health's San Francisco Health Code Article 38's Air Pollutant Exposure Map (pasted in email and in PDF attachment of my letter) and Tidewater's own expert's report indicating an average Particulate Matter (PM) 2.5 measure of 9 without any new building to BayCrest's southeast to block the winds from helping to clear out the toxic air from the extraordinary amount of traffic that sits in front of our building on Harrison Street, to the sides on Main and Beale Streets, and the 280,000 cars per day passing by on the Bay Bridge, I beg you to spare my life and those of my neighbors by insisting on a building that does not increase PM 2.5 air toxins any more.

I believe that you do believe in science. I believe that you do understand that, like cigarette smoke, any amount of PM 2.5 added to the air by a building you approve at 429 Beale Street/430 Main Street will reduce the lifespans of those of us already forced to breathe PM 2.5 levels that are shortening our lives, and there is no such thing as an "insignificant increase" in such air pollution – the World Health Organization has made it quite clear that this stuff kills millions of people per year.

You are San Francisco's Death Panel in this regard, and I know that makes many a snowflake cringe – but I'm from the Midwest and we don't beat around the bush in the Midwest. We say it like it is bluntly so there's no mistake. When your Planning Department or consultants say an increase in PM 2.5 is "less than significant," I want you to ask yourself if you'd be alright with someone adding any amount of rat poison, gasoline, or other toxin to your drink that you opt to ingest that is known to decrease your lifespan. Why would a City that has banned (and wants to re-affirm that ban on June 5<sup>th</sup>) flavored tobacco products from even being sold within the City Limits due to the scientific evidence that this stuff that people OPTIONALLY CHOOSE to breathe leads to premature deaths would FORCE BAYCREST residents to breathe ANY additional PM 2.5 toxins while at home in their bed? How can any economic outcome justify adding ANY additional poisons to the air breathed by our children and senior citizens among the ~500 residents at BayCrest Towers?

Please do not prematurely shorten my and my neighbors' lives. **Please opt for the widest and deepest notch in the design for 429 Beale Street/430 Main Street to help preserve the wind pattern that helps to sweep out the toxic air from**

**nd**

**the courtyards that I must breathe as a 2 floor courtyard-facing resident since 2006.**

The Planning Department told this developer to design a two tower building – 429 Beale Street and 430 Main Street are two distinct, separate lots of land and two towers is the pattern developed in Rincon Hill over the past 27 years since the Loma Prieta earthquake.

I don't believe it is your job to prematurely kill 500 San Franciscans, more people than killed by the shooters in Las Vegas and at Club Pulse in Florida, in order to make the 429 Beale Street/430 Main Street project economically "viable." I believe it is your job to DO NO HARM, as my good friend Jim Meko used to say. Please, do no harm to me and my neighbors – approve a design that is as close to a 2-tower design to mitigate any increase in PM 2.5 air that leads to premature deaths.

We all know that most of the 60,000 approved dwellings that we wait for private developers to get building are not economically viable at this time due to construction labor costs and scarcity along with increased costs for concrete, steel, and other construction materials. I watched in 2011-12 when the original developer of One Rincon Hill's 2<sup>nd</sup> tower plot was foreclosed and sold to another developer – that's how it goes in America's economic cycles. Please do not fall for the hyperbole that a design close to a 2-tower design is infeasible economically when we know there will be a recession, the unemployment rate will increase, and the costs for construction will come down and some of the 60,000 units along with an environmental health-minded 429 Beale Street/430 Main Street will pencil out and get built.

Please, DO NO HARM – choose the design for 429 Beale Street/430 Main Street that prematurely kills me and my ~500 neighbors the LEAST by picking the widest and deepest notched design considered.

Thank you again to Planning Department staff for taking this extra meeting to show that their original suggestion of a 2 tower design – or close to it – can be done. Please, DO NO HARM to me and my neighbors' respiratory health.

Thank you,

Jamie Whitaker  
201 Harrison St. Unit 229  
San Francisco, CA 94105

Enclosure: Article 38 Air Pollutant Exposure Map

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Bendix, Brittany \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** 1503 Francisco  
**Date:** Wednesday, May 23, 2018 9:02:21 AM  
**Attachments:** [Opposition to 1503-1507 Francisco St on calendar for this Thursday.msg](#)  
[Fwd 1503-1507 Francisco - Public Hearing.msg](#)

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**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case # 2013.0847DRP Discretion Review Hearing for 1503-1507 Francisco Street  
**Date:** Wednesday, May 23, 2018 9:02:11 AM  
**Attachments:** [1503 Francisco DR letter.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department!City & County of San Francisco  
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Direct: 415-558-6309!Fax: 415-558-6409

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** mike [mailto:mike@garavaglia.com]  
**Sent:** Tuesday, May 22, 2018 8:03 PM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Cc:** Ken Cohen; Christina McNair; Donna Santana (donnamaesantana@gmail.com); Bendix, Brittany (CPC); Secretary, Commissions (CPC)  
**Subject:** Re: Case # 2013.0847DRP Discretion Review Hearing for 1503-1507 Francisco Street

Dear President Hillis and Members of the Planning Commission:  
I am providing support for Christina McNair and Donna Santana, who requested Discretionary Review of the building permit to redevelop 1503-1507 Francisco Street (Case # 2013.0847DRP), which is on your calendar for May 24, 2018. Attached please find a letter that I have prepared to support and supplement the Application for Discretionary Review.

Thank You,

Michael Garavaglia, A.I.A. LEED AP BD+C  
President, Garavaglia Architecture, Inc.

582 Market Street, Suite 1800  
San Francisco, CA 94104  
P: 415.391.9633 F: 415.391.9647  
[www.garavaglia.com](http://www.garavaglia.com)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Building Permit Application for 1503-1507  
**Date:** Wednesday, May 23, 2018 9:02:10 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Krista Cosner [mailto:krista.cosner@gmail.com]  
**Sent:** Wednesday, May 23, 2018 1:20 AM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Fwd: Building Permit Application for 1503-1507

Sent from my iPhone

Begin forwarded message:

**From:** Krista Cosner <[krista.cosner@gmail.com](mailto:krista.cosner@gmail.com)>  
**Date:** May 22, 2018 at 9:14:02 PM EDT  
**To:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com), [Myrna.melgar@sfgov.org](mailto:Myrna.melgar@sfgov.org),  
[planning@rodneyfong.com](mailto:planning@rodneyfong.com), [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org), [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org),  
[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org), [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)  
**Subject:** Building Permit Application for 1503-1507

Dear Planning Commission and Board of Supervisors:

I urge the San Francisco Planning Commission and Board of Supervisors to deny the building permit application for 1503-1507 Francisco Street (Proposed Project).

I purchased property at 1500 Francisco Street last year and my unit is on the fourth floor and faces South, directly across from the Proposed Project. Two of the primary reasons I purchased my property was the charm and aesthetic of the neighborhood as well as the amount of light that flooded my condominium. I have lived in San Francisco for 20 years and have always been drawn to the charming aesthetic of the Marina in particular. The Proposed Project will destroy the architectural character of the surrounding area as it is a modern, floor-to-ceiling glass and concrete structure on a prominent corner of the Marina. Drawings of the Proposed Project reveal a structure similar to a mid-rise office building more suitable



for a suburban office complex than the charming and quaint Marina District of San Francisco. There is simply no other structure like the Proposed Project--in terms of size, prominent location and materials--anywhere in the Marina. Furthermore, the additional fourth floor will diminish the natural light currently enjoyed by my unit and replace it with glare and reflection from the enormous amount of glass proposed on the project's North-facing side.

I urge you to preserve the historic aesthetic of this neighborhood and reject this project.

Sincerely,

Krista Cosner

--

Krista L. Cosner  
1500 Francisco St. #11  
San Francisco, CA 94115

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1503-07 Francisco Street Construction Project / Discretionary Review Hearing  
**Date:** Wednesday, May 23, 2018 9:02:09 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** ANDREW FERRIER [mailto:apferrier@yahoo.com]  
**Sent:** Tuesday, May 22, 2018 8:50 PM  
**To:** Secretary, Commissions (CPC)  
**Cc:** richhillissf@gmail.com; Melgar, Myrna (CPC); planning@rodneyfong.com; Johnson, Millicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Richards, Dennis (CPC)  
**Subject:** 1503-07 Francisco Street Construction Project / Discretionary Review Hearing

It has come to my attention I should have copied you on correspondence recently sent to the Commission in regards to the project referenced above in order for it to be entered into the the public record. The following is representative of an email I sent to all Planning Commission members on Monday, May 21st.

Thanks and regards,

-af

Andrew Ferrier  
[apferrier@yahoo.com](mailto:apferrier@yahoo.com)  
415.999.2354

Begin forwarded message:

I'm writing you to vehemently oppose the proposed construction project at 1503-07 Francisco Street. I live at 3256 Octavia Street which is directly across the street from half of this building. I have grave concerns about the appropriateness of the architectural design and the negative impact it would have on our neighborhood. I have had the opportunity to confer with many neighbors and while there has admittedly been a little confusion about the process for filing a formal objection, the reactions I've heard have been consistently opposed to this project.

I am planning to attend Thursday's meeting to voice my opinion in person, but wanted to preview some of my concerns:

- Architectural design is more akin to an office building; not a residential neighborhood

- Unique characteristics of our city's districts help define San Francisco's overall visual appeal
- Stark industrial concept is drastically inconsistent with aesthetic of Marina district; the project is too much of a departure from its surroundings
- Excessive use of glass raises concerns about privacy, glare, and light trespass and appears to be significantly beyond what is approved for remodels in this neighborhood
- Project appears to circumvent spirit and ruling of planning commission process (a prior attempt to re-design was denied in 2015 when it became apparent the intention was to reduce number of units)
- True intent of this project appears to be to create a massive single family residence versus adhering to how the property is zoned

I am not the type of individual that is adverse to change and I wouldn't take issue with a reasonable plan for development. This project, however, is an egregious departure from the neighborhood aesthetic and introduces no redeeming qualities that I can discern. I strongly encourage the Planning Commission to assess the impact this design would have on this neighborhood and whether its style is emblematic of this particular area of our wonderful city. I can't help but conclude this project detracts greatly from the its surroundings and is potentially only a benefit for the individual who is trying to put it in motion.

I greatly appreciate your consideration and look forward to voicing my concerns on Thursday.

-af

Andrew Ferrier  
3256 Octavia Street  
[apferrier@yahoo.com](mailto:apferrier@yahoo.com)  
415-999-2354

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Butkus, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: May 24, 2018 Planning Commission - Item #12  
**Date:** Tuesday, May 22, 2018 10:52:23 AM  
**Attachments:** [180523 -Community Participation Plannning Com.pdf](#)  
**Importance:** High

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*Jonas P. Ionin,  
Director of Commission Affairs*

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[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Kathleen Courtney [mailto:kcourtney@rhcasf.com]  
**Sent:** Tuesday, May 22, 2018 10:32 AM  
**To:** Commission President Rich Hillis  
**Cc:** Commissioner Rodney Fong; Melgar, Myrna (CPC); Commissioner Kathrin Moore; Richards, Dennis (CPC); Koppel, Joel (CPC); Johnson, Milicent (CPC); Jamie Cherry RHCA ; Jeff Cheney ; Secretary, Commissions (CPC); Peskin, Aaron (BOS); Ozzie Rohm; Gary Weiss; George Wooding; Mike Buhler; Courtney Damkroger; Robyn Tucker ; Chris Gembinski MPNA  
**Subject:** May 24, 2018 Planning Commission - Item #12  
**Importance:** High

Pasted below and attached is the RHCA comment on Item # 12 of the May 24, 2018 Planning Commission

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## Russian Hill Community Association

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

May 23, 2018

President Rich Hillis and  
San Francisco Planning Commissioners  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

Re: Planning Commission Agenda May 24, 2018 – Item #12 “OBSTRUCTIONS IN REQUIRED SETBACKS, YARDS, AND USABLE OPEN SPACE”

Dear President Hillis and Planning Commissioners:

Item #12 on your May 24, 2018 Agenda is another example of the Planning Department’s dogged determination to present piecemeal legislation to you without any meaningful participation of the neighborhoods.

As we have said before, “the total lack of community outreach, the unwillingness to elicit or listen to neighborhood concerns and questions and the inability to recognize and appreciate the contributions that those of us who reside in this City are able to make – this is a pattern that has been repeated over and over again.

The net result of the Planning Department’s approach is to establish an adversarial relationship.

While this may not have been the intent, it is the result.”

An informed, participatory approach would do much to identify areas of concern and resolve upfront questions that the community has. In this instance the impact on century old structures and the residences surrounding them is of key import for District 3 and District 8 residents. As the Planning Department is aware, we have many neighbors who are well versed on the subject of historic resources and issues surrounding fenestration.

While this proposal may, in fact, be benign, the way that it has been presented, without community review and input is unfortunate.

We respectfully request that the Planning Department be directed to initiate community outreach before this proposal is considered by the Planning Commission .

Thank you for your consideration,

*Kathleen Courtney*

Kathleen Courtney

Chair, Housing & Zoning

[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com)

510-928-8243

Cc: Commissioners Myrna Melgar, Rodney Fong, Milicent A. Johnson, Joel Koppel, Kathrin Moore, Dennis Richards; RHCA Jamie Cherry and Jeff Cheney; Supervisor Aaron Peskin; SFLUC Ozzie Rohm and Gary Weiss; CSFN George Wooding; SF Heritage Mike Buhler and Courtney Damkroger; PANA Robyn Tucker; MPNA Chris Gembinski

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Bintliff, Jacob \(CPC\)](#); [Watty, Elizabeth \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: RHCA Response to Process Improvement Plan Presentation May 17, 2018  
**Date:** Tuesday, May 22, 2018 10:23:36 AM  
**Attachments:** [180522 -RHCA Process Impvt Plans.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Kathleen Courtney [mailto:kcourtney@rhcasf.com]  
**Sent:** Tuesday, May 22, 2018 1:06 AM  
**To:** Commission President Rich Hillis  
**Cc:** Commissioner Rodney Fong; Melgar, Myrna (CPC); Commissioner Kathrin Moore; Richards, Dennis (CPC); Koppel, Joel (CPC); Johnson, Millicent (CPC); Jamie Cherry RHCA ; Jeff Cheney ; Secretary, Commissions (CPC)  
**Subject:** RHCA Response to Process Improvement Plan Presentation May 17, 2018

Pasted below and attached is the RHCA response to the Process Improvement Plans presentation of May 17, 2018.

-----

## Russian Hill Community Association

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

May 23, 2018

President Rich Hillis and  
San Francisco Planning Commissioners  
[Commissions.secretary@sfgov.org](mailto:Commissions.secretary@sfgov.org)

Re: Planning Department Process Improvement Plans – May 17, 2018 Presentation to Commission

Dear President Hillis and Planning Commissioners:

While we can't help but applaud the Planning Department's objective of improving the whole Planning Process, we are disheartened by their approach.

The total lack of community outreach, the unwillingness to elicit or listen to neighborhood concerns and questions and the inability to recognize and appreciate the contributions that those of us who reside in this City are able to make – this is a pattern that has been repeated over and over again. The May 17<sup>th</sup> Presentation was another example of the Planning Department's unwillingness to encourage citizen participation.

The net result of the Planning Department's approach is to establish an adversarial relationship. While this may not have been the intent, it is the result.

Neighborhoods have no other alternative but to go on the offense with the Board of Supervisors.

And as unfortunate as the Planning Department's approach is, several of the specific proposals reinforce the disregard Planning demonstrates with the community.

- Reducing neighborhood Notification periods from 30 to 20 days is a significant hardship for neighborhood leaders who are responsible for outreach in their communities.

Over the counter pop-up approvals, with no notifications, can have a disruptive effect on a neighborhood. (The anticipated 2 FTE savings will be more than overshadowed by the time spent handling complaints and appeals.)

The Process Improvement Plan deserves more community review and input.

We respectfully request that the Planning Department be directed to initiate community outreach before this proposal is referred to the Board of Supervisors.

Thank you for your consideration,

*Kathleen Courtney*

Kathleen Courtney  
Chair, Housing & Zoning  
kcourtney@rhcasf.com  
510-928-8243

Cc: Commissioners Myrna Melgar, Rodney Fong, Milicent A. Johnson, Joel Koppel, Kathrin Moore, Dennis Richards, Jamie Cherry and Jeff Cheney RHCA

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* AS AFFORDABLE HOUSING COSTS SKYROCKET, MAYOR MARK FARRELL CREATES WORKING GROUPS TO FIND SOLUTIONS  
**Date:** Tuesday, May 22, 2018 10:03:40 AM  
**Attachments:** [5.22.18 Affordable Housing Summit.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Tuesday, May 22, 2018 9:05 AM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* AS AFFORDABLE HOUSING COSTS SKYROCKET, MAYOR MARK FARRELL CREATES WORKING GROUPS TO FIND SOLUTIONS

**FOR IMMEDIATE RELEASE:**

Tuesday, May 22, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**AS AFFORDABLE HOUSING COSTS SKYROCKET, MAYOR  
MARK FARRELL CREATES WORKING GROUPS  
TO FIND SOLUTIONS**

*Public and private groups assembled during affordable housing summit in City Hall*

**San Francisco, CA**— Mayor Mark Farrell announced the creation of three public-private working groups that will provide recommendations by July 31 to reduce affordable housing construction costs and increase the number of affordable homes in San Francisco.

“Our teachers, janitors, nurses and other working-class residents cannot wait forever for the City to find ways to build homes quicker and cheaper,” said Mayor Mark Farrell. “I am directing these working groups to find real, actionable solutions to the affordability problems that are causing gridlock in our housing production. We cannot provide affordable homes for our families if we cannot afford to build these homes to begin with.”

Due to a variety of factors, building affordable housing has become increasingly cost-prohibitive in San Francisco. In the last year, the total development cost per affordable housing unit surpassed \$750,000 for many buildings – a price far too high to achieve the affordable housing production San Francisco needs.



To address the soaring costs of affordable housing, Mayor Farrell hosted an affordable housing summit at City Hall on Monday, attended by City agencies, contractors and sub-contractors, architects and labor representatives. As a result of the summit, Mayor Farrell created the three working groups, which will present their recommendations for lowering housing costs and speeding up production in July. The groups will have specific areas, with one focusing on regulatory action, one on design action and one on workforce action.

“We’re grateful for the engagement of affordable housing stakeholders in San Francisco in an effort to collaboratively bring construction costs down,” said Kate Hartley, Director of the Mayor’s Office of Housing and Community Development. “Every dollar we save will be reinvested into more affordable housing, which is so desperately needed in our communities. This work will also keep work flowing to construction workers, design professionals, and property management staff over the long term.”

“This is a very challenging cost environment for construction in all sectors, and we understand that it feels particularly difficult when looking at affordable housing,” said Kathryn Cahill, Chief Executive Officer of Cahill Contractors LLC. “We need ideas and efforts from all sides to work towards reducing costs in this market. We look forward to the opportunity to brainstorm ideas with stakeholders about how to bring down costs and enable the City to build more units of much needed affordable housing.”

The convening of the three working groups is the latest effort by Mayor Farrell to tackle the ever-growing costs of building housing in San Francisco. Last month, he introduced legislation to streamline City permit processing in an effort to produce more housing faster, following up on an Executive Directive issued by former Mayor Edwin M. Lee in 2017.

Mayor Farrell’s legislation will create consistent public notification requirements with improved clarity, consolidate multiple redundant hearing processes and streamline the approval of housing projects. The legislation will also eliminate the need for multiple hearings for most projects in the Downtown and eastern neighborhoods.

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](mailto:andrew@tefarch.com); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Commission Update for the Week of May 21, 2018  
**Date:** Monday, May 21, 2018 10:41:11 AM  
**Attachments:** [Commission Weekly Update 5.21.18.doc](#)

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*Jonas P. Ionin,  
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**From:** Tsang, Francis  
**Sent:** Monday, May 21, 2018 9:58 AM  
**To:** Tsang, Francis  
**Subject:** Commission Update for the Week of May 21, 2018

Good morning.

Please find a memo attached that outlines items before commissions and boards for this week.

Let me know if you have any questions or concerns.

Francis

**Francis Tsang**

Deputy Chief of Staff  
Office of Mayor Mark Farrell  
City and County of San Francisco  
415.554.6467 | [francis.tsang@sfgov.org](mailto:francis.tsang@sfgov.org)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](mailto:planning@rodneymong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2390 Bush Street - Project Sponsor submittal  
**Date:** Friday, May 18, 2018 11:26:18 AM  
**Attachments:** [Project Sponsor Submittal reduced.pdf](#)

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**From:** May, Christopher (CPC)  
**Sent:** Friday, May 18, 2018 11:20 AM  
**To:** CTYPLN - COMMISSION SECRETARY  
**Cc:** Lindsay, David (CPC)  
**Subject:** 2390 Bush Street - Project Sponsor submittal

Hi Jonas,

As we discussed earlier this morning, please find the attached digital version of the Project Sponsor's submittal for the project at 2390 Bush Street, which arrived after the packets were published. I've sent hard copies via snail mail to all the Commissioners except Commissioner Melgar, who prefers to receive only digital versions, as well as the City Attorney's office. Please distribute these digital versions to the Commissioners at your earliest convenience.

Thanks,

**Christopher May, Senior Planner**  
**Northwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9087 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#)  
**Subject:** FW: Support TSF increase (Item #10 Case 2018-002230PCA)  
**Date:** Friday, May 18, 2018 10:38:26 AM

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**From:** Jeremy Pollock [mailto:pollock.jeremy@gmail.com]  
**Sent:** Thursday, May 17, 2018 10:33 AM  
**To:** Secretary, Commissions (CPC)  
**Cc:** Richards, Dennis (CPC); Myrna Melgar; Moore, Kathrin (CPC)  
**Subject:** Support TSF increase (Item #10 Case 2018-002230PCA)

Commissioners,

I urge you to support ordinance #180117 to increase the TSF by \$5/sq.ft. for non-residential projects larger than 99,999 sq.ft.

Instead of exempting the Central SOMA Plan Area, you should increase this fee beyond the \$5/sq.ft. for other areas, and you should create additional higher tiers for projects larger than 400,000 sq.ft. or 800,000 sq.ft, which are the subject of bidding wars by large tech firms. In addition, I urge you to evaluate increasing the Jobs-Housing Linkage Fee based on the current economic climate.

I greatly appreciate the Planning Department's work analyzing the financial feasibility of the TSF. As a legislative aide to Supervisor Avalos, I saw first hand their skill and dedication. But recent press reports show that the assumptions their analysis is based on dramatically underestimate the profitability of new, large office buildings.

Facebook just signed a lease for all 750,000 square feet of Park Tower, and the [Business Times reports](#) the "asking rents in new buildings in San Francisco are upwards of \$100 per square foot." This is 35% higher than the \$74/sq.ft. assumed in the fiscal feasibility analysis!

It also seems clear that the feasibility analysis overestimates the vacancy rate in office space in our current economic climate. Virtually every new office building is fully leased while still under construction.

CBRE's recent report, "San Francisco Office Market View Q4 2017" states, "Looking ahead, overall market conditions will likely strengthen in favor of landlords based on elevated demand from large tech tenants. Limited relief is expected from 2018 construction deliveries that are 84% pre-leased. These conditions are likely to put upward pressure on asking rents."

The 2015 Central SOMA Financial Analysis assumed a 10% vacancy rate in office space. However the Controller's website shows the office vacancy rate at 8% as of Q4 2017. And the CBRE report shows the citywide vacancy rate at 5.8% for Q4 2017. For Class A office space, CBRE says the vacancy rate is 5.1% citywide and 3.0% South of Market.

Taken together, it seems clear that the high demand for large, Class A office buildings ensures that these projects will remain financially feasible even with significant increases in the TSF beyond what Supervisor Peskin is proposed.

Thank you for your consideration.

Sincerely,  
Jeremy Pollock

**From:** [Secretary, Commissions \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneyfong.com](mailto:planning@rodneyfong.com); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of support of proposed planning department streamlining.  
**Date:** Friday, May 18, 2018 10:38:01 AM

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**From:** patrick@designpad.net [mailto:patrick@designpad.net]  
**Sent:** Thursday, May 17, 2018 12:58 PM  
**To:** Secretary, Commissions (CPC)  
**Subject:** Letter of support of proposed planning department streamlining.

Hello,

Please accept this as my full support of the proposed planning department streamlining improvements that are slated to be presented today by Deputy Director of Current Planning, Liz Watty, specifically:

Allow approval of skylights, canopies and open rails for landmark and historical district neighborhoods to be approvable over the counter.  
Allow approval without notification for all CPC 136c rear yard exceptions including pop outs.  
Change notification process to 20 days for all notifications with an 11x17 poster, and postcard mailing w/o plans.

I am a licensed architect with 20 years of experience working on projects in San Francisco and the entitlement process has become lengthy and thus costly for my clients. This has deterred many from seeking to do projects in the city for fear of lengthy delays and increased costs due to those delays.

I appreciate your review of this matter and hope that you can support its passage.

Thank you for your time,

Patrick

designpad patrick perez architect

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodneymong.com](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Ellen Johnck - HPC](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR MARK FARRELL ANNOUNCES INNOVATIVE PROGRAM TO FIGHT OPIOID CRISIS ON SAN FRANCISCO STREETS  
**Date:** Friday, May 18, 2018 10:33:18 AM  
**Attachments:** [5.17.18 Drug Treatment Investments.pdf](#)

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**From:** MayorsPressOffice, MYR (MYR)  
**Sent:** Thursday, May 17, 2018 11:09 AM  
**To:** MayorsPressOffice, MYR (MYR)  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR MARK FARRELL ANNOUNCES INNOVATIVE PROGRAM TO FIGHT OPIOID CRISIS ON SAN FRANCISCO STREETS

**FOR IMMEDIATE RELEASE:**

Thursday, May 17, 2018

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

**\*\*\* PRESS RELEASE \*\*\***

**MAYOR MARK FARRELL ANNOUNCES INNOVATIVE  
PROGRAM TO FIGHT OPIOID CRISIS ON  
SAN FRANCISCO STREETS**

*San Francisco's first-in-the-nation program provides direct treatment to opioid users, helping to reduce cravings and withdrawal symptoms*

**San Francisco, CA**— Mayor Mark Farrell announced today that he will invest \$6 million to create a dedicated drug addiction street team and bring opioid treatment directly to people experiencing addiction on San Francisco streets. The program will be a first-in-the-nation initiative to address the national drug and opioid crisis on our streets.

The investment will add 10 new clinicians to the Department of Public Health's Street Medicine Team, which provides the opioid treatment medicine buprenorphine directly to people suffering on the streets from heroin addiction.

Buprenorphine is a daily pill, or strip that dissolves in the mouth that reduces the cravings for opioids and the sickness that comes from withdrawal. It is effective in combatting addiction to heroin and other opioids, and reduces risk of overdose.



“The opioid crisis plaguing our country is alive and visible on the streets of San Francisco,” said Mayor Farrell. “The status quo is simply unacceptable. I am creating this program to directly address drug addiction on our streets—to meet these individuals where they are and get them the help they need, and to ensure that our streets remain safe for all our residents.”

With Mayor’s Farrell \$6 million investment, more than 250 patients will have access to buprenorphine, which is offered through the Low Barrier to Medications for Addiction Treatment (LBMAT) Program. LBMAT completed a successful one-year pilot in November 2017 of the distribution of buprenorphine.

Through the buprenorphine pilot program, homeless patients with opioid use disorders were engaged by peer outreach workers and offered assessment, education and same-day prescription for buprenorphine by the medical team. The patients received these services in a variety of locations, including at syringe access sites, navigation centers, or in streets and parks.

Mayor Farrell’s budget investments double the size of the Street Medicine Team, which provides outreach, assessment, care and connections to services to homeless people with medical, psychiatric and substance use conditions, who have difficulty accessing health care services.

San Francisco has an estimated 22,500 active injection drug users, half of whom report using heroin. The Street Medicine LBMAT program is one part of the City’s comprehensive response to the opioid epidemic. San Francisco’s Health Department also provides methadone treatment on demand and citywide substance use services, including expanded access to buprenorphine for patients of the San Francisco Health Network. The LBMAT program’s innovation puts outreach first, instead of waiting for people with addiction to seek care.

“The Street Medicine buprenorphine program is another important step to address the heroin, methamphetamine and fentanyl crisis afflicting drug users in our community,” said Barbara Garcia, San Francisco Health Director. “Homeless people who use drugs are especially vulnerable, and our system of care needs to adapt. By going directly to them with compassionate outreach and expertise, we are able to help a group that we were missing by relying on a more traditional structure of clinic visits that does not work for everyone.”

In addition to treatment options, harm reduction has been a long-standing and successful strategy in San Francisco to improve health and save lives. The City provides syringe access to clean needles to prevent the spread of HIV and Hepatitis C, reducing new infections and transmissions. The naloxone (Narcan) program has kept overdose fatalities low for years by putting the power to reverse overdoses into the hands of people who use drugs and their friends and families, as well as first responders and physicians.

“We need to meet people where they are and make it easier for them to get care,” said Dr. Barry Zevin, medical director of Street Medicine and Shelter Health. “These vulnerable and complex patients care about their health, but they have suffered from stigma that makes it difficult for them to access the health care system.”

An important aspect of the LBMAT program is to involve patients in their own care. Once a patient is assessed and chooses to begin treatment, the provider works with the patient to develop a care plan that takes into account the patient’s previous barriers to care and

treatment. In addition to starting buprenorphine, treatment options may include transitioning to a methadone program, entering residential treatment and addressing other health needs to help the patient stabilize and remain in care.

The Street Medicine Team's LBMAT program fits into an overall strategy to expand access to buprenorphine for heroin and opioid users in San Francisco. That medication can now be started in the emergency room or as an inpatient at Zuckerberg San Francisco General Hospital, or at a primary care clinic in the San Francisco Health Network, a system of top-rated clinics, hospitals and programs operated by the Health Department.

###

**From:** [Starr, Aaron \(CPC\)](#)  
**To:** [Planning@RodneyFong.com](mailto:Planning@RodneyFong.com); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [mooreurban@aol.com](mailto:mooreurban@aol.com); [Richards, Dennis \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Meigar, Myrna \(CPC\)](#); [Johnson, Millicent \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Board Report  
**Date:** Thursday, May 17, 2018 12:08:52 PM  
**Attachments:** [2018\\_05\\_17.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Commissioners,

Attached, please find this week's Board Report.

Sincerely,

**Aaron Starr, MA**  
**Manager of Legislative Affairs**

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