



Filed at CPC Hearing 8/22/19
K. Hiden
Keena Middleton <kjmiddle10@gmail.com>

61 Cambon

Samer Danfoura <samer@danfouralaw.com>
To: Keena Middleton <kjmiddle10@gmail.com>
Cc: Chris DeWys <chris@danfouralaw.com>

Mon, Aug 19, 2019 at 1:31 PM

Dear Keena:

I understand that many of the clients of the existing tenant of 61 Cambon, the martial arts studio, plan to appear at the August 22 hearing at 1:00 pm in order to oppose your application because they want the martial arts studio to stay (but not necessarily opposition to the proposed use in general).

I informed the planning department that the studio has a month to month lease, and the studio cannot stay regardless of what happens with the cannabis use. I informed the planner assigned to the application that the objectors are not opposing your use, but the loss of the studio, but that the studio could relocate in the area without compromising the students. The planner said she would notify the commissioners at the hearing of the lease status; she said it would not be necessary for our office or the ownership to attend the hearing to state that.

The property owner supports your application and if you want someone from our office to attend the hearing to speak in favor of the project and to inform the CCSF Planning Department of what we already informed them by telephone, we can. However, please note that the property owner will not pay for our time and the tenant would be expected to pay for it. Please let us know by tomorrow morning if you want someone from our office to attend and speak on the matter of the martial arts studio's lease.

Sincerely,

Samer Danfoura, Esq. | Danfoura Law P.C.

samer@danfouralaw.com | www.danfoualaw.com

T. 415.970.8012 | F. 415.970.8013

Main Office: 475 El Camino Real Suite 300 Millbrae CA 94030

San Francisco Office: 1303 Ninth Avenue San Francisco CA 94122

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L. Hoagland



August 20, 2019

Dear President Myrna Melgar and Planning Commissioners:

RE: Support for 755 Brannan Street

Thank you so much for your support of SOMA Pilipinas, the Filipino Cultural Heritage District.

As you know, the Filipino community's rich history and culture have been an part of the South of Market for more than 100 years – and we continue to thrive and protect our neighborhood despite successive rounds of displacement through the 70s, 80s, and both tech booms that have repeatedly compromised our visibility, our safety, and our homes.

As many new major developments come online via the Central SOMA Plan, SOMA Pilipinas asks that this commission, as stewards of the City's built environment, seek in these developments concrete ways to mitigate andy negative impacts and also advocate for elements that would be beneficial to the community.

We would like to acknowledge that 755 Brannan development has agreed to support our efforts to increase the visibility of our community and the cultural district to through new public art, signage, way-finding, special crosswalks and street furniture. Specifically, they have committed to include special bicycle rack designs as part of their project. We appreciate this commitment on their part to help to demarcate the City's Filipino Cultural District, by providing useful and attractive bike racks .

We hope that your commission will continue to advocate for all communities struggling to stay in the City.

Sincerely,

RAQUEL REDONDIEZ

8/22/19

L. Hoagland

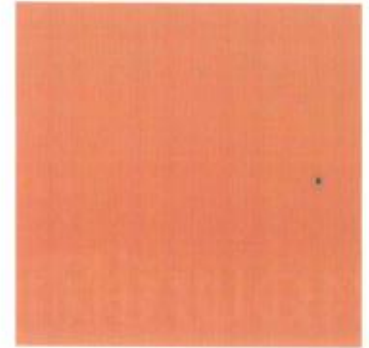
755 Brannan

Request for Continuance

on behalf of the homeowners at 50 Lucerne, 5-45 Lucerne & 11-161 Gilbert

Request for Continuance

on behalf of homeowners at 50 Lucerne, 5-45 Lucerne and 11-161 Gilbert



Additional time is needed to address the following outstanding issues with 755 Brannan:

- Securing and protecting the foundation for 50 Lucerne St
- Relocating trash for 57 new units away from existing residents
- Addressing the severe reduction of light and air for all surrounding neighbors at 50 Lucerne, 5-45 Lucerne and 11-161 Gilbert

• On [change.org](http://chng.it/PRypWcKd) we have organically secured nearly 100 signatures from residents in the area supporting this effort: <http://chng.it/PRypWcKd>

Protecting the Foundation

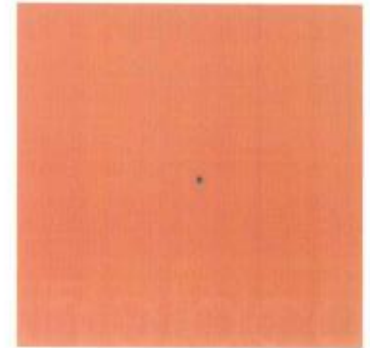


A geotechnical review for 755 Brannan was conducted on 5/10/18 – sponsored by SF Green Homes, LLC. This report focused on the foundation conditions for 755 Brannan only and states:

- 755 Brannan wants to build up to the property line that is shared with 50 Lucerne
- The foundation consists of relatively poor soil conditions of sandy fill overlying soft Bay Mud deposits
- When excavating below the level of foundations supporting existing structures, some form of underpinning may be required

Recommendation: 50 Lucerne to launch an independent geotechnical study to understand the impact and building recommendations for safe excavation and construction; and to minimize movement and settlement for its foundation and damage to the existing structure

Relocating Trash



- 755 Brannan is planning to place the trash for 57-units along the property line wall, next to 50 Lucerne and across the street from 5-45 Lucerne
- The location of this trash room will open up directly next to and underneath the only functioning windows that lets in fresh air into the units of 50 Lucerne and 5-45 Lucerne
- Despite being in an enclosed area of 755 Brannan, the smell and the pests from that room cannot be contained; it will have a significant impact to the surrounding neighbors and their quality of life and access to fresh air

Recommendation: Consistent with many other buildings along Brannan, we are proposing that the position of the trash room and the bike storage room be interchanged, similar to its original plan; this change will ensure that zero homeowners and residents are impacted by 755 Brannan's trash

Increasing Light & Air



- The original plan for 755 Brannan illustrated an open area between 755 Brannan and 50 Lucerne, and provided air and light for neighboring buildings at 5-45 Lucerne and 11-161 Gilbert
<https://socketsite.com/archives/2017/03/bonus-plans-for-building-up-on-brannan.html>
- According to the Residential Design Guidelines, provided by the SF Planning Department
 - Page 15: Side spacing helps establish the individual character of each building while creating a rhythm to the composition of a proposed project. Projects must respect the existing pattern of side spacing.
 - Page 16: The following design modifications can minimize impacts on light:
 - Provide setbacks on the upper floors of the building
 - Provide shared light wells to provide more light to both properties

Recommendation: Upon a preliminary consultation with an architect at David Baker Architects, he believes that these neighborhood light/air considerations can be achieved; we would like extra time to compose an alternative plan for consideration



Next Steps

As residents surrounding the entire 755 Brannan project, we are requesting more time to ensure that due diligence for ALL related parties are considered, not just for 755 Brannan.

Our goal with this extra time is to come up with an alternative proposal that will allow the builder to maintain the number of proposed units, while addressing the community issues at large.

And to summarize the actions we will take:

- 50 Lucerne to launch an independent geotechnical study to understand the impact and building recommendations for safe excavation and construction; and to minimize movement and settlement for its foundation and damage to the existing structure
- Consistent with many other buildings along Brannan, we are proposing that the position of the trash room and the bike storage room be interchanged, similar to it's original plan; this change will ensure that zero homeowners and residents are impacted by 755 Brannan's trash
- Upon a preliminary consultation with an architect at David Baker Architects, he believes that these neighborhood light/air considerations can be achieved; we would like extra time to compose an alternative plan for consideration

2300 Harrison - La Cocina Timeline

Received at CPC Hearing 8/22/19
L. Hoagland

2.19.19

- Without providing any parameters or commitment, **project sponsor team asks La Cocina in an email if they can tell USM that La Cocina is going to take the retail space.**
- Caleb Zigas, La Cocina Executive Director, replies with interest but states it is **important for La Cocina to have terms in their own direct agreement** with the project sponsor.

late February - late May - **no contact**

During the time between late February and late May, **project sponsor tells USM team more than once**, including at a facilitated meeting with the Supervisors' office, **that La Cocina is busy and not interested. USM team states that they have been in communication with La Cocina, they are very much interested** but need basic terms and space layout formalized.

5.28.19

2 days before 5.30.19 hearing

- **After just over 3 months of silence**, project sponsor reaches out to La Cocina to ask if **'the projects' path to planning commission the last few months has registered on their radar'** and if they have any interest in talking further.

6.5.19

1 day before 6.6.19 hearing

- Project sponsor sends a **letter of interest** and **first draft, very basic schematic plan** and asks **La Cocina to sign on**

7.12.19

6 days before 7.18.19 hearing

- Project sponsor meets with La Cocina Deputy Director and Operations Manager to **review the first schematic drawings. La Cocina requests that terms for the agreement be provided**, not just a generalized letter of intent to try to work with La Cocina.

8.8.19

- Project sponsor meets with La Cocina ED, Caleb Zigas, to review functional needs and kitchen layout. **Build out still needs to be priced** and Caleb again states that **terms need to be formally articulated, including options.**

8.20.19

2 days before 8.22.19 hearing

- Project sponsor sends letter of intent to La Cocina
- La Cocina replies on 8.21.19 with **request for articulated lease terms**, details of TI warm shell and build out to be done **and an estimate to identify actual projected cost of build out to be done.**

Additional Project Benefits Offered to Community

- 1) **Additional BMR Unit.** In addition to the required on-site BMR units, project will dedicate one (1) additional one-bedroom dwelling unit at 120% AMI as an inclusionary unit. The voluntary BMR unit will be subject to the same City requirements applicable to the required inclusionary units and will be administered by the MOHCD. Project also include 3 required BMR units at 50% AMI.
- 2) **Community-Serving Space.** Project Sponsor agrees to lease the approx. 1,158 sf of ground floor, Mistral Street facing, arts activity/retail space at reduced rate to a community-based arts organization or artist-in-residence for use to produce and/or show their work for sale for a term of 10 years, plus two 5-year options. Mission-based artists and organizations shall have priority to prevent displacement from the area. The initial base rent for the Community-Serving Space will be \$2.00/sf per month plus triple net expenses, with the base rent subject to adjustment annually as determined by the increase in the San Francisco Bay Area CPI-U. The Project Sponsor will utilize a list of community-based arts organizations or artists-in-residence identified by United to Save the Mission (USM) and negotiate a lease with such organization(s) or artists subject to the above-described terms.
- 3) **Project Mural.** The Project Sponsor shall retain and fund a muralist, for up to \$15,000 total, to develop a mural along two areas in the Project's Mistral Street façade. The mural will be developed with the community (with artist nominations and design ideas to be provided by USM or Precita Eyes) to reflect the historic Latino/Chicano Mission experience, with consideration taken for the operational aspects of the ground floor, in particular the residential and retail entrances.
- 4) **Carnaval's Use of Surface Parking Area adjacent to 19th and Harrison Corner.** In addition to allowing Carnaval to use the existing surface parking lot on May 24-26, 2019, Project Sponsor is willing to agree to future use by Carnaval of the areas near the 19th and Harrison corner, subject to Carnaval's execution of an annual indemnification agreement and provision of corresponding insurance requirements, no later than one (1) month prior to the event, similar to the terms Carnaval agreed to in May 2019.
- 5) **Design Revisions.** Incorporation of the following USM requested design concessions:
 - a) **Ground Floor Storefronts.** USM commented that the bulkhead and sills above the retail use and arts activity or retail use spaces would better reflect the retail character of the Mission neighborhood if heavier. Project Sponsor adjusted the design to provide heavier "framing" around the storefronts and recessed the entry doors to break down the storefronts into smaller components to match the fabric of the neighborhood. The main canopy for the retail use was also lowered in height.
 - b) **Office Levels.** USM felt that further articulation for office windows would be beneficial to be more contextual with existing commercial buildings in the neighborhood. Not wanting to create a false sense of history mimicking the window patterns of existing buildings, Project Sponsor agreed to add an additional horizontal mullion to break down the scale of the larger windows.
 - c) **Residential Levels.** USM requested increased depth in the residential façade, and additional outdoor open space for residents. Because further recess of the façade at the residential levels would impact the usability of the dwelling units, balconies were added to several units to create more depth to the façade from the pedestrian experience. Project Sponsor refined the design of the amenity space on the fourth floor to have large, operable doors to connect the indoor and outdoor space for larger gatherings.
- 6) **La Cocina Discussions re Retail Space.** On-going discussions with La Cocina, a non-profit culinary incubator, for their potential use of the 2,360-sf ground floor retail space. Project architects prepared a test fit study, based on the "wish-list" and specs from La Cocina to assess whether the corner retail space could be designed and built out to meet their business needs, which has been reviewed in a meeting with La Cocina and is currently under further review by La Cocina's full team. Project Sponsor has indicated willingness to lease the space to La Cocina within an initial rent of \$3,000/month (i.e. \$1.27/sf), subject to annual CPI adjustment, for a period of 10 yrs, plus two 5-year options. Additionally, Project Sponsor is willing to pay tenant improvements for the build-out of the space for La Cocina for costs associated with retail/office/storage/demo kitchen needs as originally outlined by La Cocina, up to \$488,000 (i.e. approx. \$200 per sf). The build-out cost was priced out by contractor per the specs and test fit information, and the overall pricing has also been confirmed to exceed typical warm-shell TI costs.



Executive Directive: Keeping Up the Pace of Housing Production

Summary and Status of Planning Department Process Improvements Plan,
July 2019

Received at CPCO hearing 8/22/19
J. Brantley

A Application and Intake Procedures

Indicates status update since last summary (Jan. 2019)

TASK	STATUS
A.1 Streamline Preliminary Project Assessment (PPA)	Effective April 2018
A.2 Consolidate environmental and project review via Project Application	Effective June 2018
A.3 Revise plan submittal and intake requirements	Effective June 2018
A.4 Uniform public notification procedures	
» Consistent mailing and poster requirements; Online Notice	Effective Jan. 2019 (BF 180423) ¹
» Apply uniform requirements to 311/312 building permit notices	TBD (not in BF 180423) ¹
» Notification materials redesign and streamlining	Initiated Summer 2019

B Routine Projects and Permits

TASK	STATUS
B.1 Enhance capacity for Over-the-Counter (OTC) approvals at PIC counter	
» Expand or add dedicated PIC shifts for: Preservation, Design, ADUs	Effective April 2018, ongoing
» Streamline CEQA Categorical Exemption process for OTC approvals	Effective January 2018
» Improve public information materials	Ongoing
B.2 Expand permits that can be approved same-day at PIC counter	
» Minor alterations to Historic structures	Effective Aug. 2018 (BF 180423) ¹
» Limited Rear Yard Additions, and related minor alterations	TBD (not in BF 180423) ¹
B.3 Accessory Dwelling Units and Unit Legalization approvals	
» Assign ADU core staff at key agencies (DBI, SFFD, Public Works, Planning, SFPUC)	Effective October 2018
» Offer combined interagency Pre-Application meetings	Effective September 2018
» Expedited plan review, preliminary approval OTC by appointment	Effective August 2018
» Provide interagency plan review and combined Plan Check Letter	Effective October 2018
» Provide parallel processing with DBI and Planning for ADU permits	Effective August 2018

C Environmental Planning, Historic Preservation, and Design Review

TASK	STATUS
Environmental Review	
C.1.1 Standard Conditions of Approval for selected CEQA topics	Fall 2019 / Spring 2020
C.1.2 Streamline review process for selected CEQA topics:	
» Two-tier transportation review: streamlined review for most projects	Effective August 2018
» Launch web-based travel demand tool	Effective February 2019
» Streamline wind and shadow review	TBD
C.1.3 Streamline use of technical studies and environmental consultants	Effective July 2018
C.1.4 Expand and streamline environmental review exemptions	
» Replace narrative "certificate" documents with checklists for Exemptions.	Effective January 2018





Historic Preservation Review

C.2.1	Revise Preservation review procedures:	
	• Historic Resource Assessment (HRA) for pre-project determination	Effective Jan. 2019 (pilot)
	• Revise Preservation Bulletin No. 16	TBD
C.2.2	Complete a citywide historic preservation survey	Ongoing
C.2.3	Reassess Historic Preservation staffing at PIC counter:	
	• Enhanced service hours by Preservation specialists	Effective April 2018
	• Revise PIC review procedures for non-Preservation specialists	Summer 2019
Design Review		
C.3.1	Identify Design Guidelines to be codified or standardized	Initiate Spring 2020
C.3.2	Enhance staffing of Design Advisory teams, add Design staff at PIC	Effective June 2018
C.3.3	Adopt Urban Design Guidelines (UDGs) and develop UDGs matrix	Effective May 2018
C.3.4	Streamline Residential Design Guidelines (RDGs) with RDGs matrix	Effective June 2018
C.3.5	Update Residential Design Guidelines (RDGs) ,develop an RDGs matrix	Effective Aug. 2018

D Planning Code and Commission Policies

TASK	STATUS	
D.1	Advanced Planning Commission scheduling for housing projects	Effective February 2019
D.2	Streamline staffing and timeframe for Discretionary Review (DR) cases	Effective June 2018
D.3	Reduce requirements for Conditional Use and other entitlement hearings	
	Eliminate Commission hearings for 100% Affordable Housing Bonus	Effective Aug. 2018 (BF 180423) ¹
	Replace CU hearing for HOME-SF with a design review hearing	Effective Mar. 2019 (BF 180456) ²
	Identify additional approvals to be consolidated or eliminated	TBD
D.4.1	Update the Planning Code for consistent definitions and procedures	Ongoing
D.4.2	Ongoing Planning Code reorganization	
	Article 8 (Chinatown Districts)	Pending BF 190594
	Article 8 (Mixed Use Districts)	Initiate Fall 2019
D.5	Planning Code revisions to streamline housing review	
	Eliminate "Costa-Hawkins letters" for Inclusionary projects	Effective Mar. 2018 (BF 171193) ³
	Reduce the need for Variances for large downtown projects	Effective Aug. 2018 (BF 180423) ¹
	Expand administrative approval for 100% Affordable projects	Effective Aug. 2018 (BF 180423) ¹
	Expand approval options for ADUs in buildable area	Effective Sept. 2018 (BF 180268) ⁴
	Provide administrative approval of "no waiver" ADUs	Effective June 2019 (BF 181156) ⁵

E Administration and Technology

TASK	STATUS
E.1.1 Online submittal and payment for all development application types	 Effective May 2019
E.1.2 Electronic Document Review (EDR) for Planning review	 Initiated Feb. 2019
E.1.3 Electronic Document Management System (EDMS)	Effective Summer 2017
E.1.4 Develop a web-based Impact Fee Calculator for staff	 Launch in Spring 2019
E.1.5 In-House processing of public notification mailing lists	Effective April 2018
E.1.6 Property Information Map (PIM) enhancements	Redesigned Dec. 2018
E.1.7 Develop business zoning check online tool	 Effective April 2019

NOTES:

(1) BF 180423: Mayor's Process Improvements Ordinance (Mayor Breed), approved July 2018

(2) BF 180456: HOME-SF and 100% Affordable Housing Bonus Program (Tang, Safai), approved August 2018

(3) BF 171193: Inclusionary Affordable Housing Program (Peskin, Kim), approved February 2018

(4) BF 180268: Accessory Dwelling Units (Tang, Kim, Brown), approved August 2018

(5) BF 181156: Accessory Dwelling Units in New Construction (Safai), introduced November 2018

Received at CPC Hearing 8/22/19
J. Birtoff

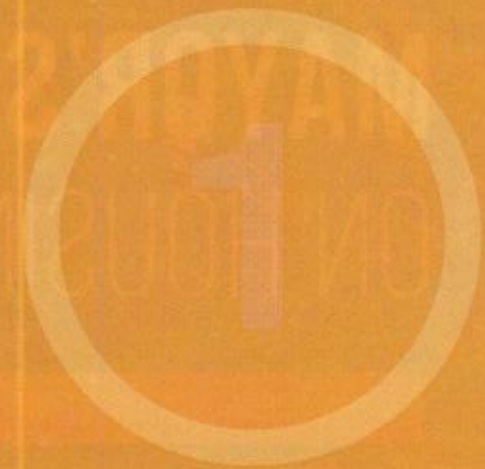


San Francisco Planning Commission | August 22, 2019



San Francisco
Planning

EXECUTIVE DIRECTIVE 17-02 ON HOUSING PRODUCTION



Mayor's Executive Directive 17-02 on Housing Production



1. Approval Deadlines [pre-entitlement]

Months from stable
project to entitlement :

6	no CEQA project
9	CEQA exemptions
12	ND, MND, CPE
18	EIR
22	complex EIR



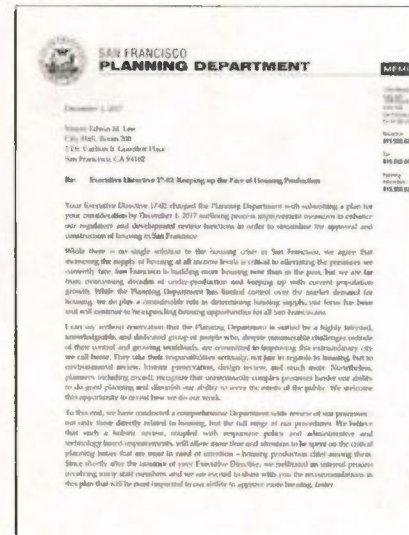
2. Approval Deadlines [post-entitlement]

ONE YEAR from complete
phase application to
construction permits



3. Accountability

- / Hearings scheduled
within timeframes
- / Senior manager
- / Regular reporting



4. Improvement Plans

PRE-Entitlement Plan
[Planning + DBI]

POST-Entitlement Plan
[Planning, DBI, MOD,
SFMTA, Public Works,
PUC, SFFD, RPD]

PROCESS IMPROVEMENTS: 2017 PLAN



Process Improvements Plan

APPLICATION INTAKE AND REVIEW



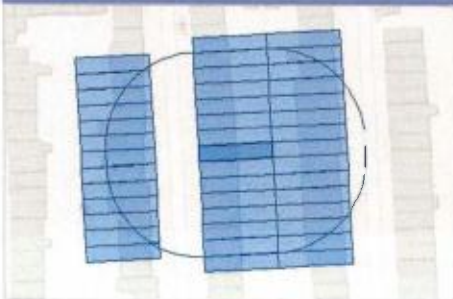
The application process should be the foundation of sponsor, staff, and public understanding of project details and review timeframes.

ENVIRONMENTAL AND DESIGN REVIEW



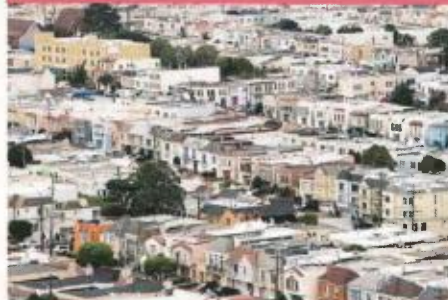
Successful mitigations and design can be applied broadly, reserving more complex analysis for when it's needed most.

ADMINISTRATION AND TECHNOLOGY



By continually updating our systems and tools, we can serve the public better and keep growing our capacity.

ROUTINE PROJECT AND PERMITS



Over-the-counter and administrative approvals reduce backlog and leave more time for priority projects.

PLANNING CODE AND COMMISSION POLICIES



A clear Planning Code reduces room for delay. Focusing Commission review on the projects that need it most maximizes the value of public discussion.

PROCESS IMPROVEMENTS: STATUS REPORT, Q2 2019



APPLICATION INTAKE AND REVIEW

Project Application: Consolidated project review

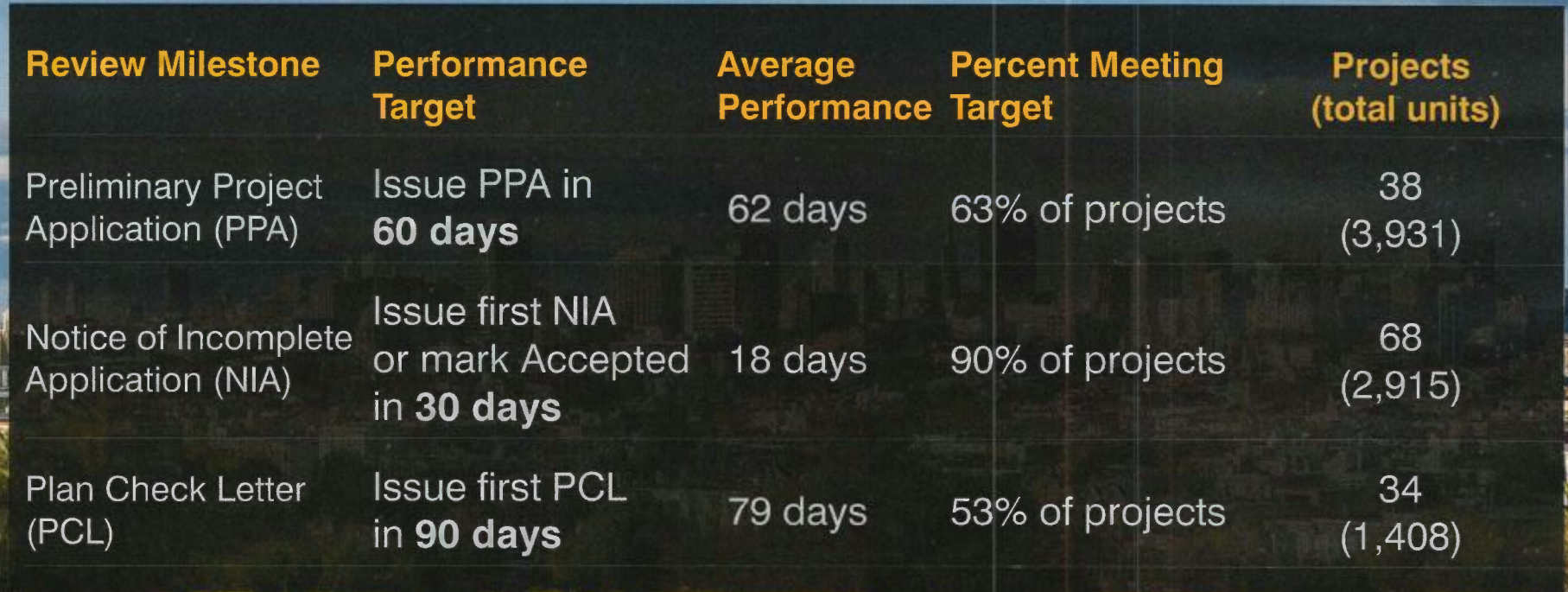


Combined Planning comments
(Environmental, Planning Code, Design, Streetscape)

1. Preliminary Project Application (PPA): 60 days
2. Project Application for all types of review
3. Notice of Incomplete Application (NIA): 30 days
4. Plan Check Letter (PCL): 90 days
5. Target Hearing Date: 6 to 22 months in advance



Project Review Performance: June 2018 – June 2019



Review Milestone	Performance Target	Average Performance	Percent Meeting Target	Projects (total units)
Preliminary Project Application (PPA)	Issue PPA in 60 days	62 days	63% of projects	38 (3,931)
Notice of Incomplete Application (NIA)	Issue first NIA or mark Accepted in 30 days	18 days	90% of projects	68 (2,915)
Plan Check Letter (PCL)	Issue first PCL in 90 days	79 days	53% of projects	34 (1,408)

Note: Data do not include ADU and Legalization projects. These are tracked separately under a separate expedited review.

Target Approval Performance: June 2018 – June 2019

Project Status	Projects	% of Total	Units	% of Total
Submitted pending review	2	3%	13	<1%
Accepted / NIA issued pending Plan Check Letter	27	42%	905	40%
Plan Check Letter issued pending Stable Project Description	21	32%	556	24%
Project Description Stable pending approval	4	6%	150	6%
Approved	11	17%	695	30%
Total	65		2,318	

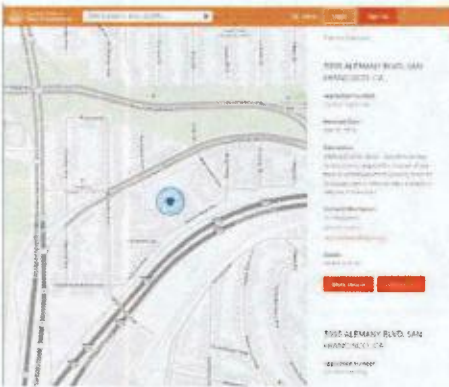
Note: All residential projects filed since June 1, 2018; current status as of June 30, 2019

APPLICATION INTAKE AND REVIEW



Public Notice Streamlining (2017)

- Consolidated ~30 notice requirements into ~6
- Online notices: sfplanning.org/notices
- Mailing to tenants in all cases



Public Notice Redesign (2019-20)

- Clear and concise information, in multiple languages
- More accessible mailers and posters
- Simplify staff process to generate notices



ENVIRONMENTAL AND DESIGN REVIEW

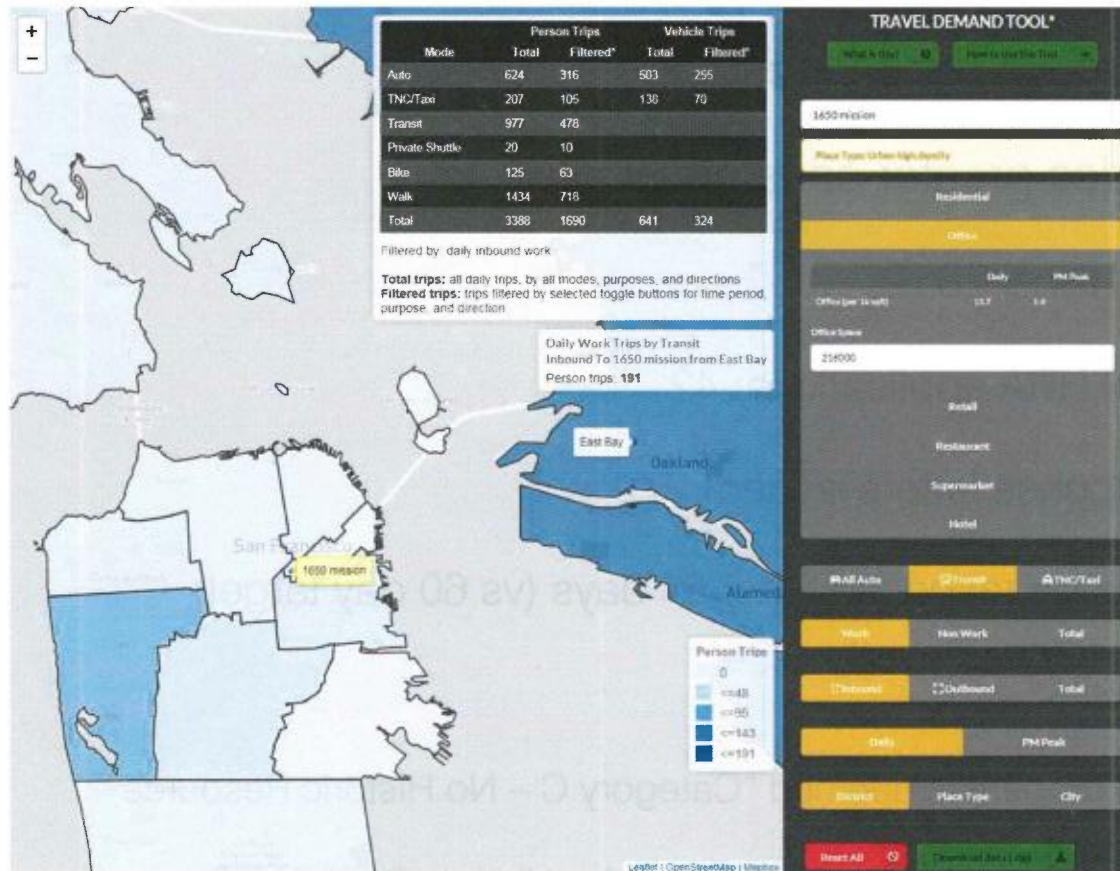


Historic Resource Assessment (HRA) Pilot

- Pre-project historic resource screening
- Provides greater certainty, earlier
- As of June 2019:
 - Total HRA applications: 42
 - Response letters issued: 27
 - Average response time: 61 days (vs 60 day target)
 - Results:
 - 25 properties deemed “Category C – No Historic Resource”
 - 1 property deemed “Category A – Historic Resource Present”
 - 1 property remained “Category B – Unknown / Age Eligible”

ENVIRONMENTAL AND DESIGN REVIEW

Online Travel Demand Estimator



- Launched February 2019
- Publicly available: sftraveldemand.sfcta.org
- Consolidates multiple databases into one interactive tool
- Expedites CEQA transportation analysis

ENVIRONMENTAL AND DESIGN REVIEW

Standard Conditions of Approval for CEQA topics



- Apply environmental mitigations with a package of standard measures for certain topics, as appropriate:

- Air Quality, Archeology, Biological Resources, Noise, Paleontology, Transportation



- Precedents:

- Maher Ordinance, Dust Control Ordinance, TDM
- City of Oakland Standard Conditions package (2008)

- Benefits:

- More transparent and predictable mitigation requirements
- Expedite environmental review for some projects, while applying “best practice” mitigation requirements consistently

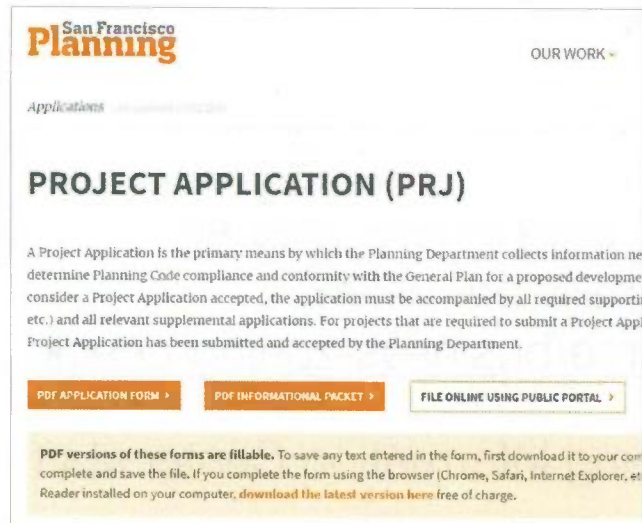
PLANNING CODE AND COMMISSION POLICIES



Target Approval Dates for Housing Projects

- “Stable” projects are assigned a Target Hearing Date (6 to 22 months, based on environmental review)
- Delayed projects will be reported to Planning Commission in a “Project Status Report” on the Target Date, indicating the cause of delay
- For projects filed since June 2018:
 - All approved projects within Target Timeframe; no delays
 - “Stable” projects currently have Target Hearing Dates; next is in January 2020

ADMINISTRATION AND TECHNOLOGY



The screenshot shows the San Francisco Planning website. At the top, there is a logo for "San Francisco Planning" and a navigation menu with "OUR WORK" and "Applications". The main heading is "PROJECT APPLICATION (PRJ)". Below this, a paragraph explains that a Project Application is the primary means for the Planning Department to collect information to determine Planning Code compliance and conformity with the General Plan. It states that if a Project Application is accepted, it must be accompanied by all required supporting documents and all relevant supplemental applications. For projects requiring a Project Application, it must be submitted and accepted by the Planning Department. Below the text are three buttons: "PDF APPLICATION FORM", "PDF INFORMATIONAL PACKET", and "FILE ONLINE USING PUBLIC PORTAL". A note at the bottom states: "PDF versions of these forms are fillable. To save any text entered in the form, first download it to your computer, complete and save the file. If you complete the form using the browser (Chrome, Safari, Internet Explorer, etc.) Reader installed on your computer, download the latest version here free of charge."

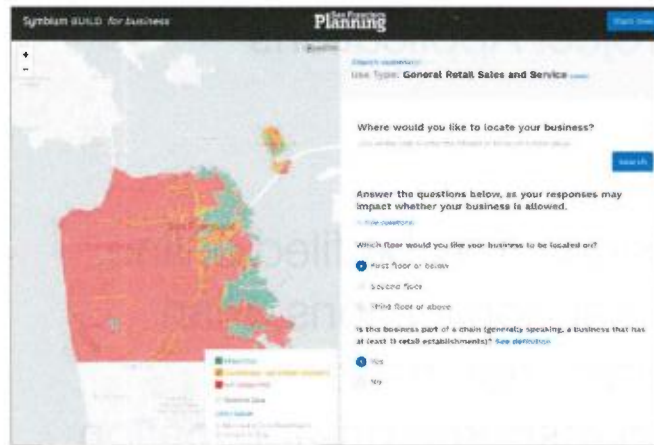
Online Submittal for Project Applications

- Launched May 2019
- New Project Applications may be filed online, including Supplemental Applications, Plan sets, and other required materials:
<https://sfplanning.org/resource/prj-application>
- Benefits:
 - Time, cost savings for applicants
 - Increase compliance with consolidated review process
 - Improved tracking and reporting



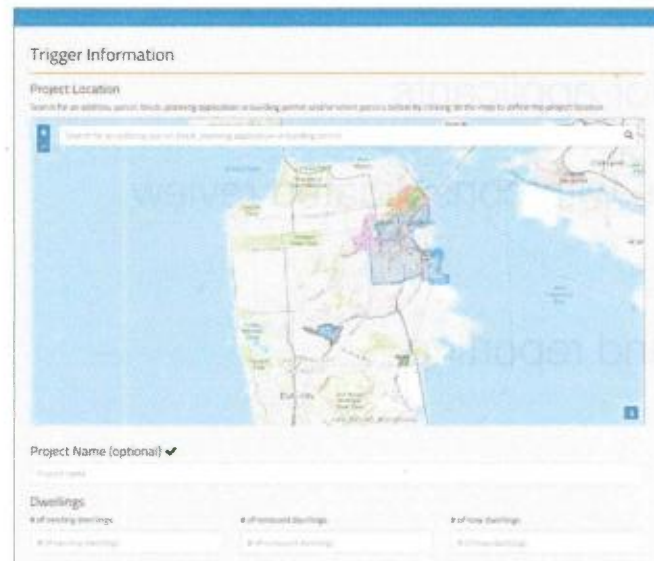
The screenshot shows the San Francisco Planning website. At the top, there is a logo for "San Francisco Planning" and a navigation menu with "OUR WORK" and "Applications". The main heading is "PROJECT APPLICATION (PRJ)". Below this, a paragraph explains that a Project Application is the primary means for the Planning Department to collect information to determine Planning Code compliance and conformity with the General Plan. It states that if a Project Application is accepted, it must be accompanied by all required supporting documents and all relevant supplemental applications. For projects requiring a Project Application, it must be submitted and accepted by the Planning Department. Below the text are three buttons: "PDF APPLICATION FORM", "PDF INFORMATIONAL PACKET", and "FILE ONLINE USING PUBLIC PORTAL". A note at the bottom states: "PDF versions of these forms are fillable. To save any text entered in the form, first download it to your computer, complete and save the file. If you complete the form using the browser (Chrome, Safari, Internet Explorer, etc.) Reader installed on your computer, download the latest version here free of charge."

ADMINISTRATION AND TECHNOLOGY



Business Zoning Check

- Launched April 2019
- Online tool to identify sites where uses are permitted or conditionally permitted:
sfplanning.org/resource/business-zoning-check
- Compliment to Planning Information Center staff



Impact Fee Calculator

- Launched April 2019
- Internal web-based tool for staff
- Improves consistency and transparency in assessing complex impact fees



THANK YOU



San Francisco
Planning

Jacob Bintliff
Senior Planner
Special Projects & Policy

jacob.bintliff@sfgov.org
www.sfplanning.org

Received at CPC Hearing 8/22/19
Pub. Com. V. Flores.

Communities United for Health and Justice



August 22, 2019

Myrna Melgar
President, San Francisco Planning Commission
1650 Mission St. #400
San Francisco, CA 94103

cc: Planning Director John Rahaim
Commission Secretary Jonas Conin
Assigned Planner Veronica Flores

Dear President Myrna Melgar and Members of the Planning Commission,

We are Communities United for Health and Justice (CUHJ). We are rooted in deeply accessible and participatory community planning and have a real track record in District 11. Our communities are monolingual, immigrant, working class, families, seniors and youth. They are among the most deeply rooted yet highly vulnerable to impending development. As such, we have participated, aided, and advised in community initiatives led by the Planning Department. It is with this commitment to genuine dialogue and contribution towards a process that is responsive and accountable that we are here today.

The 65 Ocean project represents the disconnect between a community in jeopardy, and development entitled to operate semingly imperceptive to material conditions for local residents. As the largest project ever to be proposed in the district; at 75% market rate units, 70% of which will be studio and one-bedroom apartments, it will be out of touch, out of reach, and will not address the needs of the existing community.

This specific project has galvanized the community into action. Hundreds of community members have signed on to pledge cards opposing this project. Too many of them can not participate in these meetings but will be greatly impacted by this proposed development. Thus, a hearing in the Excelsior would bring us to the nexus of what is warranted, justified, and ultimately true to your own proclaimed values.

Therefore, we demand the Planning Commission hearing on the unapproved development at 65 Ocean Avenue be held in the neighborhood in which it seeks to effect. CUHJ expects a response that addresses our demand within one month of this letter's date, no later than September 22nd, 2019. We are willing to aid in the selection and logistical process of booking venues after this date.

Thank you,



Received at CPC Hearing

8/22/19

Minutes

Mr. Dratler stated the Planning Commission did not approve building permit 2018.0625.2842 at the July 25, 2019 meeting and requested the meeting minutes be revised to exclude the approval of the building permit.

Mr. Dratler stated the captioned transcript shows it was not clear if a new plan was required for 27 17th Ave. Prior to approving the joint motion for 25 and 27 17th Ave. Mr. Winslow told the commissioners "they could not approve the project on the other lot today".

Mr. Dratler stated, approving the new construction building permit without an accurate boundary line survey would be a violation of Section 107.2.5 of the California Building Code. The Architectural Site Survey submitted with the plans for 27 17th Ave is not a boundary line survey. A note in the map submitted states a Record of Survey would be required under California Law to establish the property's boundary lines.

8/22/19

To: Planning Commission President Melgar, Vice President Koppel, Commissioners Fung, Hillis, Johnson, Moore, and Richards

From: Jerry Dratler

Subject: Request for correction to item 20 of the draft July 25, 2019 Planning Commission meeting minutes.

Date: August 21, 2019

cc: Mr. Winslow, Mr. Ionin

The July 25, 2019 Planning Commission draft minutes for agenda item 20, 27 17th Avenue are incorrect. The Planning Commission did not approve building permit 2018.0625.2842. The meeting minutes should be revised to exclude the approval of building permit 2018.0625.2842.

A review of the captioned transcript below clearly shows it was not the intent of the Planning Commission to approve building permit application 2018.0625.2842 and approving the new construction building permit without an accurate boundary line survey would be a clear violation of Section 107.2.5 of the California Building Code.

The information below demonstrates building permit 2018.625.2842 was not approved at the July 25, 2019 Planning Commission meeting:

1. Approving a building permit for the proposed new construction at 27 17th Avenue (permit 2018.0625.2842) without a valid boundary line survey would be a direct violation of Section 107.2.5 of the California Building Code which requires an accurate boundary line survey. I do not believe the Planning Commission intended to approve this permit.
 - a. The project sponsor's surveyor submitted the correct document, a draft Survey of Record (attached), to the Department of Public Works on December 27, 2018. As of July 24, 2019, the application for the Survey of Record was unapproved at DPW waiting for the mylars.

- b. The "Architectural Site Survey" (attached) the project sponsor submitted with the plans for 27 17th Avenue in December of 2018 is a map and not a survey.
 - i. The map's boundary note states that the document's boundary line representations cannot be relied on. The note also states a Record of Survey would be required under California Law to establish the property's boundary lines.
- 2. Items 19 and 20 were heard at the July 25, 2019 Planning Commission as a single project. A motion was made, seconded and approved to "revert the project back to its previous condition." The approved motion can be interpreted many ways.
- 3. The Planning Department's interpretation of the July 25, 2019 motion is reflected in DRAs 0657 and 0658 which are referenced in the July 25, 2019 Planning Commission draft minutes to be approved at the August 22, 2019 meeting.
 - i. DRA 0657 (25 17th Avenue) states that the Commission finds exceptional and extraordinary circumstances and takes DR and approves building permit application 2017.0707.1206 for 25 17th Avenue with the condition enumerated, "revert the existing building to its previous existing condition by restoring the 3-story bay."
 - ii. DRA 0658 (27 17th Avenue) states that the Commission finds exceptional and extraordinary circumstances and takes DR and approves building permit application for 2018.0625.2842 with the conditions enumerated, "revert the existing building on adjacent lot to its pervious existing condition by restoring the 3-story bay." The restored bay would extend over the lot line and encroach onto the subject lot. Therefore, a new proposal with plans for the new construction at 27 17th Avenue will need to respond to this condition.

4. A review of the captioned transcript below clearly shows it was not the intent of the Planning Commission to approve building permit application 2018.0625.2842 . Prior to approving the motion, Commissioners questioned whether a new plan was required, Mr. Winslow told the Commissioners they could not approve the project on the other lot prior to voting to approve the motion.
5. Below is a summary of the captioned transcript.
 - a. Mr. Ionin read Commissioner Richard's motion
 - b. Commissioner Richards confirmed the motion by saying, "exactly".
 - c. President Melgar asked a qualifying question, "I'm sorry, you said entertain a new plan submitted for the other lot?"
 - d. Commissioner Richards responds to the question. "yeah, fine if they bring up project four on the other lot, that is great, let's reconstruct the building, make sure that the new project adheres to the existing site conditions that they need to get a demolition permit, or adjust the lot line, whatever they need to do"
 - e. President Melgar responded, "I'm sorry, so can we not approve the building on the other lot today? That already has been submitted. It has to be new-"
 - f. Commissioner Richards, "I would like to see a new project because it doesn't take into consideration the three-story bay".
 - g. Mr. Winslow, "I don't believe you can approve the project on the other lot today. Building the three-story bay would encroach over that lot and physically change the plan of that building on 27 17th Avenue".
 - h. Mr. Ionin read the approved motion.

ATTACHMENTS

A portion of the captioned transcript of items 19 and 20 from the July 25, 2019 Planning Commission meeting that clarifies the motion that was made, seconded and approved.

Mr. Ionis >> commissioner his, there is a motion that has been seconded. If I understand the motion correctly, it is take D.R. And require that the property we reverted back to its previous condition.

Commissioner Richards>> exactly.

President Melgar >> I'm sorry, you said entertain a new plan submitted for the other lot?

Commissioner Richards >> yeah, fine if they bring up project four on the other lot, that is great, let's reconstruct the building, make sure that the new project adheres to the existing site conditions that they need to get a demolition permit, or adjust the lot line, whatever they need to do

President Melgar>> I'm sorry, so can we not approve the building on the other lot today? That already has been submitted. It has to be a new –

Commissioner Richards>> I would like to see a new project because it doesn't take into consideration the three-story bay.

Mr. Winslow >> I don't believe you can approve the project on the other lot today. Building the three-story bay would encroach over that lot and physically change the plan of that building on 27 17th avenue.

Mr. Ionis>> on that motion to take D.R. And revert the property back to its previous condition. On that motion...[Roll Call] So moved. That motion passes 5-0 -- 5-1.

project id: 9877			
Project Name:	1341 / 025 (0ROS) 2	DPW Surveyor:	Adrian VerHagen
Project Type:	0 Record of Survey		
Check Rec'd	\$682	ECP Check Rec'd	\$
Surveyor / Engineer of Record:	FREDERICK T. SEHER & ASSOCIATES		

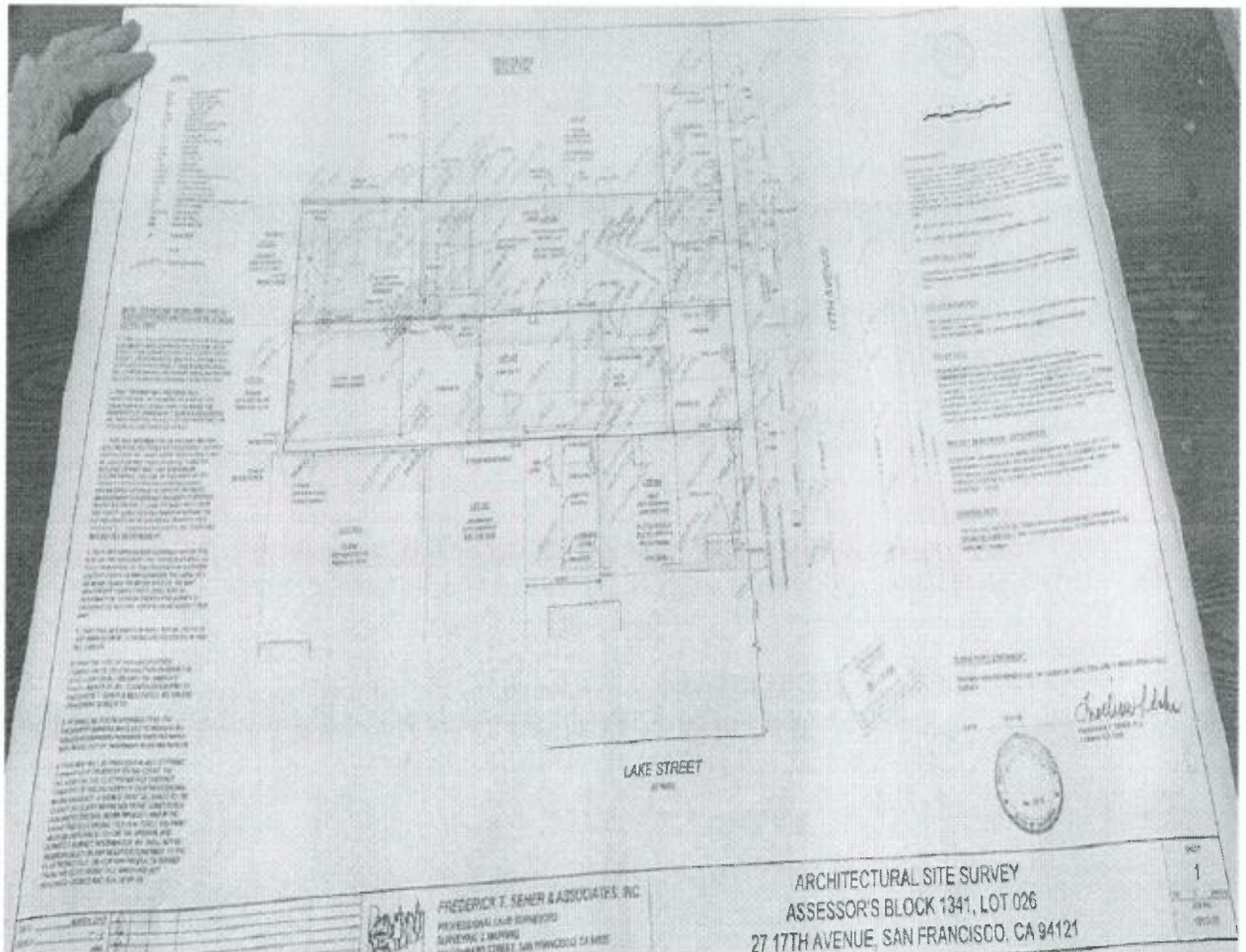
Address #	Street Name	Block #	Lot #
25-25	17TH AVE	1341	025
27-27	17TH AVE	1341	026

Current Phase: Proposed Final Review Current Status: Pending Applicant

Date Rec'd	Date to DCP	Date Rec'd from DCP	Date DPW Tent. Approval	Date Mylars Rec'd	Date Recorded
12/27/2018 11:09:09 AM					

Activity	Date Stamp	Comments
Application Logged	12/27/2018	JM
Check Print Received	12/27/2018	JM
Project Funds Received	12/27/2018	Received check#:7303 \$682.00. JM
Application Deemed Submittable	12/27/2018	JM
Record Of Survey	12/27/2018	JM
Comment	4/10/2019	Project pending continued process and review.
Comment	5/7/2019	Project pending continued process and review.
Comment	7/10/2019	Project pending continued process and review.
Comment	7/12/2019	Project pending continued process and review.
Request Mylars	7/12/2019	Pending Mylar submittal.

6



BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE PREDICATED ON AN ANALYSIS OF EXISTING IMPROVEMENTS, RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS. IT IS NOT THE INTENT OF THIS MAP TO PROVIDE A FORMAL BOUNDARY RESOLUTION FOR THE SUBJECT PROPERTY SHOWN HEREON. SAID RESOLUTION WOULD REQUIRE THE SETTING OF PROPERTY CORNERS AND THE FILING OF A RECORD OF SURVEY UNDER CALIFORNIA STATE LAW. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

DRA 0657

ACTION

The Commission finds exceptional and extraordinary circumstances with respect to the project and hereby takes Discretionary Review requested in Record No. 2017-000987DRP-02 and approves Building Permit Application 2017.0707.1206 with the conditions enumerated below:

1. Revert the existing building to its previous existing condition by restoring the 3-story bay.

DRA 0658

ACTION

The Commission finds exceptional and extraordinary circumstances with respect to the project and hereby takes Discretionary Review requested in Record No. 2017-000987DRP-04 and approves Building Permit Application 2018.0625.2842 with the conditions enumerated below:

1. Revert the existing building on the adjacent lot to its previous existing condition by restoring the 3-story bay. The bay would extend over the lot line and encroach onto the subject lot, therefore a new proposal will need to respond to this condition.