

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: San Francisco Planning Department Changes  
**Date:** Thursday, June 20, 2019 8:45:01 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)  
[www.sfplanning.org](http://www.sfplanning.org)

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

From: Elizabeth Clark <[swimeclark@gmail.com](mailto:swimeclark@gmail.com)>  
Sent: Thursday, June 20, 2019 8:39 AM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; richhillissf@gmail.com; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Brown, Vallie (BOS) <[vallie.brown@sfgov.org](mailto:vallie.brown@sfgov.org)>; Fewer, Sandra (BOS) <[sandra.fewer@sfgov.org](mailto:sandra.fewer@sfgov.org)>; Haney, Matt (BOS) <[matt.haney@sfgov.org](mailto:matt.haney@sfgov.org)>; MandelmanStaff, [BOS] <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>; Mar, Gordon (BOS) <[gordon.mar@sfgov.org](mailto:gordon.mar@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Ronen, Hillary <[hillary.ronen@sfgov.org](mailto:hillary.ronen@sfgov.org)>; Safai, Ahsha (BOS) <[ahsha.safai@sfgov.org](mailto:ahsha.safai@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; StefaniStaff, (BOS) <[stefanistaff@sfgov.org](mailto:stefanistaff@sfgov.org)>  
Subject: San Francisco Planning Department Changes

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Hello all,

We disagree with the proposed changes to the Planning Department as it affects a homeowner's ability to renovate one's home.

Mary Elizabeth Clark  
Esteban Luis Camahort  
3850 Jackson Street  
San Francisco, CA 94118

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATIONS  
**Date:** Thursday, June 20, 2019 8:31:40 AM

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*Jonas P. Ionin,  
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---

**From:** Chuck Leoni <chuckleoni@gmail.com>  
**Sent:** Thursday, June 20, 2019 8:30 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATIONS

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Charles Leoni  
T: 415.861.0223  
C: 415.845.4707

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to proposed changes in the Planning Code  
**Date:** Thursday, June 20, 2019 8:31:30 AM

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---

**From:** Jennifer Tulley <jennifertulley@me.com>  
**Sent:** Thursday, June 20, 2019 8:06 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Subject:** Opposition to proposed changes in the Planning Code

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a homeowner at 2817 Pine Street, and an architect, and I strongly oppose the proposed controls on Residential Demolition and Alterations.

I understand that there is a housing crisis, but this is far too restrictive for property owners in the city. This creates a blanket statement for all renovations, when each case should be evaluated differently, such as in the case for a large family, sometimes multi-generational, to occupy one home, and be able to raise their children in the city. Creating many small units does not necessarily keep families in the city and create a balanced community. Additionally, even if you force people to create a separate unit, this does not force a person to rent it out.

The proposed requirements to have fully designed and engineered drawings for the Neighborhood Notification process puts an undue time and financial burden on projects that might not get final

approval from the Planning Department. The approval process at Planning should be done before hiring an engineer so that changes to the design do not require additional fees for structural redesign.

Thank you for your consideration.

Jennifer Tulley  
2817 Pine Street

**From:** [CPC-Commissions Secretary](#)  
**To:** [Teague, Corey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Commission Hearing on 655 4th Street  
**Date:** Thursday, June 20, 2019 8:01:20 AM

---

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---

**From:** Eric Maltman <eric@szfm.com>  
**Sent:** Wednesday, June 19, 2019 4:03 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** FW: Planning Commission Hearing on 655 4th Street

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Please see below:

Eric Maltman Registered Architect, LEED AP  
[415-956-5515](tel:415-956-5515) x 22  
SZFM Design Studio | 601 Fourth Street | Loft 211 | San Francisco | 94107 | [www.szfm.com](http://www.szfm.com)

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**From:** Eric Maltman  
**Sent:** Wednesday, June 19, 2019 3:19 PM  
**To:** [myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org); [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org); [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org); [richhillissf@gmail.com](mailto:richhillissf@gmail.com); [milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org); [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org); [dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)  
**Cc:** [linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
**Subject:** Planning Commission Hearing on 655 4th Street

Commissioners,

I am just off the telephone with Linda Ajello Hoagland, the planner for 655 4th Street, and I am very concerned that the link provided on the posted public notice was not for the most recent package of information and set of plans that you will be voting on. The link on the posted public notice was for different, outdated documents, so the neighbors of the project have not been properly noticed and will not have sufficient time to review the 401 page package.

I would request that the project review by the Planning Commission be delayed and that the proper notice be given.

Of greatest concern is that this project does not meet the requirements of the Planning Code Section 132.4 that outlines setback, streetwall articulation, and tower separation controls in the Central SoMa SUD.

The planner could not outline what, if any, specific public benefit was being provided as justification for an exception to the setback requirements. There is a proposed unarticulated wall over 400 foot tall along the property line with 601 Fourth Street. Without the required setbacks, the project would most certainly be detrimental to persons and adjacent properties, counter to the statement in your planning package.

Thank you for your consideration.

Eric Maltman Registered Architect, LEED AP

[415-956-5515](tel:415-956-5515) x 22

SZFM Design Studio | 601 Fourth Street | Loft 211 | San Francisco | 94107

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: proposed demo and addition legislation  
**Date:** Thursday, June 20, 2019 7:59:26 AM  
**Attachments:** [Proposed Demo and Remodel Legislation.pdf](#)

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---

**From:** mharris@mbh-arch.com <mharris@mbh-arch.com>  
**Sent:** Thursday, June 20, 2019 7:29 AM  
**To:** richhillissf@gmail.com; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** proposed demo and addition legislation

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Michael Harris  
**Michael Harris Architecture**  
135 South Park

San Francisco, CA 94107  
Tel 415.243.8272  
[mbh-arch.com](http://mbh-arch.com)





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF Planning Department  
**Date:** Thursday, June 20, 2019 7:59:16 AM

---

*Jonas P. Ionin,  
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---

**From:** talat jabbar <talatjabbar@gmail.com>  
**Sent:** Wednesday, June 19, 2019 7:16 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>  
**Subject:** SF Planning Department

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a resident of 221 Cresta Vista Drive, San Francisco. This email is to bring to your attention that being a homeowner, oppose the suggested legislation. (See attached)

It is very tedious and time consuming going to the planning department for any permits. This is going to make the process to improve the property even more difficult.

Please vote against it!

Thanks,

Talat Jabbar

[Preview attachment SF Planning Dept Summary of Proposed Legislation to Residential Demolitions](#)

[and Alterations.pdf](#)

[ ]

[ ]

[ ]

[SF Planning Dept Summary of Proposed Legislation to Residential Demolitions and Alterations.pdf](#)  
[361 KB](#)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: New 4th and Townsend Towers by Tishman Speyer  
**Date:** Wednesday, June 19, 2019 3:32:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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

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**From:** Michael Guthrie <[michael@mgandco.com](mailto:michael@mgandco.com)>  
**Sent:** Wednesday, June 19, 2019 1:16 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>  
**Subject:** Re: New 4th and Townsend Towers by Tishman Speyer

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Hello SF Planning Commission:

There is a mistake in my letter below. It incorrectly stated my unit 110 faces South. That should be corrected to faces EAST.

Regards,  
Michael Guthrie, AIA  
Napa Valley, San Francisco

**MG+CO**

MICHAEL GUTHRIE + CO. ARCHITECTS

601 4th Street | Suite 110 | San Francisco | California 94107  
415.777.2101 Studio | 415.305.6268 Cell | [www.mgandco.com](http://www.mgandco.com)

---

**From:** Michael Guthrie <[michael@mgandco.com](mailto:michael@mgandco.com)>  
**Date:** Monday, June 10, 2019 at 10:41 AM

**To:** "[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)" <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>,  
"[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)" <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>

**Subject:** New 4th and Townsend Towers by Tishman Speyer

Dear SF Planning Commission:

I have lived at 601 Fourth Street for 30 years. My condominium faces ~~South~~ EAST and I would like to voice my concern that this proposed new project will significantly remove "light and air" from 25 condominiums (my neighbors) that face the same direction as my unit #110. We are not opposed to the project and at over 40 or 50 feet the height is not the issue. In fact, a Building of 100 feet would not have any different impact on our "light and air".

The current design has multiple towers with facades that partially slope/stagger to allow light and air into plazas and streetscapes by and for the developers own benefit. However, there is one massive, vertical façade that does not slope and that is directly impacting those of us with 601 Fourth Street dwellings facing ~~south~~ EAST, looking directly at the massive, non sloping facade. Of the other sloping/staggered facades, none of them are in response to the impact on adjacent existing dwellings. The neighboring structures benefitting from the sloping facades are businesses with minimal occupancy beyond business hours and the new projects own rental property values.

We would like to request the design be adjusted to respond to the only neighboring condominium dwellings on this entire city block. The sloping facades should be designed to accommodate existing dwellings by allowing "light and air" into existing dwellings that have benefitted from "light and air" for the past 30 years. The design currently accommodates its own proposed rentals and courtyards "light and air" concerns and ignores adjacent 601 Fourth Street neighbor's dwellings. Please consider the design adjustment suggested. We believe in the growth of San Francisco and that we all can live in harmony if our historic rights to "light and air" are accommodated.

Respectfully,

Michael Guthrie, AIA

Napa Valley, San Francisco

**MG+CO**

MICHAEL GUTHRIE + CO. ARCHITECTS

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Merlone, Audrey \(CPC\)](#)  
**Subject:** FW: I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATIONS  
**Date:** Wednesday, June 19, 2019 3:30:11 PM

---

*Jonas P. Ionin,  
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---

**From:** James Hill <jameshill@jameshillarchitect.com>  
**Sent:** Wednesday, June 19, 2019 11:01 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATIONS

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am a local homeowner and home-office architect in San Francisco since 1985.

I OPPOSE PROPOSED CONTROLS on RESIDENTIAL DEMOLITIONS AND ALTERATION

The proposal is misguided and disingenuous and definitely unsupportive of affordable housing. It discourages property upkeep and the adding of units.

The review process in San Francisco is recognized as the most expensive and time consuming in the country for small residential projects. This proposal is to make it worse.

Let's problem solve for efficiency instead of create problems and obstacles.

Thanks for your attention, please note my opposition.

James Hill  
AIA  
james hill architect  
836 Haight Street  
San Francisco, CA 94117  
phone: 415 864 4408

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Controls on Residential demolitions and alterations  
**Date:** Wednesday, June 19, 2019 3:30:02 PM

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*Jonas P. Ionin,  
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**From:** Ronald Huber <ronanthub@gmail.com>  
**Sent:** Wednesday, June 19, 2019 12:36 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Controls on Residential demolitions and alterations

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Jonas

Due to additional bureaucracy, costs and time delays, I oppose proposed controls on Residential demolitions and alterations. This controls do not favor city residents, renters and owners and is based on flawed logic and lack of understanding of people's needs. The whole housing market is already very restricted and this legislation would increase costs for everybody while not providing any real benefits to the people of San Francisco.

**ARCRAH**  
**Ronald Huber - AIA**  
*Architect CA HI & RCL*  
415 866-0515

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Item 7: 655 4th Street  
**Date:** Wednesday, June 19, 2019 3:29:16 PM  
**Attachments:** [TRT Letter Re- 665 4th Street Project.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** Peter Drekmeier <peter@tuolumne.org>  
**Sent:** Wednesday, June 19, 2019 1:32 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** Item 7: 655 4th Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear President Melgar and Commissioners:

Please see TRT's comments on the 655 4th Street Project on tomorrow's agenda.

Thank you.

-Peter

-----  
Peter Drekmeier  
Policy Director  
Tuolumne River Trust  
[peter@tuolumne.org](mailto:peter@tuolumne.org)  
(415) 882-7252





**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Merlone, Audrey \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Proposed Controls on Residential Demo and Alterations  
**Date:** Wednesday, June 19, 2019 3:28:50 PM

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

---

**From:** priti tripathi <ptfromsf@gmail.com>  
**Sent:** Wednesday, June 19, 2019 2:26 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>  
**Subject:** Proposed Controls on Residential Demo and Alterations

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I oppose proposed controls on Residential demolitions and Alterations.

Please ensure this does not become legislation. I would like to see a diverse and vibrant San Francisco. This legislation will not stop progress. It is especially punitive to families and multi-generational living. It will make home larger than 1200 square feet too expensive while depressing prices for smaller homes. I am strongly opposed to this.

Thank you,

Priti Tripathi  
479 28th Street  
San Francisco, California



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR BREED MOVES FORWARD CHARTER AMENDMENT AND ORDINANCE TO STREAMLINE AFFORDABLE AND TEACHER HOUSING  
**Date:** Wednesday, June 19, 2019 8:19:45 AM  
**Attachments:** [6.18.19 Affordable and Teacher Housing.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  
Direct: 415-558-6309|Fax: 415-558-6409

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

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**From:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, June 18, 2019 7:43 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR BREED MOVES FORWARD CHARTER AMENDMENT AND ORDINANCE TO STREAMLINE AFFORDABLE AND TEACHER HOUSING

**FOR IMMEDIATE RELEASE:**

Tuesday, June 18, 2019

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

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

**MAYOR BREED MOVES FORWARD CHARTER  
AMENDMENT AND ORDINANCE TO STREAMLINE  
AFFORDABLE AND TEACHER HOUSING**

*Charter Amendment tackles the overly-bureaucratic approvals process while separate initiative ordinance will rezone public lands for housing*

**San Francisco, CA** — Today, Mayor London N. Breed moved forward a policy she announced earlier this year to rezone public lands for affordable and teacher housing. This ordinance will be paired with her Charter Amendment to streamline the approvals process for affordable and teacher housing projects to create a comprehensive strategy to eliminate bureaucracy and endless appeals to build housing faster. Both measures are scheduled for the November ballot.

“We have to get better at building housing in this City, and we can’t continue to let bureaucracy and endless appeals stand in the way of homes for those struggling to afford to live in this city. By pairing together the Charter Amendment to streamline the production of affordable and teacher housing with the initiative ordinance to rezone public lands for this

kind of housing, we can build homes for those who need them faster and without endless bureaucratic delays,” said Mayor Breed. “We need more housing for our low-income and middle-income residents, including our teachers. These two efforts are both necessary and work in concert as they take on two separate issues we have with getting housing built in San Francisco. These proposals will get more units built faster so we can get people into affordable homes now.”

Earlier this year, Mayor Breed announced she would be moving forward a Charter Amendment to streamline affordable housing and teacher housing production, and an initiative ordinance rezoning public lands, except parks, for affordable housing and teacher housing. The Charter Amendment, co-sponsored by Supervisors Vallie Brown, Ahsha Safai, and Catherine Stefani, is currently waiting for a hearing at the Board of Supervisors.

Mayor Breed’s Charter Amendment is designed to ensure that 100% affordable housing projects and affordable teacher housing projects are not caught up in bureaucratic delay by ensuring that these important projects are approved as-of-right. Only a Charter Amendment is able to provide these broad administrative benefits to projects. The policies being pursued in this Charter Amendment cannot be amended by ordinance or taken up by the Board of Supervisors and only the voters are able to amend the Charter through a Charter Amendment.

Mayor Breed’s initiative ordinance to rezone public parcels, except parks, for affordable and teacher housing, which she announced in April, was officially introduced today. This measure is intended to fix another piece of the approvals process, which is that restrictive zoning regulations often get in the way of affordable and teacher housing projects. This initiative was drafted to clear all zoning issues for these important projects, and was crafted specifically to benefit the affordable teacher housing projects currently being pursued by the San Francisco Unified School District.

While the Charter Amendment is the only measure proposed for this November’s ballot that streamlines the housing approval process, members of the Board of Supervisors today introduced a measure similar to the Mayor’s initiative ordinance to rezone public lands. This measure, while similar in overall scope and stated goals to the Mayor’s proposal, is more limited. It will not help the current housing proposals being considered by the School District and would not apply to the existing Francis Scott Key project currently undergoing a rezoning process in the Sunset. The proposal also is more restrictive in its affordability requirements, so it does not provide housing for middle-income people who are priced out of the market today.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#); [Aaron Jon Hyland - HPC](#); [Andrew Wolfram \(andrew@tefarch.com\)](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY MEMBERS BREAK GROUND ON EAGLE PLAZA – FOCAL POINT OF NEW LEATHER AND LGBTQ CULTURAL DISTRICT  
**Date:** Tuesday, June 18, 2019 12:09:21 PM  
**Attachments:** [6.18.19 Eagle Plaza Groundbreaking.pdf](#)

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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:** Press Office, Mayor (MYR)  
**Sent:** Tuesday, June 18, 2019 11:51 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY MEMBERS BREAK GROUND ON EAGLE PLAZA – FOCAL POINT OF NEW LEATHER AND LGBTQ CULTURAL DISTRICT

**FOR IMMEDIATE RELEASE:**

Tuesday, June 18, 2019

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

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

**MAYOR LONDON BREED AND COMMUNITY MEMBERS  
BREAK GROUND ON EAGLE PLAZA – FOCAL POINT OF  
NEW LEATHER AND LGBTQ CULTURAL DISTRICT**

*Eagle Plaza will recognize the contributions of the Leather and LGBTQ communities and bring needed open space to Western SoMa*

**San Francisco, CA** — Mayor London N. Breed today joined elected officials and community members to break ground on Eagle Plaza in Western SoMa. When completed by the end of the year, Eagle Plaza will serve as a focal point for the Leather and LGBTQ Cultural District. Joining Mayor Breed at the groundbreaking were Supervisors Rafael Mandelman and Matt Haney, as well as leaders from the Leather and LGBTQ Cultural District, San Francisco Parks Alliance, BUILD Inc., and Friends of Eagle Plaza.

“While we are seeing shameful efforts to marginalize and erase LGBTQ people across our country, here in San Francisco we are dedicating more public space to celebrate our LGBTQ communities,” said Mayor London Breed. “The leather community and all LGBTQ people are an important part of Western SoMa and our City’s past, present, and future. Eagle Plaza will

serve as a gathering place for us all to honor these communities that make San Francisco unique, while also creating a much-needed new open space for all of our residents in the neighborhood.”

In January 2019, Mayor Breed introduced legislation, along with co-sponsors Supervisor Mandelman and Supervisor Haney, to permit the construction of a new public gathering space in the Western SoMa neighborhood known as Eagle Plaza. The legislation passed unanimously at the Board of Supervisors and Mayor Breed signed the legislation into law in February 2019. Senator Scott Wiener recently secured \$100,000 in State funding to support the Eagle Plaza project.

“The leather community plays a vital role in our City,” said Senator Scott Wiener (D-San Francisco), Chair of the California Legislative LGBTQ Caucus. “Eagle Plaza will be a huge benefit for the community and a permanent reminder of the leather community’s importance in San Francisco. This year, I was proud to secure \$100,000 in funding from the State budget for the Plaza. I look forward to continuing to support this critical project.”

“I’m excited to see the creation of this first-of-its-kind LGBTQ-leather public space moving forward,” said Supervisor Rafael Mandelman. “Eagle Plaza will be an important public meeting place for the leather community during events like Folsom Street Fair and Up Your Alley and will also provide much-needed year-round public park space in SoMa.”

“The leather community and leather bars have contributed so much to LGBTQ culture and identity throughout SOMA and the City of San Francisco. We hear time and again about all the LGBTQ spaces that are closing and being priced out, and I am renewing my commitment to protect these community cornerstones,” said Supervisor Matt Haney. “From the recent establishment of the Leather LGBTQ Cultural District here in Western SOMA to breaking ground on Eagle Plaza, we are demonstrating how serious and committed we are to honoring this important part of our San Francisco Family.”

Largely due to its industrial past, there is a significant lack of public open space in the Western SoMa neighborhood. Eagle Plaza will help address this need as the area continues to experience growth, and it will be designed to recognize the strong cultural influence of the local LGBTQ and leather communities.

Eagle Plaza will transform an approximately 12,500 square foot portion of 12<sup>th</sup> Street between Harrison and Bernice Streets in San Francisco’s Western SoMa neighborhood into a plaza with a shared public way, in which traffic calming features create a safe space for people of all ages to gather, relax, play, and celebrate. The plaza is designed for both active and passive recreation, with open, hardscape areas that can host neighborhood gatherings, events, and performances.

Additional improvements will include approximately 2,400 square feet of additional landscaping, accent lighting, temporary seating, and a re-grading of sidewalk and roadway paving. Eagle Plaza will stand as an internationally landmarked commemorative public space for Folsom Gulch’s leather and LGBTQ communities and will include a leather pride flag flying above the plaza.

“We are delighted to see the Eagle Plaza come to fruition after all the hard work by so many people,” said Bob Goldfarb, Chair of the Leather & LGBTQ Cultural District. “The Plaza

represents a focal point for the Leather and LGBTQ community, which has gathered in this neighborhood for more than 58 years. This community has helped give the City its unique character and is a symbol of the tolerance and acceptance that make this an outstanding place to live and play. At its peak there were more than 55 Leather & LGBTQ bars, clubs and businesses in the neighborhood, now, we count 12. The Plaza is a symbol of the revitalization of the Leather & LGBTQ culture that is underway despite the vast changes in this area.”

“As the only citywide nonprofit dedicated to parks and public spaces in San Francisco since 1971, the SF Parks Alliance is proud to see Eagle Plaza coming to fruition,” said Brooke Ray Rivera, Director of Place Lab at the San Francisco Parks Alliance. “Friends of Eagle Plaza, BUILD, the SF Leather Alliance and Leather Cultural District, the Mayor's Office, City agencies, and hundreds of community supporters have all worked tirelessly with us over the past five years to achieve what some thought impossible: converting a street into a public gathering space, creating the world's first Leather plaza, and successfully implementing a new public-private partnership model that holds great potential to address our city's ever-growing public space needs.”

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 4th and Townsend Towers- Speyer Tishman Developer  
**Date:** Tuesday, June 18, 2019 8:40:49 AM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Kevin Rudich <kevrudich@aol.com>  
**Sent:** Monday, June 17, 2019 5:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>  
**Subject:** 4th and Townsend Towers- Speyer Tishman Developer

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

San Francisco Planning Commission:  
June 17, 2019

As an owner at 601 4th street I am writing to you regarding my issues with the current development plan of the 4th and Townsend street/ Speyer Tishman project. The project as designed will directly abut the property at 601 4th street. It is a massive project, and as designed, it will all but eliminate any light that the south facing residences now receive. While I understand the general scope of this project fits within the parameters of the general plan for south of market, there are options a builder has in terms of design- to minimize the impact on the neighborhood. I would state to you that this builder has not done all that he/she can to minimize the impact to the neighborhood in regard to how this project impacts the residents of 601 4th street, especially those that face south directly abutting the non- sloping tower.

Other towers within this building project slope- to afford more air and light to the surrounding buildings. Such is not the case with the building in front of 601 4th street. This building goes straight vertically with no slope.

I am not arguing that this project should be stopped, but redesigned in a way that minimizes the impact on the neighborhood. As currently planned, this project will have great health impact on the residents of 601 4th Street. In addition the project will have a deleterious affect on rental prices in the area because the residences will receive less light and air, making them less marketable. My understanding is that there were some variances and waivers granted to this developer in regard to this project so that it complies with the neighborhood plan. I am urging the Planning Commission and the builder/developer to work with the residents at 601 4th street- specifically the ones who face South- because they suffer the greatest effect- so that we can have a neighborhood plan that works for everyone. Thank you for your time.



Sincerely,

Kevin Rudich

From: CPC Commission Secretary  
To: Michael, Teresa, City, Tom, Erik, JDC, Johnson, Michael, JDC, Joseph, Sam, JDC, Steven, Kathryn, JDC, Maria, Byron, JDC, Josh, Bill  
Cc: Michael, Teresa, City, Tom, Erik, JDC, Johnson, Michael, JDC, Joseph, Sam, JDC, Steven, Kathryn, JDC, Maria, Byron, JDC, Josh, Bill  
Subject: PW: 4th and Townsend Towers - Tishman Speyer Developer  
Date: Tuesday, June 18, 2019 8:40:31 AM

Janet P. Davis  
Director of Commission Affairs

Planning Department/City & County of San Francisco  
1633 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6399 | Fax: 415-558-6409

[janet@sf.gov](mailto:janet@sf.gov)  
[www.sfplanning.org](http://www.sfplanning.org)

From: comcast <michaelcruz100@comcast.net>  
Sent: Monday, June 17, 2019 9:33 PM  
To: CPC Commission Secretary <commissions.secretary@sf.gov.org>; Ajello Hoagland, Linda [CPC] <linda.ajellohoagland@sfgov.org>  
Cc: Michael Cruz <michaelcruz100@comcast.net>  
Subject: Re: 4th and Townsend Towers - Tishman Speyer Developer

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good evening San Francisco planning commission,

After reviewing the latest plans from Tishman Speyer, my "SOUTH" references in my email sent June 16, 2019 are amended to now read "EAST". Please see amended email and rendering below.

Thank you,  
Michael Cruz

Hello SF Planning Commission,

I would like to express my concerns as to how the new structure at Fourth Street and Townsend Street will impact my left unit. I have lived and owned unit #210 at 601 Fourth Street ever since the building became available to the public in 1990. In other words, almost 30 years.

My unit, #210 faces east. I enjoy the natural light that streams into the my east-facing unit. The air that flows through the industrial windows helps maintain air that circulates through my unit.

Based on the photos presented at a Speyer Tishman neighborhood meeting, I was able to envision just how drastically the light and air will be eliminated for my unit. And, for all of the east facing residents and neighbors of 601 Fourth Street.

It was expressed at the neighborhood meeting that the design of the sloping towers will enable light and air to continue to flow freely to all units of 601 Fourth Street, especially those units facing east. Which at the time, made complete sense. And as this city gets more populated with new residents, it seemed like a logical and fair solution for residents, new and current, to co-exist.

But as I began studying the architectural renderings, I noticed the tallest tower directly in front of my unit #210, and all of my neighbors facing east, did not slope like the other towers. Which I thought a little odd — because shouldn't residents whom are directly impacted by the tallest tower be able to benefit from the light and air just like the businesses and residents of the new towers do? After deeper review of the architectural rendering, I noticed the other towers sloped much more. (see attached rendering).

I understand and support San Francisco committed efforts to build housing around key transportation hubs and systems such Caltrain and MUNI. But after almost 30 years of enjoying the light and air, I am hoping you will consider adjustments to the Tishman Speyer architectural design of the tallest tower directly facing the east facing units of 601 Fourth St.

Thank you for listening,  
Michael Cruz



On Jun 16, 2019, at 6:52 PM, comcast <michaelcruz100@comcast.net> wrote:

Hello SF Planning Commission,

I would like to express my concerns as to how the new structure at Fourth Street and Townsend Street will impact my left unit. I have lived and owned unit #210 at 601 Fourth Street ever since the building became available to the public in 1990. In other words, almost 30 years.

My unit, #210 faces south. I enjoy the natural light that streams into the my south-facing unit. The air that flows through the industrial windows helps maintain air that circulates through my unit.

Based on the photos presented at a Speyer Tishman neighborhood meeting, I was able to envision just how drastically the light and air will be eliminated for my unit. And, for all of the south facing residents and neighbors of 601 Fourth Street.

It was expressed at the neighborhood meeting that the design of the sloping towers will enable light and air to continue to flow freely to all units of 601 Fourth Street, especially those units facing south. Which at the time, made complete sense. And as this city gets more populated with new residents, it seemed like a logical and fair solution for residents, new and current, to co-exist.

But as I began studying the architectural renderings, I noticed the tallest tower directly in front of my unit #210, and all of my neighbors facing south, did not slope like the other towers. Which I thought a little odd — because shouldn't residents who are directly impacted by the tallest tower be able to benefit from the light and air just like the businesses and residents of the new towers do? After deeper review of the architectural rendering, I noticed the other towers sloped much more. (see attached rendering).

I understand and support San Francisco committed efforts to build housing around key transportation hubs and systems such as Caltrain and MUNI. But after almost 30 years of enjoying the light and air, I am hoping you will consider adjustments to the architectural design of the tallest tower directly in front of the south facing units of 601 Fourth St.

Thank you for listening.

Michael Cruz



**TALLEST TOWER**

**SOUTH FACING UNITS**

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposing 42 Ord Court Plans  
**Date:** Monday, June 17, 2019 7:55:43 AM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

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

---

**From:** Joell Hallowell <[whittiers@mindspring.com](mailto:whittiers@mindspring.com)>  
**Sent:** Saturday, June 15, 2019 9:24 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Opposing 42 Ord Court Plans

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission Secretary,

We are writing today in response to the proposed over-sized development at 42 Ord Court, to which we are strongly opposed. We have been residents of Corona Heights for 33 years, and are supporters of the Large Residences Special Use District. The proposed four-story building on Ord Court far exceeds the restrictions for which the neighborhood fought so hard. As owners of a through-lot stretching from States Street to Museum Way, we believe that regulating the size of projects in this area is not about preventing homeowners, like us, from using land for personal needs, but is meant to prevent developers from building large, looming multi-million dollar single-family residences that shadow our modest neighborhood and overrun rare swaths of open space that currently host an amazingly diverse habitat for wildlife and humans alike. Once tall buildings encroach on these small properties, there will be no turning back. When mature trees and green spaces are replaced by massive structures, habitats disappear, wildlife vanishes, the flora of adjoining properties are threatened, and public street-views are gone forever.

Although we are aware of the dire need for affordable housing in San Francisco, this development has nothing to do with creating "housing." This property, originally a small 2-unit home, is being taken out of the middle-class market and hurled into the category of "luxury" housing, for which there is no shortage in this city or this neighborhood.

We accept that time will continue to alter the nature of any neighborhood, but the recent pace of development in Corona Heights has been alarming and inappropriate. We believe that a significant proportion of each lot in this unique neighborhood should be held back to preserve the trees,

grasses and gardens, for the sake of the city's air quality, to curb wind speed, retain rainfall, along with so many other important contributions of these urban green-spaces.

The recent large developments in this neighborhood have *not* been built by the efforts of our neighbors attempting to expand their living space, but by outside developers with deep pockets and no interest in the nature of the community, the quality of the residences or the future of this neighborhood or this city.

We urge the Planning Commission to require the developers of 42 Ord Court to comply with the current restrictions on large residences, scale back the project size to a reasonable two floors, in alignment with the many small cottages and historical homes along Ord Court, and pair back the square footage to 2500, thereby avoiding setting a precedent for the onslaught of over-sized houses that serve only the wealthy and forever eliminate the true nature of our unique neighborhood.

Thank you,

Joell Hallowell & Tricia Garlock

212 States Street

415-846-0091

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for June 20, 2019  
**Date:** Friday, June 14, 2019 2:47:27 PM  
**Attachments:** [20190620\\_cal.docx](#)  
[20190620\\_cal.pdf](#)  
[Advance Calendar - 20190620.xlsx](#)  
[20190620\\_Jntbic.docx](#)  
[20190620\\_Jntbic.pdf](#)  
[CPC Hearing Results 2019.docx](#)

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Commissioners,

Attached are your Calendars for June 20<sup>th</sup>.

Please note the Special Joint Hearing with BIC will begin at 10: 00 am.

Chase Center's first year looks to be rough.

Enjoy the weekend,

*Jonas P. Ionin,  
Director of Commission Affairs*

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Woods, Mary \(CPC\)](#)  
**Subject:** 400 Divis  
**Date:** Friday, June 14, 2019 12:41:24 PM  
**Attachments:** [I Support 400 Divisadero.msg](#)  
[Fwd 400 Divisadero - SUPPORT.msg](#)  
[I Support 400 Divisadero.msg](#)  
[Please support 400 Divisadero.msg](#)  
[I Support 400 Divisadero.msg](#)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to 400 Divisadero - Not Enough On-Site Affordable Housing  
**Date:** Friday, June 14, 2019 12:40:37 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Metro Hotel <info@metrohotelsf.com>  
**Sent:** Thursday, June 13, 2019 11:43 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>; affordabledivis@gmail.com  
**Subject:** Opposition to 400 Divisadero - Not Enough On-Site Affordable Housing

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

We are neighbors & business owners (The Metro Hotel) who opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) 37 units of affordable housing out of 186 units is not enough.
- 2) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 3) The developer has consistently ignored community demands for increased affordability on the site while claiming “community engagement” that “reflects the community’s vision for this prominent site.”
- 4) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.



- 5) There is an underground stream that bottoms at the site that is more certainly toxic.
- 6) Divisadero is already congested with traffic, ride shares, lack of loading zones for bars, restaurants and businesses.
- 7) The new construction & toxic clean up will it worse for years.
- 8) Most importantly we need more affordable housing for people who will actually live in the neighborhood and make an investment in its future.

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you,

Ellen & Shana Soulis

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing  
**Date:** Friday, June 14, 2019 12:40:26 PM

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

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

From: Aaron Goodman <[amgodman@yahoo.com](mailto:amgodman@yahoo.com)>  
Sent: Thursday, June 13, 2019 12:20 PM  
To: Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Woods, Mary (CPC) <[mary.woods@sfgov.org](mailto:mary.woods@sfgov.org)>; [affordabledivis@gmail.com](mailto:affordabledivis@gmail.com)  
Subject: Opposition to 400 Divisadero and Need for More On-Site Affordable Housing

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners,

I am a neighbor opposed to the project at 400-444 Divisadero St and 1048-1064 Oak St as proposed for the following reasons:

- 1) The hearing was continued from May 23rd to June 13th to resolve standing issues community members have with the project, yet no changes or commitments have been made by the project sponsor.
- 2) 37 units of affordable housing out of 186 units is not enough.
- 3) The project is seeking five (5) Conditional Use approvals, yet contains no additional public benefit to neighborhood residents and community members.
- 4) The project fails to meet neighborhood needs as articulated in the 2016 Affordable Divisadero Community Plan, created by over 500 community members, which calls for 50% affordability in new projects.
- 5) The developer has consistently ignored community demands for increased affordability on the site while claiming "community engagement" that "reflects the community's vision for this prominent site."

Please support Divisadero neighbors, residents, and community members and DO NOT approve this project as proposed until there is a higher percentage of affordable housing.

Thank you

Aaron Goodman D11

Sent from my iPhone

**From:** [CPC-Commissions Secretary](#)  
**To:** [Fung, Frank \(CPC\)](#)  
**Cc:** [Perry, Nicholas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: My Comments on 3333 California  
**Date:** Friday, June 14, 2019 12:39:55 PM  
**Attachments:** [COMMENTS TO PLANNING COMMISSIONRvisedKD.docx](#)

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

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**From:** Richard Frisbie <[frfbeagle@gmail.com](mailto:frfbeagle@gmail.com)>  
**Sent:** Thursday, June 13, 2019 2:10 PM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Milicent A. Johnson - Commissioner <[milicent.a.johnson@sfgov.org](mailto:milicent.a.johnson@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; Rich Hillis - Commissioner <[richhillissf@gmail.com](mailto:richhillissf@gmail.com)>; Rodney Fong - Commissioner <[planning@rodneymfong.com](mailto:planning@rodneymfong.com)>  
**Subject:** My Comments on 3333 California

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Attached find my notes for today's Public Comment period.  
Thanks,  
Dick Frisbie

**From:** [Zushi, Kei \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#)  
**Cc:** [ECN, 3333CalCompliance \(ECN\)](#); [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [richhillissf@gmail.com](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Subject:** Transmittal to CPC: Public Notice of Environmental Leadership Development Project (ELDP) for 3333 California Street Mixed-Use Project (Case No. 2015-014028ENV)  
**Date:** Friday, June 14, 2019 12:25:16 PM  
**Attachments:** [ELDP Notice 3333 California St Project.pdf](#)  
[Transmittal Letter to CPC ELDP Notice 3333 California St June 14 2019.pdf](#)

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To Planning Commission Secretary:

Attached are the following documents:

1. Notice of Electronic Transmittal
2. Public Notice of Environmental Leadership Development Project (ELDP) for the 3333 California Street Mixed-Use Project, Case No. 2015-014028ENV

The notice is available on the Planning Department web page at:

[https://sfplanning.org/environmental-review-documents?  
field\\_environmental\\_review\\_categ\\_target\\_id=All&items\\_per\\_page=All](https://sfplanning.org/environmental-review-documents?field_environmental_review_categ_target_id=All&items_per_page=All).

Please contact me if you have any questions.

**Kei Zushi, Senior Planner**  
**Environmental Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9038 | [www.sfplanning.org](http://www.sfplanning.org)



# SAN FRANCISCO PLANNING DEPARTMENT

## Notification of Project Receiving Environmental Review

*Date:* June 14, 2019  
*Case No.:* 2018-016691ENV  
*Project Title:* 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project  
*Zoning:* C-3-O(SD) – Downtown-Office (Special Development) Zoning District  
 Transit Center C-3-O(SD) Commercial Special Use District  
 Transbay C-3 Special Use District  
 450-S and 700-S-2 Height and Bulk Districts  
*Block/Lot:* 3719 / Lots 020-440  
*Lot Size:* 50,500 square feet (1.16 acres)  
*Plan Area:* Transit Center District Plan, a sub-area plan of the Downtown Plan  
 Transbay Redevelopment Plan, Zone 2  
*Project Sponsor:* James Abrams – (415) 999-4402  
 jabrams@jabramslaw.com  
*Staff Contact:* Kei Zushi – (415) 575-9038  
 CPC.301missionCEQA@sfgov.org

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
 Information:  
**415.558.6377**

**RECEIVED**

JUN 17 2019

CITY & COUNTY OF S.F.  
 PLANNING DEPARTMENT  
 CPC/HFC

### INTRODUCTION:

The Millennium Tower Homeowner’s Association (“MTHA”) submitted three building permit applications including application numbers 201812047402, 201812077819, and 201812077828 to the City and County of San Francisco’s (“City”) Department of Building Inspection on December 4, 2018 and December 7, 2018 for a proposed structural upgrade related to of the Millennium Tower’s building foundation. As described in detail below, MTHA’s general purpose for its proposed project is to address the sinking and tilting of the Millennium Tower located at 301 Mission Street. This notice summarizes information that MTHA representatives have submitted to the City as part of the environmental review associated with the building permits for the MTHA’s proposed structural upgrade project and related City approvals and permits. The purpose of this notice is to provide information about the environmental review for the proposed project to potentially interested parties and provide them with an opportunity to submit comments to the City.

### PROJECT DESCRIPTION:

The proposed project is associated with the 50,500-square-foot (sf) (1.16-acre) parcel (Assessor’s Block 3719, Lots 020-440) at 301 Mission Street located on the south side of Mission Street between Fremont and Beale streets within San Francisco’s Financial District. The project site includes the 301 Mission Street parcel as well as portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the parcel. It is on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transbay Transit Center to the south. The area of soil disturbance associated with the project would be located primarily in the public right-of-way.

Assessor’s Block 3719, Lots 020-440 are occupied by two buildings constructed as part of a single development project beginning in 2006 and completed in 2009. The multiple lots on the site reflect that the dwelling units are condominium units. The development project’s environment impacts were analyzed in

an Environmental Impact Report (EIR), Planning Department Case No. 2001.0792E. The parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (301 Mission Street) on the western portion of the site; and (2) a 12-story, 125-foot-tall midrise structure and atrium (collectively called the Podium building) on the eastern portion of the site. The Tower and Podium buildings include approximately 551,000 square feet of residential space (419 dwelling units), 9,400 square feet of ground level retail/commercial space (bank and restaurant), 24,365 square feet of open space, including an approximately 2,961-sf privately-owned, publicly accessible atrium open space on the ground floor of the Podium building. A total of 339 parking spaces are provided in four basement levels under the Podium building. The project site also includes an approximately 13,900-sf area within the existing Mission, Beale, and Fremont streets public right-of-way, including sidewalks, vehicular lanes, and parking, adjacent to the Tower and Podium buildings.

The Tower building covers a footprint of approximately 32,960 square feet and its foundation system consists of a 10-foot-thick reinforced concrete mat foundation that is supported by 942, 14-inch-square precast pre-stressed concrete piles. The piles were driven through the two uppermost soil layers (artificial fill underlain by Young Bay Mud) and extend approximately 75 to 85 feet below ground surface (bgs) to the Colma Sand soil layer. The piles do not extend to the Franciscan Complex bedrock that underlies the site at varying depths ranging from approximately 220 to 240 feet bgs. In accordance with information that the project sponsor has provided, since completion of the Tower in 2009, the project site has experienced differential settlement due to consolidation and compression of the soil layer beneath the Colma Sand, which is known as Old Bay Clay. The greatest amount of settlement, at 17.3 inches, has occurred at the northwest corner of the Tower building, such that the top of the building tilts approximately 15.5 inches to the northwest near the corner of Mission and Fremont streets.

The proposed project consists of a structural upgrade related to the Tower foundation that includes installation of an extension of the existing mat foundation at the northwest corner of the Tower building, supported by 52 new piles extending to bedrock. This structure is also referred to as 'the collar foundation' and it would connect to the existing Tower building foundation. In addition to preventing further settlement in the northwest corner of the Tower's existing foundation, the project sponsor has stated that this effort may allow for gradual tilt correction of the Tower building over time. The structural upgrade would involve the installation of 52 cast-in-place reinforced concrete piles beneath the sidewalk areas, totaling approximately 2,130 square feet, within an approximately 10-foot-wide zone along the Mission (north) and Fremont (west) Street sides of the Tower building. Each of the piles would have a diameter of 36 inches through the Young Bay Mud and Colma Sands to a depth of approximately 80 feet, a diameter of 24 inches to the Franciscan Complex bedrock at approximately 220 feet bgs, and a 20-inch diameter by 30- to 50-foot-long extension into the bedrock. Once pile placement is complete, an eight-foot reinforced concrete extension of the existing concrete mat foundation would be constructed outward in the direction of the new piles. The new piles would be connected to the extended mat via a hydraulic jack system that would transfer load from the existing foundation to the new piles.

Approximately 4,500 cubic yards of soil under the affected sidewalk areas would be excavated to depths of approximately 25 feet bgs. The total duration for construction is anticipated to be 22 months. Construction activities would be staged along the perimeter of Fremont, Mission, and Beale streets, requiring the closure of one travel lane and sidewalks along Fremont and Mission streets and restricting

pedestrian access on the sidewalk along Beale Street during portions of the construction period. The existing bank at the northwest corner of the Tower would be closed during construction. Approximately four-foot-wide pedestrian walkways with overhead and side protection would be provided along a portion of the site's Mission Street frontage and the entirety of the Beale Street frontage to maintain access to the Tower and Podium buildings and allow a through path of travel for pedestrians along Beale Street. There would be no pedestrian access along the Fremont and Mission streets sides of the Tower building during the entirety of construction, because the structural upgrade construction would occur in the sidewalk area.

A project-specific construction and transportation management plan would be prepared and implemented as part of the project. The transportation management plan will address temporary, construction period changes to circulation in and around the project site. Potential impacts resulting from project construction on existing and future Muni transit service routes in the project area will be analyzed as part of the environmental review.

**PURPOSE OF NOTICE:**

The project is being studied by the Planning Department's Environmental Planning Division to determine its potential environmental effects. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, **please contact the staff identified above by June 28, 2019**. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. In addition, this notice is sent to people who have requested to receive notice regarding this site. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

**Environmental review provides information on physical environmental effects and does not make recommendations on the project itself.** Other review or approval actions may be required for the project. These actions may involve further public notification and public hearings. If you have comments on the proposed project that pertain to the Planning Department's review of the project other than physical environmental effects, please note the file number and contact Claudine Asbagh, Northeast Quadrant Principal Planner, at (415) 575-9165 or email her at [Claudine.Asbagh@sfgov.org](mailto:Claudine.Asbagh@sfgov.org).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.







# SAN FRANCISCO PLANNING DEPARTMENT

## PUBLIC NOTICE OF ENVIRONMENTAL LEADERSHIP DEVELOPMENT PROJECT (ELDP)

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

*Date:* June 10, 2019  
*Case No.:* 2015-014028ENV  
*Project Title:* 3333 California Street Mixed-Use Project  
*Zoning:* Residential-Mixed, Low Density [RM-1] District  
 40-X Height and Bulk District  
*Block/Lot:* 1032/003  
*Lot Size:* 446,490 square feet (10.25 acres)  
*Project Sponsor /Applicant:* Laurel Heights Partners LLC  
 Lisa Congdon – (415) 857-9303  
 lcongdon@pradogroup.com  
*Lead Agency:* San Francisco Planning Department  
*Staff Contact:* Kei Zushi – (415) 575-9038  
 kei.zushi@sfgov.org or [CPC.3333CaliforniaEIR@sfgov.org](mailto:CPC.3333CaliforniaEIR@sfgov.org)

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

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JUN 17 2019

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
CPC/HPC

THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW.

### PUBLIC RESOURCES CODE

Division 13. ENVIRONMENTAL QUALITY [21000 – 21189.57]  
(Division 13 added by Stats. 1970, Ch. 1433.)

### Chapter 6.5: Jobs and Economic Improvement through Environmental Leadership Act of 2011

#### §21178.

The Legislature finds and declares all of the following:

- (a) The California Environmental Quality Act (Division 13 (commencing with Section 21000 of the Public Resources Code) requires that the environmental impacts of development projects be identified and mitigated.
- (b) The act also guarantees the public an opportunity to review and comment on the environmental impacts of a project and to participate meaningfully in the development of mitigation measures for potentially significant environmental impacts.

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

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

- (c) There are large projects under consideration in various regions of the state that would replace old and outmoded facilities with new job-creating facilities to meet those regions' needs while also establishing new, cutting-edge environmental benefits to those regions.
- (d) These projects are privately financed or financed from revenues generated from the projects themselves and do not require taxpayer financing.
- (e) These projects further will generate thousands of full-time jobs during construction and thousands of additional permanent jobs once they are constructed and operating.
- (f) These projects also present an unprecedented opportunity to implement nation-leading innovative measures that will significantly reduce traffic, air quality, and other significant environmental impacts, and fully mitigate the greenhouse gas emissions resulting from passenger vehicle trips attributed to the project.
- (g) These pollution reductions will be the best in the nation compared to other comparable projects in the United States.
- (h) The purpose of this chapter is to provide unique and unprecedented streamlining benefits under the California Environmental Quality Act for projects that provide the benefits described above for a limited period of time to put people to work as soon as possible.

**§21180.**

For the purposes of this chapter, the following terms shall have the following meanings:

- (a) "Applicant" means a public or private entity or its affiliates, or a person or entity that undertakes a public works project, that proposes a project and its successors, heirs, and assignees.
- (b) "Environmental leadership development project," "leadership project," or "project" means a project as described in Section 21065 that is one the following:
  - (1) A residential, retail, commercial, sports, cultural, entertainment, or recreational use project that is certified as LEED gold or better by the United States Green Building Council and, where applicable, that achieves a 15-percent greater standard for transportation efficiency than for comparable projects. These projects must be located on an infill site. For a project that is within a metropolitan planning organization for which a sustainable communities strategy or alternative planning strategy is in effect, the infill project shall be consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy, for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emission reduction targets.
  - (2) A clean renewable energy project that generates electricity exclusively through wind or solar, but not including waste incineration or conversion.
  - (3) A clean energy manufacturing project that manufactures products, equipment, or components used for renewable energy generation, energy efficiency, or for the production of clean alternative fuel vehicles.

- (c) "Transportation efficiency" means the number of vehicle trips by employees, visitors, or customers of the residential, retail, commercial, sports, cultural, entertainment, or recreational use project divided by the total number of employees, visitors, and customers.

**§21181.**

This chapter does not apply to a project if the Governor does not certify the project as an environmental leadership development project eligible for streamlining pursuant to this chapter prior to January 1, 2020.

**§21182.**

A person proposing to construct a leadership project may apply to the Governor for certification that the leadership project is eligible for streamlining provided by this chapter. The person shall supply evidence and materials that the Governor deems necessary to make a decision on the application. Any evidence or materials shall be made available to the public at least 15 days before the Governor certifies a project pursuant to this chapter.

**§21183.**

The Governor may certify a leadership project for streamlining pursuant to this chapter if all the following conditions are met:

- (a) The project will result in a minimum investment of one hundred million dollars (\$100,000,000) in California upon completion of construction.
- (b) (1) The project creates high-wage, highly skilled jobs that pay prevailing wages and living wages and provide construction jobs and permanent jobs for Californians, and helps reduce unemployment. For purposes of this subdivision, "jobs that pay prevailing wages" means that all construction workers employed in the execution of the project will receive at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code. If the project is certified for streamlining, the project applicant shall include this requirement in all contracts for the performance of the work.
  - (2) (A) If the project is certified pursuant to this chapter, contractors and subcontractors shall pay to all construction workers employed in the execution of the project at least the general prevailing rate of per diem wages.
  - (B) Except as provided in subparagraph (C), the obligation of the contractors and subcontractors to pay prevailing wages pursuant to subparagraph (A) may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the project, or by an underpaid worker through an administrative complaint or civil action. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
  - (C) Subparagraph (B) does not apply if all contractors and subcontractors performing work on the project are subject to a project labor agreement that requires the

payment of prevailing wages to all construction workers employed in the execution of the project and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.

- (c) The project does not result in any net additional emission of greenhouse gases, including greenhouse gas emissions from employee transportation, as determined by the State Air Resources Board pursuant to Division 25.5 (commencing with Section 38500) of the Health and Safety Code.
- (d) The project applicant demonstrates compliance with the requirements of Chapters 12.8 (commencing with Section 42649) and 12.9 (commencing with Section 42649.8) of Part 3 of Division 30, as applicable.
- (e) The project applicant has entered into a binding and enforceable agreement that all mitigation measures required pursuant to this division to certify the project under this chapter shall be conditions of approval of the project, and those conditions will be fully enforceable by the lead agency or another agency designated by the lead agency. In the case of environmental mitigation measures, the applicant agrees, as an ongoing obligation, that those measures will be monitored and enforced by the lead agency for the life of the obligation.
- (f) The project applicant agrees to pay the costs of the Court of Appeal in hearing and deciding any case, including payment of the costs for the appointment of a special master if deemed appropriate by the court, in a form and manner specified by the Judicial Council, as provided in the Rules of Court adopted by the Judicial Council pursuant to Section 21185.
- (g) The project applicant agrees to pay the costs of preparing the record of proceedings for the project concurrent with review and consideration of the project pursuant to this division, in a form and manner specified by the lead agency for the project.

#### **§21184.**

- (a) The Governor may certify a project for streamlining pursuant to this chapter if it complies with the conditions specified in Section 21183.
- (b) (1) Prior to certifying a project, the Governor shall make a determination that each of the conditions specified in Section 21183 has been met. These findings are not subject to judicial review.
  - (2) (A) If the Governor determines that a leadership project is eligible for streamlining pursuant to this chapter, he or she shall submit that determination, and any supporting information, to the Joint Legislative Budget Committee for review and concurrence or nonconcurrence.
  - (B) Within 30 days of receiving the determination, the Joint Legislative Budget Committee shall concur or nonconcur in writing on the determination.
  - (C) If the Joint Legislative Budget Committee fails to concur or nonconcur on a determination by the Governor within 30 days of the submittal, the leadership project is deemed to be certified.
- (c) The Governor may issue guidelines regarding application and certification of projects pursuant to this chapter. Any guidelines issued pursuant to this subdivision are not subject to the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code).

#### **§21184.5.**

- (a) Notwithstanding any other law, except as provided in subdivision (b), a multifamily residential project certified under this chapter shall provide unbundled parking, such that private vehicle parking spaces are priced and rented or purchased separately from dwelling units.
- (b) Subdivision (a) shall not apply if the dwelling units are subject to affordability restrictions in law that prescribe rent or sale prices, and the cost of parking spaces cannot be unbundled from the cost of dwelling units.

#### **§21185.**

On or before July 1, 2014, the Judicial Council shall adopt a rule of court to establish procedures applicable to actions or proceedings brought to attack, review, set aside, void, or annul the certification of the environmental impact report for an environmental leadership development project certified by the Governor pursuant to this chapter or the granting of any project approvals that require the actions or proceedings, including any potential appeals therefrom, be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the court.

#### **§21186.**

Notwithstanding any other law, the preparation and certification of the record of proceedings for a leadership project certified by the Governor shall be performed in the following manner:

- (a) The lead agency for the project shall prepare the record of proceedings pursuant to this division concurrently with the administrative process.
- (b) All documents and other materials placed in the record of proceedings shall be posted on, and be downloadable from, an Internet Web site maintained by the lead agency commencing with the date of the release of the draft environmental impact report.
- (c) The lead agency shall make available to the public in a readily accessible electronic format the draft environmental impact report and all other documents submitted to, or relied on by, the lead agency in the preparation of the draft environmental impact report.
- (d) A document prepared by the lead agency or submitted by the applicant after the date of the release of the draft environmental impact report that is a part of the record of the proceedings shall be made available to the public in a readily accessible electronic format within five business days after the document is released or received by the lead agency.
- (e) The lead agency shall encourage written comments on the project to be submitted in a readily accessible electronic format, and shall make any comment available to the public in a readily accessible electronic format within five days of its receipt.
- (f) Within seven business days after the receipt of any comment that is not in an electronic format, the lead agency shall convert that comment into a readily accessible electronic format and make it available to the public in that format.
- (g) Notwithstanding paragraphs (b) to (f), inclusive, documents submitted to or relied on by the lead agency that were not prepared specifically for the project and are copyright protected are not required to be made readily accessible in an electronic format. For those copyright-protected documents, the lead agency shall make an index of these documents available in an electronic format no later than the date of the release of the draft environmental impact report, or within five business days if the document is received or relied on by the lead

agency after the release of the draft environmental impact report. The index must specify the libraries or lead agency offices in which hardcopies of the copyrighted materials are available for public review.

- (h) The lead agency shall certify the final record of proceedings within five days of its approval of the project.
- (i) Any dispute arising from the record of proceedings shall be resolved by the superior court. Unless the superior court directs otherwise, a party disputing the content of the record shall file a motion to augment the record at the time it files its initial brief.
- (j) The contents of the record of proceedings shall be as set forth in subdivision (e) of Section 21167.6.

**§21187.**

Within 10 days of the Governor certifying an environmental leadership development project pursuant to this section, the lead agency shall, at the applicant's expense, issue a public notice in no less than 12-point type stating the following:

“THE APPLICANT HAS ELECTED TO PROCEED UNDER CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE, WHICH PROVIDES, AMONG OTHER THINGS, THAT ANY JUDICIAL ACTION CHALLENGING THE CERTIFICATION OF THE EIR OR THE APPROVAL OF THE PROJECT DESCRIBED IN THE EIR IS SUBJECT TO THE PROCEDURES SET FORTH IN SECTIONS 21185 TO 21186, INCLUSIVE, OF THE PUBLIC RESOURCES CODE. A COPY OF CHAPTER 6.5 (COMMENCING WITH SECTION 21178) OF THE PUBLIC RESOURCES CODE IS INCLUDED BELOW.”

The public notice shall be distributed by the lead agency as required for public notices issued pursuant to paragraph (3) of subdivision (b) of Section 21092.

**§21188.**

The provisions of this chapter are severable. If any provision of this chapter or its application is held to be invalid, that invalidity shall not affect any other provision or application that can be given effect without the invalid provision or application.

**§21189.**

Except as otherwise provided expressly in this chapter, nothing in this chapter affects the duty of any party to comply with this division.

**§21189.1.**

If, prior to January 1, 2021, a lead agency fails to approve a project certified by the Governor pursuant to this chapter, then the certification expires and is no longer valid.

**§21189.2.**

The Judicial Council shall report to the Legislature on or before January 1, 2017, on the effects of this chapter on the administration of justice.

§21189.3

This chapter shall remain in effect until January 1, 2021, and as of that date is repealed unless a later enacted statute extends or repeals that date.

  
\_\_\_\_\_  
John Rahaim, Director

on

6.10.19

\_\_\_\_\_  
(Date)





James Hardin  
449 Duncan Street  
San Francisco CA 94131

RECEIVED

JUN 13 2019

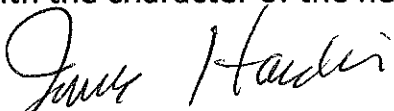
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2414

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
CPC/HPC

Re: Appeal # 19-042  
461-463 Duncan Street

June 7, 2019

I would like to go on record in support of the above appeal made by Paul Sheard. In addition to the valid points regarding privacy issues for the neighbors made by Mr. Sheard, the lot coverage and size and scope of the project are not in keeping with the character of the neighborhood.

  
Sincerely, James Hardin

