

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SPUR supports density limits legislation – 2019-014348PCA [Board File No. 190757]  
**Date:** Thursday, December 05, 2019 8:43:32 AM  
**Attachments:** [SPUR supports density limits legislation.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)  
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**From:** Kristy Wang <[kwang@spur.org](mailto:kwang@spur.org)>  
**Sent:** Thursday, December 05, 2019 8:00 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)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; 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)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Merlone, Audrey (CPC) <[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)>; Starr, Aaron (CPC) <[aaron.starr@sfgov.org](mailto:aaron.starr@sfgov.org)>; Rahaim, John (CPC) <[john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org)>; Mandelman, Rafael (BOS) <[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>; Smeallie, Kyle (BOS) <[kyle.smeallie@sfgov.org](mailto:kyle.smeallie@sfgov.org)>; Tom Radulovich <[tom@livablecity.org](mailto:tom@livablecity.org)>; Nick Josefowitz <[njosefowitz@spur.org](mailto:njosefowitz@spur.org)>; ajohn-baptiste <[ajohn-baptiste@spur.org](mailto:ajohn-baptiste@spur.org)>  
**Subject:** SPUR supports density limits legislation – 2019-014348PCA [Board File No. 190757]

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Dear Planning Commissioners,

Thank you for the opportunity to weigh in with SPUR's support for Supervisor Mandelman's ordinance (2019-014348PCA/Board File No. 190757) exempting affordable, unauthorized units and residential care facilities from limits on density. SPUR supports the legislation with the modifications proposed by staff.

As we are painfully aware, San Francisco is in an unprecedented housing affordability crisis, and the Planning Code's residential density limits are a contributor to our housing shortage. They arbitrarily limit the construction of multi-unit housing on many otherwise suitable sites, limit the diversity of housing options in neighborhoods, and limit the ability to add or legalize housing in existing buildings. This ordinance will loosen density limits on new affordable units, on existing unauthorized units, and on residential care facilities in RH zoning districts.

The ordinance will also expand the universe of potential accessory dwelling units (ADUs) by creating a path to alter legal, non-conforming structures on through lots to become ADUs. This is yet another important step toward making ADUs easier to build across San Francisco neighborhoods.

We commend Supervisor Mandelman for proposing these sensible policy changes to address the City's worsening housing crisis. These and other reforms will further San Francisco's values of equity, diversity, inclusion, and sustainability, by better accommodating San Franciscans of all ages, incomes, physical abilities, and household types in each San Francisco neighborhood.

Please feel free to contact me with any questions. Thank you for your consideration.

Sincerely,  
Kristy Wang

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

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street (2018-011430CUA)  
**Date:** Thursday, December 05, 2019 8:40:56 AM  
**Attachments:** [SWAPE Letter 12-4-19.pdf](#)

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**From:** Toyer Gear <[toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)>  
**Sent:** Wednesday, December 04, 2019 2:32 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)>; May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@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)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Drury, Richard <[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)>  
**Subject:** Re: 1776 Green Street (2018-011430CUA)

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Honorable Members of the Planning Commission,

Attached please find comments from our expert hydrogeologist. Please attach this to today's letter sent at 2:15 PM. If you have any questions, please do not hesitate to contact our office.

Thanks,  
Toyer Gear  
Office Manager / Paralegal  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
email: [toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)  
phone: 510-836-4200 / fax: 510-836-4205

On Wed, Dec 4, 2019 at 2:15 PM Toyer Gear <[toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)> wrote:

Honorable Members of the Planning Commission,

Attached please find correspondence written on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning the proposal to convert the existing automotive garage at 1776 Green Street.

Please note hard copies will follow by hand delivery. If you have any questions, please feel free to contact our office,

Thanks,

Toyer Grear

Office Manager / Paralegal

Lozeau Drury, LLP

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Oakland, CA 94612

email: [toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)

phone: 510-836-4200 / fax: 510-836-4205



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street: Case No. 2018-011430CUAVAR and 2018-011430ENV | Letter of Opposition  
**Date:** Thursday, December 05, 2019 8:38:12 AM  
**Attachments:** [1776 Green letter MChang 20191204.pdf](#)

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

From: Maggie C. <[magc05@yahoo.com](mailto:magc05@yahoo.com)>  
Sent: Thursday, December 05, 2019 8:02 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)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; 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)>; Lewis, Don (CPC) <[don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)>; May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
Subject: 1776 Green Street: Case No. 2018-011430CUAVAR and 2018-011430ENV | Letter of Opposition

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Vimr, Jonathan \(CPC\)](#)  
**Subject:** FW: 865 Market Street – Planning Commission Agenda Item #17  
**Date:** Wednesday, December 04, 2019 2:25:56 PM  
**Attachments:** [Historic Preservation Commission Letter -Nordstrom.pdf](#)

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**From:** Bischoff, Jennifer <jennifer.bischoff@nordstrom.com> **On Behalf Of** Clark, Dawn  
**Sent:** Wednesday, December 04, 2019 2:03 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** 865 Market Street – Planning Commission Agenda Item #17

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

Dear Commissioner,

I'm writing in support of the proposed project at 865 Market Street which will be before your commission this Thursday December 6<sup>th</sup>. We are supportive of Unibail-Rodamco-Westfield's (URW) effort to secure the office allocation for the property, and URW has worked closely with us on the project to ensure our continued success.

Attached please find our letter of support.

Thank you,

Dawn A Clark, AIA  
SVP Nordstrom Store Design  
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Seattle, WA 98101  
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[dawn.clark@nordstrom.com](mailto:dawn.clark@nordstrom.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND PRESIDENT NORMAN YEE CELEBRATE OPENING OF CHILD CARE FACILITY IN SOMA  
**Date:** Wednesday, December 04, 2019 12:20:31 PM  
**Attachments:** [12.04.19 Transbay Child Development Center Opening.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, December 04, 2019 11:55 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND PRESIDENT NORMAN YEE CELEBRATE OPENING OF CHILD CARE FACILITY IN SOMA

**FOR IMMEDIATE RELEASE:**

Wednesday, December 4, 2019

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

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

**MAYOR LONDON BREED AND PRESIDENT NORMAN YEE  
CELEBRATE OPENING OF CHILD CARE FACILITY IN  
SOMA**

*The New Transbay Child Development Center is one of over 30 early care and education centers in high-needs neighborhoods funded by the City's Child Care Facilities Fund, which is aimed at making San Francisco a more family-friendly city*

**San Francisco, CA** — Mayor London N. Breed and Board of Supervisors President Norman Yee joined South of Market Child Care, Inc. and early care and education advocates to celebrate the completion of a new child care center in the South of Market neighborhood. The Transbay Child Development Center is one of over 30 early care and education centers in high-needs neighborhoods that will be funded through the City's Child Care Facilities Fund. The opening of the facility comes as Mayor Breed and President Yee announced the launch of San Francisco's "Child and Youth Friendly City" Initiative. As part of that Initiative, the Our Children Our Families Council and the City will host a Children and Youth Summit in 2020.

"High-quality early care and education helps young people and their families succeed and

thrive, and it should be available to everyone in San Francisco, regardless of where they live or their income,” said Mayor Breed. “It’s too hard to find quality childcare in this city and we have to do more to support working families. That’s why we’re investing in facilities across the City, so that every family has a convenient and welcoming place to access childcare and other important family services.”

“I am thrilled to be part of the opening of this new Child Care Facility and look forward to many more new opportunities to expand access to high quality early care and education for our young families. We are facing a shortage of child care slots citywide and these new facilities will help us meet the growing demand. I am also hopeful that the voter-backed Early Care and Education for All Initiative will be fully implemented so that we can also help subsidize the cost of child care to make it more affordable for families of all incomes in San Francisco,” said President Yee, who was also sponsored legislation in 2016 to expand the child care impact fee to grow the Child Care Facilities Fund to meet a projected shortfall.

The construction and start-up costs for the Transbay Child Development Center was funded with \$1.3 million from the City’s Child Care Facilities Fund, in collaboration with the Office of Early Care and Education and the Mayor’s Office of Housing and Community Development. The childcare center is located in the ground floor of the Mercy Housing Natalie Gubb Commons affordable housing development, which was funded by the Office of Community Investment and Infrastructure as part of the Transbay Redevelopment Project Area and was completed in 2018. The Center will be operated by South of Market Child Care (SOMACC).

The Transbay Child Development Center is one of over 30 facilities whose capital costs will be covered by the City’s Child Care Facilities Fund in the coming years. The Fund was created to retain and increase licensed childcare facilities in high-needs neighborhoods, and is funded by Child Care Developer Fees, which are collected from new construction projects in the city. The Fund is a flexible model to administer grants and loans to construct, rehabilitate and purchase child care facilities, specifically in high-needs neighborhoods.

Funding is prioritized for facilities that are located in residential developments funded the by City, such as HOPE SF housing and affordable housing developments, and facilities that serve low- to moderate-income families, families who are experiencing homelessness or at-risk of homelessness, or families who are enrolled in public assistance programs. The Office of Early Care and Education (OECE) administers the awards from the Fund.

The Center is licensed to serve up to 60 children ages 18 months to five years old. At least 50% of enrollment will be low-income families who are in the Early Learning SF database, with priority given to eligible residents in the Mercy Housing Natalie Gubb Commons affordable housing, those who are eligible for Early Learning Scholarship from the OECE, as well as those living in the Transbay Redevelopment Project Area.

The facility includes a toddler classroom and two preschool classrooms; a “piazza,” where the school community can gather; a studio area for children to work on long-term projects; workspaces to encourage individual and group play and learning; and an outdoor play area. Architectural firm Santos Prescott and Associates designed the space.

“San Francisco has prioritized children through its child care facilities funding, and by doing so, we are committing to the single most vital investment we can make in the future of our

community,” said Ingrid Mezquita, Director of the Office of Early Care and Education.

“The combination of well-designed affordable housing and vital early education services under the same roof at Natalie Gubb Commons is a model that we at MOHCD are proud to support, and believe will be a pillar of the burgeoning Transbay neighborhood,” said MOHCD Acting Director Dan Adams. “It is especially exciting that the young children growing up in the building and the surrounding community will have priority to attend the brand new Transbay Child Development Center.”

“A child’s early years form the foundation for life,” said Noushin Mofakham, Executive Director, South of Market Child Care, Inc. “At South of Market Child Care, we lay a strong foundation by providing an environment that helps each child flourish.”

The Transbay Child Development Center is the third child development center operated by SOMACC, a nonprofit organization founded in 1970. SOMACC is committed to providing high quality early care and education services and free comprehensive family support to families in the South of Market neighborhood and throughout San Francisco.

“SOMACC has been a godsend to my family. I love my children but I need to work to care for them,” said Oyundari Chultendagva, resident of Natalie Gubb Commons. “Without SOMACC my dreams of returning to work full time would not come true. I have been working part-time because I have nowhere to enroll my younger son. With the school very close to my home and work, now I can work full time and take on a new position with more responsibility. It is such a relief that my two boys can be in a school that helps them learn, meet other people from different cultures and stay safe. Most especially they are happy and I have peace of mind.”

“With funding support for the new South of Market Child Development Center at the Transbay, the Office of Early Care and Education is taking another very important step in supporting children and families in our community with an investment toward high quality care and education for the youngest of our residents,” said Beverly Melugin, Chair of the San Francisco Child Care Planning and Advisory Council, and Director of C5 Children’s School. “The City’s investment in this new child care facility is representative of responsible government that many other communities hope for. It is also a model for other businesses and organizations in San Francisco to find their own ways to support developing the potential of our youngest children. Our entire community will begin benefitting immediately from this important City action.”

On November 20, Mayor Breed and President Yee announced the launch of San Francisco’s “Child and Youth Friendly City Initiative.” As part of a growing global movement, local municipalities around the world are committing to becoming child-friendly cities that center children and youth in decision-making and placemaking. San Francisco will develop a strategic framework and action plan, including concrete policy goals and outcomes that include youth engagement in the process.

In addition to the development of a strategic framework and action plan to guide this initiative, Our Children Our Families Council, in partnership with Mayor Breed and President Yee, will host San Francisco’s Children and Youth Summit in 2020. The Summit will be designed to elevate the voices and needs of children, youth and their families, and will bring City, philanthropy, business and community partners together to highlight and celebrate successful efforts to better serve children, youth and their families in San Francisco. It will also be an

opportunity to learn about regional, state and national efforts to address the inequities that our most vulnerable populations experience.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED HOSTS ANNUAL CHILDREN'S TOY AND BOOK FESTIVAL AT CITY HALL  
**Date:** Wednesday, December 04, 2019 11:23:38 AM  
**Attachments:** [12.4.19 Toy & Book Festival.pdf](#)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, December 04, 2019 10:50 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED HOSTS ANNUAL CHILDREN'S TOY AND BOOK FESTIVAL AT CITY HALL

**FOR IMMEDIATE RELEASE:**

Wednesday, December 4, 2019

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

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

**MAYOR LONDON BREED HOSTS ANNUAL CHILDREN'S  
TOY AND BOOK FESTIVAL AT CITY HALL**

*Mayor Breed and City agencies distribute books and toys to over 1,200 San Francisco children this holiday season*

**San Francisco, CA** — Mayor London N. Breed, the Department of Child Support Services (SFDCSS), the San Francisco Public Library, and Firefighters Local 798 today hosted the annual Children's Toy and Book Festival at City Hall. What began as a gesture of holiday cheer for SFDCSS's program customers 16 years ago has now grown to support more than 1,200 children during the holiday season.

The Festival provides gifts, books, and interactive activities for children 12 and under, as well the opportunity to meet Santa Claus and Clifford the Big Red Dog. Children are invited through San Francisco's public schools, community-based organizations, and SFDCSS offices.

Participating schools this year included Gordon Lau Elementary, Wu Yee Children's Services,

Jean Parker Elementary, Rosa Parks Elementary, Spring Valley Science Academy, Dr. George Washington Carver Elementary, Visitacion Valley Elementary, Bessie Carmichael Elementary, Dr. Charles Drew Elementary, Dr. William L. Cobb Elementary, Monroe Elementary, Mission Education Center, and John Muir Elementary. Information regarding City services and community resources was also available for parents, guardians, and teachers.

“Every kid deserves to have books at home and a new toy to play with during the holiday season. This time of year is about giving back to the less fortunate and this program is a way to show kids in San Francisco that we care about them and are thinking of them,” said Mayor Breed. “I want to thank the Firefighters, the Department of Child Support Services and the Public Library for their continuing commitment to give back to the community.”

“We are so excited to offer another year of this event to San Francisco’s children,” said Karen M. Roye, Director of the Department of Child Support Services. “It reminds us all that the work we do makes a difference for so many families.”

“Each year, we look forward to joining with our City colleagues in ensuring that everyone in our community gets to experience some holiday cheer and to seeing the beaming faces of the children when they get to pick out their books,” says City Librarian Michael Lambert. “We hope that the sense of joy this event generates inspires children and their families to read together and to create more happy memories with San Francisco Public Library.”

The San Francisco Firefighters Toy Program, run by the San Francisco Firefighters Local 798, is the City’s largest and the nation’s oldest program of its kind. Since 1949, it has evolved from a few firefighters repairing broken toys and bikes for 15 families to over 300 firefighters and friends volunteering their time to distribute toys throughout the year.

“San Francisco Firefighters Local 798 is delighted to continue our partnership with Mayor Breed, the San Francisco Public Library, and Child Support Services to make sure that children in need receive a gift for the holidays,” said Local 798 President Shon Buford. “Each year, the San Francisco Firefighters Toy Program distributes over 200,000 toys to Bay Area children because we believe in giving back to our community and that every child should receive a gift during the holidays.”

Residents interested in helping children through the program can make a donation to the Firefighters Toy Program by calling (415) 777-0440 or by visiting [www.sffirefightertoys.org](http://www.sffirefightertoys.org).

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Poling, Jeanie \(CPC\)](#)  
**Subject:** FW: 1776 Green Street (2018-011430CUA)  
**Date:** Tuesday, December 03, 2019 4:27:50 PM  
**Attachments:** [2019.12.03. PC Ltr 1776 GreenPDF.pdf](#)

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**From:** Toyer Grear <[toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)>  
**Sent:** Tuesday, December 03, 2019 4:20 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)>; 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)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Cc:** Drury, Richard <[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)>  
**Subject:** 1776 Green Street (2018-011430CUA)

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

Honorable Members of the Planning Commission,

Attached please find correspondence written on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning certain applications filed with the Planning Department.

Please note a hard copies will follow by overnight mail. If you have any questions, please feel free to contact our office.

Regards,  
[Toyer Grear](#)  
Office Manager / Paralegal  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
email: [toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)  
phone: 510-836-4200 / fax: 510-836-4205

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Memo attachment to for Planning Commission / Dec. 5th  
**Date:** Tuesday, December 03, 2019 4:23:53 PM  
**Attachments:** [Retained Elements\\_HPCComments120319\\_AttachB.pdf](#)  
**Importance:** High

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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)

---

**From:** Small, Maia (CPC) <maia.small@sfgov.org>  
**Sent:** Tuesday, December 03, 2019 4:13 PM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Silva, Christine (CPC) <christine.silva@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Joslin, Jeff (CPC) <jeff.joslin@sfgov.org>  
**Subject:** Memo attachment to for Planning Commission / Dec. 5th  
**Importance:** High

Hi Jonas,

The attached PDF is a follow-up Attachment B to the material forwarded to the Commission as part of the adoption packet for the Retained Elements Special Topic Design Guidelines (at this Thursday's hearing).

This is a memo documenting HPC comments at their November 6<sup>th</sup> hearing about the guidelines. At your convenience, it would be great to have this forwarded to the Commission by email.

Thank you!  
Maia

**Maia Small, Principal Urban Designer + Architect**  
Lead Manager, City Design Group  
Citywide and Current Planning Divisions

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9160 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Castro CBD Letter of Support 2019-020070PRJ  
**Date:** Tuesday, December 03, 2019 2:48:24 PM  
**Attachments:** [Castro CBD LetterSterling Bank\\_CUA.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Andrea Aiello <[andrea@castrocbd.org](mailto:andrea@castrocbd.org)>  
**Sent:** Tuesday, December 03, 2019 2:38 PM  
**To:** Horn, Jeffrey (CPC) <[jeffrey.horn@sfgov.org](mailto:jeffrey.horn@sfgov.org)>  
**Cc:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Stephen Adams <[SADams@sterlingbank.com](mailto:SADams@sterlingbank.com)>;  
Temprano, Tom (BOS) <[tom.temprano@sfgov.org](mailto:tom.temprano@sfgov.org)>; Mandelman, Rafael (BOS)  
<[rafael.mandelman@sfgov.org](mailto:rafael.mandelman@sfgov.org)>  
**Subject:** Castro CBD Letter of Support 2019-020070PRJ

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

Hello Jeffrey,  
Attached please find the Castro CBD's letter of support the CUA for Sterling Bank & Trust. If you have any questions, please let me know.

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

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Just Cause Evictions & the ADU  
**Date:** Tuesday, December 03, 2019 12:30:09 PM  
**Attachments:** [ddcdfkfnfjciell.png](#)  
[kfiqghdcfahbnphd.png](#)  
[nifdhbcikdncbbpq.png](#)  
[caeffcamnljilji.png](#)  
[qpilanfnjnohhiid.png](#)  
[bbccikmlpapojcia.png](#)  
[cikokmniqifhecc.png](#)  
[helollbqccogpdng.png](#)  
[nbnmebbieeokbbia.png](#)

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

---

**From:** ROGER DAWSON - CPOST <roger@cpost.com>

**Sent:** Tuesday, December 03, 2019 12:28 PM

**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Brown, Vallie (BOS) <vallie.brown@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>; Conner, Kate (CPC) <kate.conner@sfgov.org>; Kwiatkowska, Natalia (CPC) <natalia.kwiatkowska@sfgov.org>; Boudreaux, Marcelle (CPC) <marcelle.boudreaux@sfgov.org>; Sayed, Khaled M. (KGO-TV) <Khaled.M.Sayed@abc.com>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Rahaim, John (CPC) <john.rahaim@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; richhillissf@gmail.com; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Jennifer Fieber <jennifer@sftu.org>; Renee Curran <sfmeancat@yahoo.com>; Dan.Noyes@abc.com; KPIXNEWSASSIGN.EDITORS@CBS.COM; KTVU2Investigates@foxtv.com; stories@nbcbayarea.com; breakingnews@kron4.com; metrodesk@sfchronicle.com; acooper@sfchronicle.com; Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Ozzie Rohm <ozzierohm@sbcglobal.net>; Woodrow, Melanie <Melanie.Woodrow@abc.com>; Cityattorney <Cityattorney@sfcityatty.org>; office@greensteinmcdonald.com; Roger Dawson <rogercpost@icloud.com>; pmatier@sfchronicle.com; projecthome@cbs.com; votedean2019@gmail.com

**Subject:** Just Cause Evictions & the ADU

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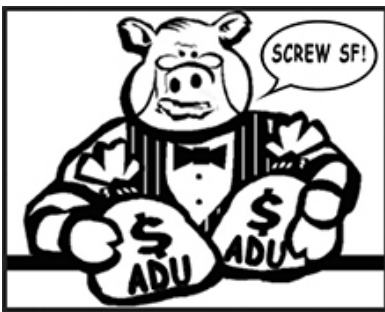
**Dear Supervisors Haney, Fewer, Walton and Ronen,** (and all members of the Board of Supervisors, Planning

Commission and Mayor Breed)

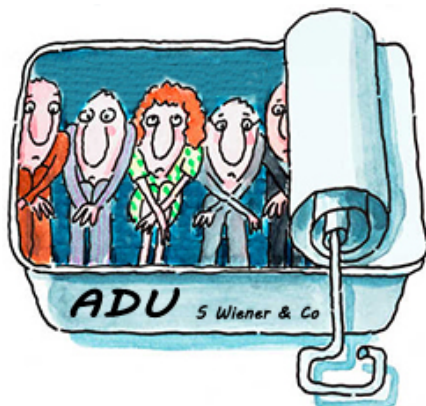
Thank you for your work on Just Cause eviction protections. I hope and pray that this is the beginning of continued legislative action to protect the well-being of renters in our city. As a follow-up to this, more action is immediately needed to address the problems that the ADU has created. Indeed it is the ADU that has instigated many of the evictions that your current legislation addresses. As a victim of the ADU, currently battling harassment and attempts by my landlord and his developer to evict me, I speak firsthand of the urgent need to address this.

**The Board of Supervisors needs to implement immediate measures reforming this defective legislation, and concurrently give the Planning Commission the authority to reject ADU applications that negatively impact existing tenants.**

Why are we continuing to allow greedy cold-blooded developers to weaponize the ADU and attack our low income rent controlled Senior Citizens?



With an attitude of "we are far superior to the people we rent to", greedy *Landlord Supremacists* are abusing renters, treating them like cattle in a pen and arrogantly destroying the harmony of our city. I have never seen behavior this abhorrent in my 60+ years of living here. Landlords here in San Francisco have a virtual monopoly (via collusion) on the housing market and they relish and abuse the power it gives them. When did it become OK to allow landlords to disrespect renters so blatantly? Rumors abound about developers using their wealth to influence peddle here in our City. Honestly, if we were living at the zoo we'd be better protected and such abuse and harassment would result in arrests. Even one of the Planning Commissioners, at a meeting I attended in March, expressed her anxiety at being a renter here in SF and living with the threat of eviction, another expressed relief that he was able to buy a house.



**Three actions should immediately be implemented to restore San Francisco to a peaceful, respectful place for**

renters to live.

1. Give the Planning Commission the necessary and immediate authority that they can consider the well-being of tenants as the most important factor in approving or disapproving ADU projects here in the city.

2. Add protections to the ADU for current residents of rent controlled buildings:

*No amenities relied upon by existing residents shall be infringed for the purpose of adding additional units to include: access, parking, laundry and storage. Additional units shall be properly insulated for sound to minimize disturbing adjacent units. Construction of additional units shall respect the current residents and not disrupt their access, parking or other amenities. Residents shall be protected from the noise, vibration and dust of demolition & construction. Construction shall be completed within a reasonable length of time.*

3. Put a stop to Landlord Supremacist's abuse of renters by instituting a \$250,000 fine for any landlord caught harassing tenants, not responding to their needs in a timely manner or otherwise negatively affecting the quality of their life at their residence. We need to change their attitude from one of arrogance to one of walking on eggshells in consideration of their tenant's well being.

A law like #3 would change the landscape to one of landlords who truly care about their tenants. All three actions would give thousands peace of mind and tranquility at home here in The City.

I was one of the first whistle-blowers (a year ago) to bring ADU abuse to the attention of the Supervisors and later the Planning Commission at a hearing on 3/14/19.



As a senior citizen with disabilities and on a fixed income, my rent controlled apartment at 801 Corbett Ave. on Twin Peaks has been my home and my sanctuary for 12 years.





It allows me to live my life in quiet peace, manage my pain and maintain my mobility and independence. If an ADU were allowed in the garage, not only would it take away access to my car so badly needed for my health issues, but the construction noise will be intolerable for me and my fellow residents who live directly on top of the garage. This building has very thin floors and the concrete garage is an echo chamber that will be excruciating if there is continuous construction for two years. **I would not be able to tolerate 2 years of extreme noise/shock/vibration. It would surely be my death sentence as the stress would give me a heart attack.** Noise is a health factor which is just as deadly as pollution, carcinogens and cholesterol.

Because of this and my efforts to prevent the disruption of the lives at my building, I have faced constant retaliation by new owner/speculator Mark Hyatt (aka: MEH Pioneer, LLC) and Joe Peters his ADU developer.



Wealthy Newport Beach (registered Republican) Mark E. Hyatt (aka MEH Pioneer, LLC) is extremely secretive and there are no images of him anywhere. However, his wife "Honeybee" (yes, her real name) loves flaunting their wealth (and CO2 emissions) for the news in Orange County. Mr. Hyatt has never returned any of the dozens of calls made and emails I have sent to him regarding harassment by his

developer Joe Peters, neglected building maintenance issues, or even flooding emergencies. Not even a response regarding a large water damage hole in the fire sprinkler section of our garage ceiling that hasn't been repaired in over 10 months now.



This is very alarming to us all since Mark Hyatt's other building in Redwood City turned into a tragic inferno:

#### **The San Mateo County Times - 2013**

**The six-alarm fire in the 72-unit Hallmark House Apartments at 531 Woodside Road displaced 97 residents and killed one tenant — 48-year-old Darin Michael Demello-Pine. About 20 people, including three firefighters, were injured as a result of the fire, first reported around 2 a.m. on July 7. A lawsuit, filed in San Mateo County Superior Court on behalf of Jorge and Juanita Chavez, states that Hallmark House residents “suffered displacement, fear, emotional trauma, and the loss of most of their life’s possessions” because of the fire. The building’s owner, KDF Hallmark LP, is to blame for the way the fire spread, according to the lawsuit, because it failed to “properly inspect, maintain and safeguard the property from a foreseeable unit fire.” KDF founder Mark Hyatt said in a phone interview that he can’t comment on the pending legal action.**



Because of my outspoken opposition to the ADU plans that they have here, I have been the victim of an ever increasing amount of harassment by Joe Peters, the developer hired by Mark Hyatt. Joe Peters moved here from NY and has now made it his full time activity to exploit the ADU law for the quick enrichment of out of town speculators. Developer Joe Peters is the worst human being I've ever encountered in my entire life. I have been the victim of an ongoing campaign of abuse that has left me (a senior citizen with disabilities) terrified and a nervous wreck.



- He has followed me with a camera taking pictures of me and then sends me printouts letting me know he is "watching" me. Intentionally inflicting emotional distress upon me.



- He has come to the building late at night knocking on my door, waking me up and taunting me. I have had to call the police to escort him off the property. An intentional infliction of emotional distress upon me.
- In collusion with the owner Mark Hyatt they have conspired to isolate me by having the organization not respond to my requests. When I confronted him about this he just looked at me with a sickly smile and (almost proudly) acknowledged that no one is going to talk or respond to me. My requests go unanswered and the building continues to deteriorate. Again, intentionally inflicting emotional distress upon me.
- Despite my emotional pleading with him, he deliberately removed the security system protecting our cars in the garage. It had been keeping us safe for years preventing burglaries and even helping the police catch vicious gang suspects that were doing crime all over the city. As soon as he tore it down we had a rash of burglaries in the garage and no more protection for our vehicles. Again, intentionally inflicting emotional distress upon me and the other tenants.
- He has repeatedly threatened me with eviction in an arrogant and abusive manner. He takes every opportunity to remind me of the eviction power he has because of his employment by the owner. Again, intentionally inflicting emotional distress upon me.

I believe he is doing all this because he perceives me as being old and perhaps easily intimidated. He is attacking those of us who are most vulnerable. **Is this Elder Abuse? Someone needs to investigate this.**

As I get ready to mail my \$1900 rent, it sickens me that my own money is being used against me, to pay Joe Peters to harass me, maybe to make donations to Trump and to put gas into Mr. Hyatt's enormous, hideous, CO2 belching Cadillac Escalade.

I believe these people have but one priority: to stuff the building's garage with an extra unit or two and then flip it for what they hope will be a big profit. I don't think they give a rat's a\$\$ about the housing situation here in Our City because I have never seen the building with so many vacant units since they took over. That is the problem that the ADU has created and it must be addressed and these people must be stopped before their actions further erode my health and well being as well as negatively affecting the 30 other tenants who live here.

Something must be done by those of you on the Board of Supervisors and at the Planning Commission so that when this Joe Peters files for an ADU permit representing MEH Pioneer, LLC (aka Mark E. Hyatt) it can be rejected for its substantial negative impact on those of us who call 801 Corbett Ave. home.

Sincerely,

**Roger Dawson**  
801 Corbett, # 15  
San Francisco, CA 94131

Cell: (650) 218-5431

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Case # 2019-006951CUA  
**Date:** Tuesday, December 03, 2019 12:20:47 PM  
**Attachments:** [Mid-Sunset Neighborhood-1401 19th Ave..doc](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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**From:** Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>  
**Sent:** Tuesday, December 03, 2019 12:06 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** FW: Case # 2019-006951CUA

Hi Jonas,

Please find attached letter addressed to the commission for 1401 19<sup>th</sup> Ave.

**Katy**

**Cathleen Campbell, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.8732 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Geo Kimmerling <[geokimm@sbcglobal.net](mailto:geokimm@sbcglobal.net)>  
**Sent:** Friday, November 22, 2019 11:33 AM  
**To:** Campbell, Cathleen (CPC) <[cathleen.campbell@sfgov.org](mailto:cathleen.campbell@sfgov.org)>  
**Subject:** Case # 2019-006951CUA

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

Hello.

Please see attached letter. We would appreciate Planning Commission having this letter before the case is presented on December 5, 2019, 1:00pm.

Thank you so much,

Flo Kimmerling

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$2.2 MILLION IN GRANTS FOR NONPROFIT ORGANIZATIONS  
**Date:** Tuesday, December 03, 2019 12:19:57 PM  
**Attachments:** [12.03.19 Nonprofit Sustainability Initiative Awards.pdf](#)

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, December 03, 2019 11:34 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$2.2 MILLION IN GRANTS FOR NONPROFIT ORGANIZATIONS

**FOR IMMEDIATE RELEASE:**

Tuesday, December 3, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES \$2.2 MILLION IN  
GRANTS FOR NONPROFIT ORGANIZATIONS**

*Twelve neighborhood-serving organizations to receive Nonprofit Sustainability Initiative funding for the acquisition of new spaces and long-term leases to continue providing health care, access to arts and culture, and economic services*

**San Francisco, CA** — Mayor London N. Breed, the Office of Economic and Workforce Development (OEWD), the Mayor's Office of Housing and Community Development, the San Francisco Arts Commission, and Community Vision today announced \$2.2 million in transformative awards for nonprofit space acquisition and lease stabilization.

The Nonprofit Sustainability Initiative (NSI) awards provide vital seed funding to projects that will create 21,774 square feet of permanent, nonprofit-owned space. The funding includes a \$1 million grant to Mission Neighborhood Centers, Inc. for the acquisition of a former police station that will become a childcare and youth development center, and a \$750,000 grant to Mission Neighborhood Health Center that will expand access to health and dental services in the Excelsior and Outer Mission.

The NSI deploys financial assistance, professional services, assessment tools and other resources to help stabilize nonprofits and overcome barriers to growth. Since 2017, the NSI has awarded \$9.3 million and assisted more than 100 San Francisco-based nonprofits.

“It is important that we support our nonprofit organizations and help them create and maintain spaces throughout the City where San Francisco residents can learn, build community, and get the assistance they need,” said Mayor Breed. “As our City continues to grow, the Nonprofit Sustainability Initiative helps organizations stay in their communities so they can focus on providing the services and resources our residents need.”

San Francisco has nearly 7,000 nonprofits that often work in partnership with the City to address complex challenges and the needs of its residents. Administered by OEWD, the NSI continues San Francisco’s groundbreaking support of nonprofit space and sustainability, and investments in resilience that assist nonprofits and prevent displacement. The underlying objective of all NSI programs is to ensure access to quality of life resources as well as education, health and human services for residents of San Francisco, and real estate assistance is a cornerstone of the program.

“Nonprofit leaders continue to tell us that with stable spaces to call home, they can extend their reach and deepen their impact,” said Joaquín Torres, Director of the Office of Economic and Workforce Development. “We are committed to helping the business and nonprofit communities thrive and grow to ensure shared and equitable prosperity for all people.”

In addition to the \$2.2 million in recently awarded grants for 2019-20, the application period for the next round of grants is now open. \$4.6 million is available for nonprofit organizations, including \$2 million for the new Community Cornerstones initiative to assist nonprofits that are relocating or expanding space within new 100% affordable housing developments.

Grants are administered by Community Vision, which will offer several workshops with more information. Program guidelines are available at [communityvisionca.org/sfsustainability](https://communityvisionca.org/sfsustainability), and the deadline to apply is February 4, 2020. Some applications require a consultation call to qualify. Information about NSI awardees and current resources can be found at [oewd.org/nonprofits](https://oewd.org/nonprofits).

#### Real Estate Acquisition Grants:

**Mission Neighborhood Health Center (MNHC)** honors its Latino roots with a tradition of providing compassionate, patient-centered care. A Federally-Qualified Health Center, MNHC’s primary programming consists of medical services, dental care, integrated behavioral health, pharmacy, laboratory and X-ray services; clinical services also include nutritional counseling, health education, case management, and insurance eligibility assistance. MNHC will acquire a 10,000 square foot commercial space on the ground floor of a to-be developed 137-unit affordable housing development at 4840 Mission Street. MNHC’s new space will include fifteen medical exam rooms, a wellness conference room for patient education, a behavioral health office, and a dental office. The project will more than double the existing leased space and add dental services. Patient capacity will double from 3,000 to 6,000.

**Mission Neighborhood Centers, Inc. (MNC)** provides culturally sensitive, multi-generational, community-based programming to 3,000 low-income families in San Francisco,

with ten child development centers and two youth centers. In August 2019, MNC acquired the 11,774 square foot former Mission Police Station at 1240 Valencia Street. MNC plans to renovate the building to house its Mission Girls and Head Start programs.

#### Lease Stabilization Grants:

**Bill Sorro Housing Program (BiSHoP)** provides housing education programs, case management, outreach and referral for low-income residents, direct services, technical assistance and policy analysis that promotes a balanced and humane criminal justice system. This grant will support their relocation to 1110 Howard, a space they will sublease from South of Market Community Access Network (SOMCAN). The space is centrally located within the SOMA Pilipinas Cultural District.

**Curry Senior Center** provides healthcare, case management, behavioral health, educational and social programming for low-income and homeless older adults and adults with disabilities in the Tenderloin and SoMa. Curry was leasing month-to-month and secured a longer lease at 559 Ellis Street with technical support from the NSI.

**Golden Gate Performing Arts** is the legal name of the San Francisco Gay Men's Chorus (SFGMC). SFGMC purchased a building for the National LGBTQ Center for Performing Arts at 170 Valencia Street and is in the process of renovations. The grant will support consulting costs related to the project.

**Habitat for Humanity Greater San Francisco (HGSF)** builds homes and sustains affordable homeownership opportunities for families. HGSF's previous warehouse only allowed for storage of materials. Having a more flexible and long-term space will contribute to the success of their programs. The new location on the Central Waterfront will be a hub for construction staff and volunteers to gather for trainings and to pre-fabricate building components, and will be a secure space for tools, donated materials, and vehicles.

**Intersection for the Arts (IFTA)** helps artists and arts workers grow by providing fiscal sponsorship, professional development and low-cost co-working and event space. The new, larger and more accessible location at 1446 Market Street allows IFTA to expand services that contribute to the sustainability of the organization. The NSI grant will cover six months' differential between Intersection's old and new rent, and other one-time costs necessary for the project.

**Legal Assistance to the Elderly (LAE)** provides free services to seniors and adults with disabilities to keep them safe, healthy, housed and financially stable. Last year, LAE increased the number of clients served by 30% (to over 1,600) and added attorneys to its staff. LAE's new 10-year lease at 1663 Mission Street will allow the organization to consistently, effectively serve its clients.

**MyPath (formerly Mission SF Community Financial Center)** is a national San Francisco-based nonprofit that designs, tests and scales financial capability trainings and interventions for youth. NSI funds will support necessary improvements to their new space at 1663 Mission Street.

**Queer Women of Color Media Arts Project (QWOCMAP)** moved from its space of 20 years into a new space at Tides in the Presidio in April 2019. Its previous rent payments were

significantly below market. The NSI grant supports one-time expenses to the relocation, which will improve staff efficiencies, allow QWOCMAP to host convenings, and provide opportunities for future growth.

**SCRAP (Scrounger's Center for Reusable Art Parts)** inspires creativity and environmental stewardship by providing Bay Area residents and over 500 classrooms with free or affordable supplies, diverting over 200+ tons of material from landfills annually. The NSI provided extensive technical assistance to help SCRAP navigate permitting challenges and lease negotiations to remain in their current warehouse space at 801 Toland Street. The grant will support expenses related to a redesign of the space that will improve security, safety and increase classroom and workshop space.

**Tax-Aid** provides year-round free tax services to people earning less than \$55,000 per year. This year the average income of clients was \$18,915. Tax-Aid moved to 235 Montgomery Street and expanded slightly from 500 to 550 square feet. The grant will cover one-time expenses necessitated by the relocation.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Vimr, Jonathan \(CPC\)](#)  
**Subject:** FW: 835 Market Street 2018-007267OFA - Planning Commission Agenda Item #17  
**Date:** Tuesday, December 03, 2019 12:19:28 PM  
**Attachments:** [image002.png](#)  
[2019.11.27 - Letter to Brian Cheu re the SFFCC.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)

---

**From:** Christopher Kitchen <[christopher.kitchen@urw.com](mailto:christopher.kitchen@urw.com)>  
**Sent:** Tuesday, December 03, 2019 12:05 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** 835 Market Street 2018-007267OFA - Planning Commission Agenda Item #17

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Jonas,

Would you please include the attached letter in our commission file for our project application.

Thank you,

**Chris Kitchen**  
Vice President – Development

  
UNIBAIL-RODAMCO-WESTFIELD

2049 Century Park East, 41<sup>st</sup> Floor  
Century City, CA 90067 / USA

E. [christopher.kitchen@urw.com](mailto:christopher.kitchen@urw.com)  
T. +1 (310) 893 4164 – M. +1 (310) 365 4693

Part of the Unibail-Rodamco-Westfield Group – [urw.com](http://urw.com)  
*Consider the environment, please print only if necessary.*

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support - 61 Cambon Dr.  
**Date:** Monday, December 02, 2019 12:19:02 PM

---

*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Henry Rodgers <hr.alex14@gmail.com>  
**Sent:** Monday, December 02, 2019 9:45 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hicks, Bridget (CPC) <Bridget.Hicks@sfgov.org>  
**Subject:** Letter of Support - 61 Cambon Dr.

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

Subject: 61 Cambon Dr.  
Company name 'Positive Vibe dba FLIGHT'

Greetings,

I am an SF native and am showing support for the establishment of a dispensary project in Park Merced. I am also advocating for black owned businesses. Hopefully this letter helps.

Thank you,  
Henry Rodgers

**From:** [CPC-Commissions Secretary](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Cathedral School for Boys Addition  
**Date:** Monday, December 02, 2019 12:18:39 PM  
**Attachments:** [Maley CSB addition support letter.pdf](#)

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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:** Bridget Maley <[bridget@architecture-history.com](mailto:bridget@architecture-history.com)>  
**Sent:** Monday, December 02, 2019 11:27 AM  
**To:** Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** [block@cathedralschool.net](mailto:block@cathedralschool.net)  
**Subject:** Cathedral School for Boys Addition

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Natalia - Please see attached letter of support for the above project.  
Thank you,  
Bridget Maley

--

**bridget maley**  
**architecture + history, llc**  
**415 . 760 . 4318**  
**san francisco, ca**

[www.architecture-history.com](http://www.architecture-history.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for December 5, 2019  
**Date:** Wednesday, November 27, 2019 12:35:21 PM  
**Attachments:** [20191205\\_cal.docx](#)  
[20191205\\_cal.pdf](#)  
[20191205\\_closedsession.docx](#)  
[20191205\\_closedsession.pdf](#)  
[Advance Calendar - 20191205.xlsx](#)  
[CPC Hearing Results 2019.docx](#)

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Commissioners,  
Attached are your Calendars for December 5, 2019.

Note that the morning *Closed Session is scheduled to start at 9:30 am.*

Commissioners Koppel and Diamond,  
Please review the previous hearing and materials for 542-550 Howard Street and 360 Spear Street.

Commissioners Richards and Diamond,  
Please review the previous hearing and materials for 2075 Mission Street.

Commissioner Diamond,  
Please review the previous hearing and materials for 1776 Green Street.

Happy Thanksgiving,

*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:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street - Case No, 2018-011430CUAVAR  
**Date:** Wednesday, November 27, 2019 11:26:09 AM  
**Attachments:** [1776 Green Street 9262019 Salem Mansoir.pdf](#)

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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)

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**From:** sdmansoir@gmail.com <sdmansoir@gmail.com>  
**Sent:** Tuesday, November 26, 2019 4:58 PM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; Lewis, Don (CPC) <don.lewis@sfgov.org>  
**Subject:** 1776 Green Street - Case No, 2018-011430CUAVAR

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Honorable Members of the Planning Commission, Don Lewis,

Please find attached my letter in opposition of the Project at 1776 Green St.

If you have any questions, please feel free to contact me.

Thank you,

Salem Mansoir  
[sdmansoir@gmail.com](mailto:sdmansoir@gmail.com)  
408.838.0961 cell

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Dept : 1776 Letter #2 from Le Roy/Johnson dated 11/26/19  
**Date:** Wednesday, November 27, 2019 11:25:55 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)

---

**From:** Karaline Nolen <karaline.nolen@gmail.com>  
**Sent:** Tuesday, November 26, 2019 5:02 PM  
**To:** May, Christopher (CPC) <christopher.may@sfgov.org>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; Lewis, Don (CPC) <don.lewis@sfgov.org>  
**Subject:** Re: Planning Dept : 1776 Letter #2 from Le Roy/Johnson dated 11/26/19

BY EMAIL AND MAIL

November 26, 2019

President Myrna Melgar ([myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org))  
Vice-President Joel Koppel ([joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))  
Commissioner Frank Fung ([frank.fung@sfgov.org](mailto:frank.fung@sfgov.org))  
Commissioner Milicent A. Johnson ([milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org))  
Commissioner Kathrin Moore ([kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org))  
Commissioner Dennis Richards ([dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org))  
San Francisco Planning Commission  
c/o Jonas P. Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org))  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Don Lewis ([don.lewis@sfgov.org](mailto:don.lewis@sfgov.org))  
San Francisco Planning Department

1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 1776 Green Street: Case No. 2018-011430CUAVAR and 2018-011430ENV**

Dear President Melgar, Honorable Members of the Planning Commission, and Mr. Lewis,

I am following up on our letter to you dated November 3, 2019 regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR and 2018-011430ENV. As I stated in my prior letter, **I am opposed to the project in its current form and have serious concerns**, which are outlined below.

**1) Public Health and Safety | CEQA Review**

**We urge the Commission to require review under the California Environmental Quality Act ("CEQA") resulting in either a mitigated negative declaration or an environmental impact report. This is a matter of public health and safety.**

I'm gravely concerned that the project site is listed on the City's Maher Map of contaminated sites and the State of California's Cortese list of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. A thorough clean-up of the site to residential standards is critical to safeguard neighborhood residents and visitors, future residents of the Project, construction workers working on the Project, students at Sherman Elementary School, and visitors to Allyn Park and the Golden Gate Valley Branch Library. I support the creation of new housing units in San Francisco but it should absolutely not be at the expense of the health and wellbeing of our community.

- Neighborhood residents and visitors: We live in a diverse neighborhood with residents of all ages, including infants, young children, and the elderly, all of whom are particularly vulnerable to exposure to hazardous materials. The Project site is in close proximity to Union Street which has heavy pedestrian traffic for patrons of restaurants, retail stores, service providers, as well as patients visiting doctor's offices.
- Sherman Elementary School (1651 Union Street) (see Exhibit A): Sherman Elementary is one block east of the Project and is a **sensitive receptor** location. The K through 5 student body numbers over 375. Sherman Elementary is notable because of the extensive outdoor space available for student use, including an outdoor classroom and extraordinary educational garden with an abundance of vegetables and fruits that the students often use to prepare meals and snacks. These outdoor spaces are used during the school day and for afterschool programs from 7:50 am until 6 pm. The outdoor classroom and garden are at the heart of the school's science and environmental education initiatives. This is an incredible resource for the students and is used on virtually a daily basis. Given the amount of time that students spend outdoors, they would be particularly vulnerable to any contaminants from the Project that would be released in the environment due to construction without proper clean-up of the site. Furthermore, due to the Project's location, students of Sherman Elementary routinely pass the site as they walk to and from school. This includes a number

of students who live on the same block as 1776 Green Street for whom an alternate route is not an option.

- Allyne Park (2609 Gough Street) (see Exhibit A): Allyne Park is half a block to the east of the Project and is also a **sensitive receptor** location. It's a very popular gathering spot where people go to picnic, host after school programs (Sherman Elementary School) and other school events, sunbathe, read, relax, play ball, exercise our dogs, enjoy permitted private parties, and conduct community gatherings (e.g., Union Street Easter Egg Hunt).
- Golden Gate Valley Library (1801 Green Street) (see Exhibits A and B): Golden Gate Valley Library is half a block to the west of the Project. The library branch is a beautiful brick and terra cotta Beaux-Arts structure which was designed in the shape of a basilica by local architect Ernest Coxhead and constructed in 1917-1918. The library is open 7 days a week and welcomes numerous visitors of all ages. Their programs for young children are particularly popular. As you can see in the attached program from the library (Exhibit B) there are typically playtime and storytime events for infants and toddlers three times a week. The branch manager reports that each of these events is usually attended by approximately 70 people, with over half being children and the remainder family members/caregivers. In addition, the children and their companions often stop at Allyne Park before and after these events to enjoy the outdoors, play, or have lunch, thereby walking by the Project site to and from the library.

The property owner/developer, Local Capital Group, has not been forthcoming with neighbors about the extent of the contamination of the site. They have lobbied extensively over the past several months to build support among neighbors for the design of their proposed project, but have rebuffed our efforts to have a productive conversation about the potential negative impact this may have on the health and wellbeing of the neighborhood. When we met with Wes Lipner of Local Capital Group on October 30<sup>th</sup>, 2019, he was focused exclusively on the plans for their project. When we specifically asked about potential contamination of the site, he assured us that they were testing the soil and that contamination levels were "improving."

## 2) **Privacy & Noise | Communal Roof Deck**

### **Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse**

**I urge the Commission to eliminate the Project's communal roof deck and to deny the height variance for the elevator penthouse.**

The communal roof deck is unnecessary and excessive. Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, I'm concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of



neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator penthouse that would rise 13 feet above the forty-foot elevation. The elevator penthouse looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

### 3) **Variance for Rear-Yard Setback**

**I urge the Commission to deny the request for a rear-yard variance.**

### 4) **Shadowing / Sunlight**

Shadowing and Sunlight - this site currently shadows a large part of our backyard and home. It appears the additional proposed vertical structures will block the remainder of our sunlight. We have requested more information on the effects of the site from both Local Capital Group and the city. We have not heard back from anyone and are greatly concerned. **We are requesting any and all “sun shadow” studies to be performed, reviewed and sent to our attention. Can you please advise on this matter?**

### 5) **Trees**

It would seem that our 30+ year old trees wouldn't be able to survive under the proposed changes/ conditions. **Have any studies been done that take this into consideration? We are requesting these studies be mandated to understand the risk and avoid these large trees dying and/or falling down.**

Thank you for your time and consideration.

Sincerely,

Karaline Johnson & John Le Roy

2754 Octavia Street, SF, CA 94123

310.905.2141

[Karaline.nolen@gmail.com](mailto:Karaline.nolen@gmail.com)

Sent from my iPad

On Nov 4, 2019, at 9:15 AM, May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)> wrote:

Hi Karaline,

Thank you for your letter outlining your opposition to the proposed project at 1776 Green Street. I will see to it that it is kept on file, and that the Planning Commissioners are made aware of it at this week's hearing.

Regards,

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

---

**From:** Karaline Nolen <[karaline.nolen@gmail.com](mailto:karaline.nolen@gmail.com)>  
**Sent:** Sunday, November 03, 2019 6:33 PM  
**To:** May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Subject:** Planning Dept : Attn: Christopher May

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To: San Francisco Planning Department

Attn: Christopher May, Planner  
[1650 Mission Street, Suite 400](#)  
[San Francisco, CA 94103](#)

Subject: **Adjacent neighbor opposing this project**  
**- [1776 Green Street](#); Block / Lot # 0544/006; Project**  
**Record #2018-011430CUAVAR**

We are adjacent neighbors writing to notify you that we **oppose this project** in its current form. We live on an adjacent lot and will be directly affected by the proposed renovations. We have many concerns about the project's implications. Specifically:

1) **Shadowing and Sunlight** - this site currently shadows a large part of our backyard and home. It appears the additional proposed vertical structures will block the remainder of our sunlight. We are requesting any and all "sun shadow" studies to be performed, reviewed and sent to our attention.

## 2) Privacy & Noise

- Adding balconies and additional units (3 additional units beyond current zoning of RH-2) provides access looking directly into our private backyard and bedrooms and compromises our privacy.
- Noise of additional new residents in areas such as parking garage, inside the apartments and outside on roof decks and common areas are of great concern.
  - Roof Deck
    - We request that the communal roof deck be eliminated.
    - Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94-387 sq ft in excess of the 125 sq ft required per unit).
    - Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space, we're concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances in what is otherwise a relatively quiet area, and compromising the privacy of neighbors.
  - We are requesting that noise & light tests be done to see how the parking garage will affect our property.

## 3) Hazardous Materials / Environmental Concerns

- We are aware there are hazardous materials on site from the former auto mechanic shop and are very concerned that the construction will carry health risks to the surrounding neighbors and future residents of the project.

- We are requesting that the site have a full CEQA review and a Negative Declaration issued in advance of approval by the Planning Commission. We are requesting the test results be sent to our attention.

#### **4) Adverse Impact of Historic Resource/Height Variance for Elevator Penthouse**

- The elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator shaft that would rise above the forty foot elevation limit, which looks awkwardly out of place and should not be granted.
- We request that the elevator penthouse be removed and that the Project Sponsor explore alternative elevator systems that would not require the exceedance of the forty foot elevation limit.

5) **Trees** - it would seem that our 30+ year old trees wouldn't be able to survive under the proposed changes/ conditions. Have any studies been done that take this into consideration? We are requesting these studies be mandated to understand the risk and avoid these large trees dying and/or falling down.

Unfortunately we recently received notice and are unable to attend the [November 7th](#) meeting as we will be traveling for work. It is our understanding that several neighbors who object to the project will be unable to attend. We request a continuance of this hearing so that concerned neighbors can share their issues with the Commission in person.

Sincerely,

Karaline Johnson  
John Le Roy

Owners of:  
2754 Octavia St  
San Francisco, CA 94123

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Richards, Dennis \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Please Join Mayor London Breed for Giving Tuesday on December 3rd  
**Date:** Wednesday, November 27, 2019 11:17:08 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)

---

**From:** Mayor London N. Breed <[heartofthecity@sfgov.org](mailto:heartofthecity@sfgov.org)>  
**Sent:** Wednesday, November 27, 2019 11:16 AM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Please Join Mayor London Breed for Giving Tuesday on December 3rd

Please join Mayor Breed on Giving Tuesday for Heart of the City

|  
.

November 27, 2019

Dear Colleagues:

The “Heart of the City” Combined Charities Campaign is well underway. Last year, with the help of 4,700 employees, the City raised more than \$1.4 million for over 1,200 non-profit organizations in our communities. Thanks to your generosity, the charities in our communities will be able to improve the well-being and quality of life for an untold number of people. Our goal is to reach \$1.5 million and we need your help. The deadline to donate to the Campaign is next Friday, December 6th.

Giving Tuesday is on December 3rd, an international day of giving following

Black Friday and Cyber Monday, when donors can choose to donate the money they saved and participate in worthwhile causes by helping those who need it the most. We, as the City and County of San Francisco, can all contribute on this day to make a positive impact on our communities locally and globally.

The Combined Charities Team will be holding one final drawing, so everyone who pledges by 5:00 pm on Friday, December 6th will be eligible. Three prizes worth noting are the following: (1) 4 tickets to the PGA Championship Tournament at Harding Park, (2) an Air Traffic Control Tower Tour at SFO; (3) Duckhorn Wine Company VIP pass for two. We are grateful to our partners who have donated to our Campaign and support this worthwhile cause.

You can make a difference. Please consider giving through the online donation portal, available at <https://heartofthecity.sfgov.org>, or at the link below.

[Click here to donate now](#)

If you have any questions, please contact your Combined Charities Captain/Coordinator, email [heartofthecity@sfgov.org](mailto:heartofthecity@sfgov.org), or call (650) 821-HOTC (4682).

Big City, Bigger Heart.

Sincerely,

---

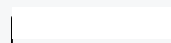
**London N. Breed**  
Mayor



1 Dr. Carlton B. Goodlett Place, Room 200  
San Francisco, California 94102  
(415) 554-6141

[1 South Van Ness](#)  
[San Francisco, CA | 94102 United States](#)

[This email was sent to \[jonas.ionin@sfgov.org\]\(mailto:jonas.ionin@sfgov.org\).](#)  
[To continue receiving our emails, add us to your address book.](#)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street (2018-011430CUA) – Organized Opposition Request  
**Date:** Wednesday, November 27, 2019 11:16:50 AM  
**Attachments:** [2019.11.27 1776 Green.Organized Oppo Req-final.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

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---

**From:** Toyer Grear <[toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)>  
**Sent:** Wednesday, November 27, 2019 10:29 AM  
**To:** Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; 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)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>  
**Cc:** Drury, Richard <[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)>; May, Christopher (CPC) <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
**Subject:** 1776 Green Street (2018-011430CUA) – Organized Opposition Request

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

Honorable Members of the Planning Commission,

Attached please find correspondence written on behalf of The Hollow Revolution (“THoR”), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning certain applications filed with the Planning Department.

Please note a hard copy will follow by overnight mail. If you have any questions, please feel free to contact our office.

Thanks,  
Toyer Grear  
Office Manager / Paralegal  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612  
email: [toyer@lozeaudrury.com](mailto:toyer@lozeaudrury.com)



phone: 510-836-4200 / fax: 510-836-4205

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LEADS TURKEY GIVEAWAY IN ADVANCE OF THANKSGIVING  
**Date:** Tuesday, November 26, 2019 11:54:33 AM  
**Attachments:** [11.26.19 Turkey Giveaways.pdf](#)

---

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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, November 26, 2019 11:34 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LEADS TURKEY GIVEAWAY IN ADVANCE OF THANKSGIVING

**FOR IMMEDIATE RELEASE:**

Tuesday, November 26, 2019

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

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

**MAYOR LONDON BREED LEADS TURKEY GIVEAWAY IN  
ADVANCE OF THANKSGIVING**

*City departments, the A. Phillip Randolph Institute, and community partners to distribute over 5,200 turkeys at public housing locations and non-profit organizations throughout the City*

**San Francisco, CA** — Mayor London N. Breed today will join City departments, the A. Philip Randolph Institute (APRI), and community partners to hand out turkeys to families at public housing sites and non-profit organizations in San Francisco as part of the 13<sup>th</sup> Annual Mayor's Turkey Giveaway.

Mayor Breed will participate in four giveaway events for residents at Robert B. Pitts Apartments in the Western Addition, Ping Yuen Community Center in Chinatown, Alice Griffith Apartments in the Bayview, and the Visitacion Valley Center.

This Thanksgiving season, more than 5,200 frozen turkeys will be distributed across San Francisco at over 70 giveaway events. The turkeys are being provided by the City with the generous support of the A. Phillip Randolph Institute, Whole Foods, and Foster Farms.

“This time of year is one to be grateful for what we have, and to give back to our communities. This annual tradition brings the City and partner organizations together to share in the holiday spirit with those in need,” said Mayor Breed. “Thanks to the generous contributions of our donors, we’re able to grow this program to help even more families enjoy Thanksgiving and the holiday season together.”

Oakland Mayor Libby Schaaf and San Jose Mayor Sam Liccardo will join Mayor Breed for today’s turkey giveaway events as part of September’s Battle for the Bay coastal cleanup wager. Mayor Breed will join Mayor Schaaf and Mayor Liccardo for future volunteer events in Oakland and San Jose. The three mayors will jointly host a press conference today at 1:00pm at Alice Griffith Housing Complex, 2600 Arellano Walker Drive.

City departments participating in the Thanksgiving turkey giveaway events include the San Francisco Police Department, San Francisco Department of Public Works, the San Francisco Housing Authority, HOPE SF, the San Francisco Fire Department, the San Francisco Recreation and Park Department, and the Office of Economic and Workforce Development.

“We are proud to work with the Mayor’s Office and our partner agencies to help make the holidays happier for San Francisco families,” said San Francisco Police Chief William Scott. “In the spirit of the season of giving, let us all remember to reach out to those in need to provide relief and assistance.”

The A. Phillip Randolph Institute (APRI), a local nonprofit organization, identifies families in need and helps to distribute the turkeys. The turkeys are handed out to families at public housing sites in San Francisco in time for Thanksgiving.

“The holidays are a time to reflect on what we are thankful for and a perfect time to share compassion with our neighbors,” said Jackie Flin, Executive Director of APRI. “We want our community to know that we care about them, not just by our words, but also through our actions. It is an incredible privilege to serve the residents of San Francisco, and we look forward to continuing to making a difference in our community.”

“As a family-owned company, we feel a responsibility—especially at this time of year—to contribute to our local communities,” said Ira Brill, Vice President of Communications at Foster Farms. “Foster Farms is proud to donate again to Mayor Breed’s turkey distribution event to help provide the comfort of a Thanksgiving meal to thousands of San Francisco families in need.”

“At Whole Foods, we are proud to support the communities that we serve. Our partnership with the Mayor’s Turkey Giveaway to feed needy families during the holiday season is a reflection of our values and our commitment to ensuring that all communities have access to affordable, healthy food,” said Omar Gaye, Whole Foods President of the Northern California Region.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1776 Green Street: Case No. 2018-011430ENV and 2018-011430CUAVAR | Letter of Opposition from Neighbor  
**Date:** Tuesday, November 26, 2019 11:03:20 AM  
**Attachments:** [1776 Green letter LYang 20191126.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Letitia Yang <letitia.yang@gmail.com>  
**Sent:** Tuesday, November 26, 2019 10:50 AM  
**To:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; Lewis, Don (CPC) <don.lewis@sfgov.org>  
**Subject:** 1776 Green Street: Case No. 2018-011430ENV and 2018-011430CUAVAR | Letter of Opposition from Neighbor

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**Please see below and signed letter attached.**

BY EMAIL AND MAIL

November 26, 2019

President Myrna Melgar ([myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org))  
Vice-President Joel Koppel ([joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))  
Commissioner Frank Fung ([frank.fung@sfgov.org](mailto:frank.fung@sfgov.org))  
Commissioner Milicent A. Johnson ([milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org))  
Commissioner Kathrin Moore ([kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org))  
Commissioner Dennis Richards ([dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org))  
San Francisco Planning Commission  
c/o Jonas P. Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org))  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)

1650 Mission Street, Suite 400  
San Francisco, CA 94103

Don Lewis ([don.lewis@sfgov.org](mailto:don.lewis@sfgov.org))  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: 1776 Green Street: Case No. 2018-011430CUAVAR and 2018-011430ENV**

Dear President Melgar, Honorable Members of the Planning Commission, and Mr. Lewis,

I am following up on my letter to you dated November 6, 2019 regarding the proposed project ("Project") at 1776 Green Street, Case No. 2018-011430CUAVAR and 2018-011430ENV. As I stated in my prior letter, **I am opposed to the project in its current form and have serious concerns**, which are outlined below.

**1) Public Health and Safety | CEQA Review**

**I urge the Commission to require review under the California Environmental Quality Act ("CEQA") resulting in either a mitigated negative declaration or an environmental impact report. This is a matter of public health and safety.** I'm gravely concerned that the project site is listed on the City's Maher Map of contaminated sites and the State of California's Cortese list of contaminated sites. This is a result of many decades of use as an automobile repair shop, including many decades when environmental laws were non-existent. A thorough clean-up of the site to residential standards is critical to safeguard neighborhood residents and visitors, future residents of the Project, construction workers working on the Project, students at Sherman Elementary School, and visitors to Allyn Park and the Golden Gate Valley Branch Library. I support the creation of new housing units in San Francisco but it should absolutely not be at the expense of the health and wellbeing of our community.

- Neighborhood residents and visitors: We live in a diverse neighborhood with residents of all ages, including infants, young children, and the elderly, all of whom are particularly vulnerable to exposure to hazardous materials. The Project site is in close proximity to Union Street which has heavy pedestrian traffic for patrons of restaurants, retail stores, service providers, as well as patients visiting doctor's offices.
- Sherman Elementary School (1651 Union Street) (see Exhibit A): Sherman Elementary is one block east of the Project and is a **sensitive receptor** location. The K through 5 student body numbers over 375. Sherman Elementary is notable because of the extensive outdoor space available for student use, including an outdoor classroom and extraordinary educational garden with an abundance of vegetables and fruits that the students often use

to prepare meals and snacks. These outdoor spaces are used during the school day and for afterschool programs from 7:50 am until 6 pm. The outdoor classroom and garden are at the heart of the school's science and environmental education initiatives. This is an incredible resource for the students and is used on virtually a daily basis. Given the amount of time that students spend outdoors, they would be particularly vulnerable to any contaminants from the Project that would be released in the environment due to construction without proper clean-up of the site. Furthermore, due to the Project's location, students of Sherman Elementary routinely pass the site as they walk to and from school. This includes a number of students who live on the same block as 1776 Green Street for whom an alternate route is not an option.

- Allyne Park (2609 Gough Street) (see Exhibit A): Allyne Park is half a block to the east of the Project and is also a **sensitive receptor** location. It's a very popular gathering spot where people go to picnic, host after school programs (Sherman Elementary School) and other school events, sunbathe, read, relax, play ball, exercise our dogs, enjoy permitted private parties, and conduct community gatherings (e.g., Union Street Easter Egg Hunt).
- Golden Gate Valley Library (1801 Green Street) (see Exhibits A and B): Golden Gate Valley Library is half a block to the west of the Project. The library branch is a beautiful brick and terra cotta Beaux-Arts structure which was designed in the shape of a basilica by local architect Ernest Coxhead and constructed in 1917-1918. The library is open 7 days a week and welcomes numerous visitors of all ages. Their programs for young children are particularly popular. As you can see in the attached program from the library (Exhibit B) there are typically playtime and storytime events for infants and toddlers three times a week. The branch manager reports that each of these events is usually attended by approximately 70 people, with over half being children and the remainder family members/caregivers. In addition, the children and their companions often stop at Allyne Park before and after these events to enjoy the outdoors, play, or have lunch, thereby walking by the Project site to and from the library.

The property owner/developer, Local Capital Group, has not been forthcoming with neighbors about the extent of the contamination of the site. They have lobbied extensively over the past several months to build support among neighbors for the design of their proposed project, but have rebuffed our efforts to have a productive conversation about the potential negative impact this may have on the health and wellbeing of the neighborhood. When a fellow neighbor and I met with Wes Lipner of Local Capital Group on May 17<sup>th</sup>, 2019, he was focused exclusively on the plans for their project. When we specifically asked about potential contamination of the site, he assured us that they were testing the soil and that contamination levels were "improving."

## 2) **Privacy & Noise | Communal Roof Deck**

### **Adverse Impact to Historic Resource | Height Variance for Elevator Penthouse**

**I urge the Commission to eliminate the Project's communal roof deck and to deny the height**

**variance for the elevator penthouse.**

The communal roof deck is unnecessary and excessive. Each of the five units has its own private usable open space via terraces and decks well in excess of the Planning Code requirements (94 to 387 sq ft larger than the 125 sq ft required per unit). Consequently, the 1369 sq ft common roof deck is unnecessary and excessive. Given that each unit has private usable open space ranging from 219 sq ft to 512 sq ft per unit, I'm concerned that the common roof deck will mostly be used for large parties, thereby creating substantial noise and disturbances and compromising the privacy of neighbors. Furthermore, immediately adjacent to the Project to the east is a seven-story apartment building which will further amplify the noise from the roof deck.

The 13-foot elevator penthouse adversely impacts this historic resource. The plans contemplate an elevator penthouse that would rise 13 feet above the forty-foot elevation. The elevator penthouse looks awkwardly out of place and should not be granted. The Project Sponsor should explore alternative elevator systems that would not require the exceedance of the forty-foot elevation limit.

**3) Variance for Rear-Yard Setback**

**I urge the Commission to deny the request for a rear-yard variance and rather create open space at the back of the lot for the use of the residents of the Project.** This will enhance the livability of this Project and is more appropriate for the neighborhood.

Thank you for your time and consideration.

Sincerely,

Letitia Yang

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Susan Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE NEXT STEPS ON PROPOSITION D  
**Date:** Tuesday, November 26, 2019 10:05:44 AM  
**Attachments:** [11.26.19 Proposition D Implementation.pdf](#)

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

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Tuesday, November 26, 2019 6:53 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE NEXT STEPS ON PROPOSITION D

**FOR IMMEDIATE RELEASE:**

Tuesday, November 26, 2019

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

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

**MAYOR LONDON BREED AND SUPERVISOR AARON PESKIN ANNOUNCE NEXT STEPS ON PROPOSITION D**

*Following passage of the Traffic Congestion Mitigation Tax, the City will begin investing in improving transit service and reliability for Muni riders*

**San Francisco, CA** — Mayor London N. Breed and Supervisor Aaron Peskin today announced the City's plan for using the revenue generated by the recently approved Traffic Congestion Mitigation Tax, known as Proposition D. Collection of the tax will begin January 1, 2020, with revenue expected to be received by the City in summer 2020. Beginning immediately and over the next year, the San Francisco Municipal Transportation Agency (SFMTA) will fund system-wide investments and projects to improve transit service and reliability for Muni riders and achieve the City's Vision Zero goals.

Prop D received 67.7% of the vote, clearing the two-thirds requirement for passage. The proposition was crafted by Mayor Breed and Supervisor Peskin in cooperation with Uber and Lyft, and was supported unanimously by the Board of Supervisors.



“I want to thank the voters of San Francisco for approving this important measure to help relieve congestion and invest in critical transportation and safety projects throughout our city,” said Mayor Breed. “In order to encourage more people to take transit, bike, and walk, we need to continue re-designing our streets, improve Muni, and advance towards our Vision Zero goals. This is a big victory for San Francisco, and we look forward to creating a safer, greener, and less congested city for all our residents.”

“Once again San Francisco leads the State in its Transit First and Vision Zero advances by becoming the first California city to adopt this type of TNC mitigation surcharge,” said Supervisor and Transportation Authority Board Chair Peskin. “We heard overwhelmingly from voters that one of their top priorities was hiring more Muni drivers to keep our city moving, so I’m thrilled to see SFMTA ready to act on this mandate. I’m also proud that we dedicated the funding to making the streets safer for our most vulnerable. In the end, by uniting everyone from the Board of Supervisors to the Mayor to transit advocates and Labor, we were able to cross the two-thirds vote threshold to make history, with our San Francisco values intact.”

The measure is estimated to raise up to \$35 million annually for transit and Vision Zero safety projects by imposing a 3.25% surcharge on all individual rides and a 1.5% surcharge on shared rides that originate in San Francisco. Rides in electric vehicles (EVs) would have a surcharge of 1.5%, regardless of whether they are individual or shared, in order to encourage the use of EVs.

With the passage of Proposition D, the SFMTA will make several investments to improve transit system reliability and reduce service gaps for riders. First, the SFMTA will use the funds to invest in expanded training resources to recruit and train larger classes of transit operators. The operator shortage is the largest contributing factor to unplanned service gaps today. The SFMTA will also invest in improvements to line and system management to improve day-to-day system performance.

In addition to transit service and reliability, the SFMTA will make several investments to improve street safety and advance the City’s Vision Zero goal to eliminate traffic-related fatalities. The SFMTA will work with the San Francisco County Transportation Authority (SFCTA) to secure ongoing and stable funding for the SFMTA’s Vision Zero Quick-Build Program estimated at \$1.3 million per year. A “quick-build” project is one that does not require major street construction and can be implemented quickly with low-cost solutions such as paint or posts. In the past six months, the Quick-Build program has already delivered safety improvements such as protected bike lanes and shorter pedestrian crossing distances, months faster than originally scheduled. One project that will be added to the near-term list of “quick-build” improvements is the critical north-south Embarcadero corridor, which is slated for a complete safety overhaul by 2022.

Finally, the SFMTA and SFCTA will advance the installation of Accessible Pedestrian Signals (APS) throughout the city. APS emit sounds when it is safe to cross the street and help low-vision and blind pedestrians cross the street safely. By summer 2020, the SFMTA will install 40 new APS signals using the “quick-build” process, and will plan to install another 100 in the coming years using this new funding.

###



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Susan Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON EMBARCADERO SAFE NAVIGATION CENTER SUPERIOR COURT DECISION  
**Date:** Monday, November 25, 2019 3:54:37 PM  
**Attachments:** [11.25.19 Embarcadero SAFE Navigation Center.pdf](#)

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*Jonas P. Ionin,  
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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 25, 2019 3:38 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* STATEMENT \*\*\* MAYOR LONDON BREED ON EMBARCADERO SAFE NAVIGATION CENTER SUPERIOR COURT DECISION

**FOR IMMEDIATE RELEASE:**

Monday, November 25, 2019

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

**\*\*\* STATEMENT \*\*\***  
**MAYOR LONDON BREED ON EMBARCADERO SAFE  
NAVIGATION CENTER SUPERIOR COURT DECISION**

**San Francisco, CA** — The San Francisco County Superior Court today issued an order denying the single remaining claim in a lawsuit challenging the construction of the SAFE Navigation Center on the Embarcadero. The Court's decision clears the way for the facility to open by the end of the year.

“With these legal challenges put to rest, we can focus on what really matters—helping people get off the streets and into shelter and care. We'll keep moving forward to get the SAFE Navigation Center open by the end of this year so that we can help hundreds of people access the services they need. I'm committed to continuing on our progress so that we can open 1,000 new shelter beds by the end of next year.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 3252 19th St Discretionary Review  
**Date:** Monday, November 25, 2019 12:55:30 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

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---

**From:** spike <spikekahn@gmail.com>  
**Sent:** Thursday, November 21, 2019 11:46 AM  
**To:** Kevin Ortiz <kevinortiz916@gmail.com>  
**Cc:** Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; 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>; usm-strategy@googlegroups.com  
**Subject:** Re: 3252 19th St Discretionary Review

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Here is the timeline of illegal usage at 3252 - 19th St, both after a Project Review Meeting was held on Oct 28, 2014, and AFTER the Notice of Enforcement Letter was sent out on 7/26/18:

## **3252 – 19<sup>th</sup> Street    Joey the Cat Skeeball    Timeline:**

2014 = Auto Repair Shop bought by the Mucha family. NO CHANGE OF USE FILED to change from Auto Repair to Corporate Party venue.

2014-2018 – ILLEGAL, UNPERMITTED USE BY JOEY MUCHA – private tech parties

10/28/14 – Project Review meeting to discuss potential change of use

12/1/14 (Alcohol license issued # 405553) – The Hache Group LLC

**8/24/15 – PRV withdrawn.**

7/26/16 (Alcohol license issued type 37 – license # 9475087) Leap Imagination in Learning

11/16/16 (Alcohol license issued type 37 # 9485999) – The Tides Center

12/12/16 (Alcohol license issued # 542720) – F & B Associates Inc.

9/6/17 (Alcohol license type 37 # 9510154) – Tides Center

1/20/18 YELP review of the 2018 Kick Off Party at Joey the Cat.

2/24/18 (Alcohol license issued # 479852) Disgruntled Goat Inc.

**3/15/18 – Complaint filed by neighbor for illegal tech parties without permits, illegal use.**

3/22/19 (Alcohol license issued #327105) Fourth Street Saloon L-PSHIP

**7/26/18 – Notice of Enforcement Letter sent by Planning to stop illegal use. (\$250/day fine due to City for every day from July 2018 until legal change of use.)**

**However, numerous Yelp reviews dated after the Notice of Enforcement 7/26/18 show that the owner did not stop illegally hosting corporate events and private parties on site with alcohol. The only change they appear to have made was to take down their exterior sign to hide their illegal use, as noted in this review:**

**12/17/18 YELP review re: holiday party with beer and wine set-up.**

**1/25/19 YELP review; “Best Corporate Party Ever”**

**5/20/19 YELP review: “we’ve hosted our holiday party there here the last 2 years...”  
“...They have a doorman who sites outside to ensure only our group is coming in so no drifters crashing your event...PS. They allow outside catering and beer and wine ;)”**

Source: This info was obtained from ABC and YELP.

**From:** "Carr, John@ABC" <[John.Carr@abc.ca.gov](mailto:John.Carr@abc.ca.gov)>  
**To:** "Bruce Lee Livingston ([brucel@alcoholjustice.org](mailto:brucel@alcoholjustice.org))" <[brucel@alcoholjustice.org](mailto:brucel@alcoholjustice.org)>  
**Sent:** Thursday, November 14, 2019 12:14:00 PM  
**Subject:** FW: Public records request

Bruce, see below

The premises has been the site of several caterer's event authorizations and special one day permits. There are no pending applications.

**Dates of events where special one day permits were issued for events at 3252 19<sup>th</sup> Street**

December 1, 2014 (issued to license # 405553) – The Hache Group LLC

July 26, 2016 (issued to license type 37 – license # 9475087) Leap Imagination in Learning

November 16, 2016 (issued to license type 37 – license # 9485999) – The Tides Center

December 12, 2016 (issued to license # 542720) – F & B Associates Inc.

September 6, 2017 (issued to license type 37 – license # 9510154) – Tides Center  
February 24, 2018 (issued to license # 479852) Disgruntled Goat Inc.  
March 22, 2019 (issued to license # 327105) Fourth Street Saloon L-PSHIP

Like the Art Academy, we should not reward bad actors who violate Planning laws and disregard public policy here.

I urge you to accept the DR, and urge you to allow a true neighborhood space, **open at reasonable times for local kids**, without turning a PDR use space into an Alcohol-serving bar and destination corporate parties space. We have enough of that in the Mission District. WE ARE OVERSATURATED WITH NEW ALCOHOL VENUES. This space is less than 600 feet from a local high school. 19th and Shotwell is in a quiet neighborhood, 1 block from where I lived since 1984. There has been no communication with Joey after USM asked to restrict the alcohol and openings times to obtain an equity agreement with this building owner.

peace,

Spike Kahn, Founder  
[www.pacificfeltfactory.com](http://www.pacificfeltfactory.com)  
+1 415 935 3641 (USA/WhatsApp)  
[spikekahn@gmail.com](mailto:spikekahn@gmail.com)

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On Mon, Nov 11, 2019 at 11:47 AM Kevin Ortiz <[kevinortiz916@gmail.com](mailto:kevinortiz916@gmail.com)> wrote:

Dear Commissioners,

The following is a packet of information for 3252 19th St from United to Save the Mission.

Jonas, please include this in the packet for Thursday's hearing.

Please let me know if you have any questions.

All the best,

Kevin Ortiz  
C: 415 680-7973



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Susan Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CONTINUATION OF OVERNIGHT PIT STOP PILOT  
**Date:** Monday, November 25, 2019 11:16:36 AM  
**Attachments:** [11.25.19 Overnight Pit Stops.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)

---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 25, 2019 6:13 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES CONTINUATION OF OVERNIGHT PIT STOP PILOT

**FOR IMMEDIATE RELEASE:**

Monday, November 25, 2019

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

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

**MAYOR LONDON BREED ANNOUNCES CONTINUATION OF  
OVERNIGHT PIT STOP PILOT**

*Following early positive results from a three-month pilot program for a 24-hour staffed public restroom, Mayor Breed continues the program in order to further analyze the potential to expand it in the upcoming budget process*

**San Francisco, CA** — Mayor London N. Breed today announced the extension of a pilot program for the first three 24-hour Pit Stops, which has shown promising results since it began in August. The 24-hour, staffed restrooms, which are located at Sixth and Jessie Streets in the South of Market, Market and Castro Streets in the Castro, and Eddy and Jones Streets in the Tenderloin, will continue so City leaders can evaluate the potential to continue or expand the program in the upcoming City budget.

Preliminary results from the pilot program show that roughly 25% of all flushes at the three locations are happening during the nighttime hours, representing a clear demand for overnight restrooms. In total, San Francisco Public Works has recorded 10,518 nighttime uses of the restrooms, or roughly 3,200 uses per month. During that time, the volume of steam cleaning



requests in the surrounding quarter mile has decreased at all three location.

“This is not complicated—when people have access to a clean, safe restroom, they will use it,” said Mayor Breed. “We have seen what happens on our streets when people don’t have a place to go, which is why I fought to include funding in the budget for seven new Pit Stops, and well as expanded hours at existing locations.”

The Fiscal Years 2019-2020 and 2020-2021 budget included \$8.1 million in new funding for Pit Stops. This funding was for seven new portable Pit Stops throughout the City, and expanded hours at existing locations based on an analysis of 311 cleaning request data and the usage of existing facilities. This funding will be used to continue the three 24-hr Pit Stop locations until the next budget cycle begins.

“The Pit Stop program, which we began five years ago in the Tenderloin at three locations, now operates at 25 locations in 13 neighborhoods. The public toilets improve neighborhoods and people’s lives,” said Public Works Director Mohammed Nuru. “The 24-hour Pit Stops have shown promising results, and we will continue to assess usage, safety and impact during the expanded pilot period.”

The Pit Stop program provides public toilets, sinks, used needle receptacles and dog waste stations in some of San Francisco’s most challenging neighborhoods. The Pit Stops provide a place for people to take care of their bathroom needs with dignity, improving neighborhood livability and reducing demands on Public Works staff to clean up human waste from the City’s sidewalks, doorways and streets. Since the launch of the pilot program, there have been no public safety incidents at the 24-hour Pit Stops.

A nonprofit workforce development partner, Urban Alchemy, staffs all but one of the Pit Stops; the Lower Polk Community Benefit District staffs the other. Public Works manages the program.

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Susan Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [STACY, KATE \(CAT\)](#)  
**Subject:** CPC Calendars for November 28, 2019  
**Date:** Friday, November 22, 2019 3:31:03 PM  
**Attachments:** [20191128\\_cancel.docx](#)  
[CPC Hearing Results 2019.docx](#)  
[Advance Calendar - 20191128.xlsx](#)

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Commissioners,  
Attached are your Calendars for November 28, 2019.

Enjoy the Thanksgiving break,

*Jonas P. Ionin,*  
*Director of Commission Affairs*

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Health Care Services Master Plan  
**Date:** Friday, November 22, 2019 1:28:03 PM  
**Attachments:** [2019 Health Care Services Master Plan\\_DRAFT.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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

---

**From:** Nickolopoulos, Sheila (CPC) <[sheila.nickolopoulos@sfgov.org](mailto:sheila.nickolopoulos@sfgov.org)>  
**Sent:** Friday, November 22, 2019 12:52 PM  
**To:** CTYPLN - COMMISSION SECRETARY <[CPC.COMMISSIONSECRETARY@sfgov.org](mailto:CPC.COMMISSIONSECRETARY@sfgov.org)>  
**Subject:** Health Care Services Master Plan

Jonas, Could you please forward the attached and the following to the Commissioners? Thank you,  
Sheila

Dear Commissioners,

On December 12, I will provide an informational presentation to the Commission on the 2019 update to the Health Care Services Master Plan and initiate supporting legislation to amend the Planning Code and the General Plan. In anticipation of that presentation, I am providing a full copy of the Plan for your review.

Effective 2011, Ordinance No. 300-10 requires the creation of a Health Care Services Master Plan (HCSMP) to “provide the Health Commission, the Planning Commission, and Board of Supervisors with information and public policy recommendations to guide their decisions to promote the City's land use and policy goals developed in such Plan, such as distribution and access to health care services.” The Ordinance requires the Department of Public Health and the Planning Department to prepare a HCSMP for adoption by the Board of Supervisors that:

- Identifies the current and projected need for, and locations of, health care services in San Francisco, and
- Contains recommendations on how to achieve and maintain appropriate distribution of, and access to, such services.

The first Health Care Services Master Plan was approved in 2013. Like its predecessor, this 2019 update includes a citywide assessment of services, at-risk populations, and gaps in services. Of

particular interest to Planning Commissioners are the Executive Summary, the Areas of Identified Need (Chapter 4, page 24) and the Land Use Assessment (Chapter 5.2, page 53).

The Plan's assessment of trends in medical land use show that medical jobs are growing and that the city has added 2.1 million square feet of hospital space since 2013. World class research and patient care facilities expanded, notably in Mission Bay. Delivery of health care continues to change rapidly, and since 2013, the City has seen the emergence of urgent care facilities in neighborhoods as providers look to improve access to care and reduce operating costs associated with large facilities. Geographic proximity can be a barrier to health care for at-risk populations; the Bayview is notable for its dearth of health care facilities. But for at-risk populations in the Mission, Chinatown, or Tenderloin, which are close to health care facilities, the barriers to access may be tied to transportation, culturally or linguistically competent care, or other challenges.

This Plan is the result of a close partnership with the Department of Public Health and extensive community engagement with health care stakeholders. I look forward to updating you on this work and resulting findings on December 12. I am available for a briefing with Commission members prior to the December 12 hearing if requested.

Thank you,  
Sheila Nickolopoulos

**Sheila Nickolopoulos, MPP**  
**Senior Planner**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9089 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: EXEC SESSION also cancelled? November 14, 2019  
**Date:** Friday, November 22, 2019 1:21:21 PM

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*Jonas P. Ionin,  
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**From:** Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>  
**Sent:** Wednesday, November 13, 2019 1:31 PM  
**To:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>; [sfplanning@public.govdelivery.com](mailto:sfplanning@public.govdelivery.com); Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>  
**Subject:** RE: EXEC SESSION also cancelled? November 14, 2019

No, it is still scheduled to occur.

Best,  
Christine

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**From:** Sue Hestor <[hestor@earthlink.net](mailto:hestor@earthlink.net)>  
**Sent:** Wednesday, November 13, 2019 1:13 PM  
**To:** [sfplanning@public.govdelivery.com](mailto:sfplanning@public.govdelivery.com); Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Silva, Christine (CPC) <[christine.silva@sfgov.org](mailto:christine.silva@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Johnson, Milicent (CPC) <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>  
**Subject:** EXEC SESSION also cancelled? November 14, 2019  
**Importance:** High

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

Is Exec Session on Plan Comm Dir also cancelled?

Sue Hestor

On 11/13/2019 1:03 PM, San Francisco Planning Department wrote:

## Planning Commission Public Hearing

Thank you for your interest in subscribing to the San Francisco Planning Commission's public hearing announcement.

Please click on the attached link to see the items scheduled for the upcoming hearing:

[November 14, 2019, Notice of Cancellation and Continuances - Regular Hearing](#)

1:00 p.m.

City Hall, One Dr. Carlton B. Goodlett Place Room 400

General information about our public hearings, accessible meeting information, and language assistance can also be found by visiting <https://sf-planning.org/planning-commission>.

For questions, please contact Chanbory Son at [chanbory.son@sfgov.org](mailto:chanbory.son@sfgov.org).

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This email was sent to [hestor@earthlink.net](mailto:hestor@earthlink.net) using GovDelivery Communications Cloud on behalf of: San Francisco Planning Department · 1650 Mission Street, Suite 400 · San Francisco, CA 94103

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for 100% Affordable/Educator Housing Streamlining legislation -- MidPen Housing  
**Date:** Friday, November 22, 2019 1:07:54 PM  
**Attachments:** [19 1119 MidPen Letter to Planning Commission FSK.PDF](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

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Direct: 415-558-6309|Fax: 415-558-6409

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---

**From:** Andrew Bielak <[abielak@midpen-housing.org](mailto:abielak@midpen-housing.org)>  
**Sent:** Tuesday, November 19, 2019 12:28 PM  
**To:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Lisa Howlett <[lhowlett@midpen-housing.org](mailto:lhowlett@midpen-housing.org)>; Alicia Gaylord <[agaylord@midpen-housing.org](mailto:agaylord@midpen-housing.org)>  
**Subject:** Support for 100% Affordable/Educator Housing Streamlining legislation -- MidPen Housing

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

Good afternoon,

I am writing from MidPen Housing, the non-profit developer of the Francis Scott Key Educator Housing community in the Outer Sunset. We would like to express our support for the Affordable/Educator Housing Streamlining legislation being considered by the Planning Commission on November 21<sup>st</sup>. If this letter could be distributed to the Commissioners, that would be much appreciated.

Best,  
Andrew Bielak

**Andrew Bielak | Associate Director of Housing Development**  
**MidPen Housing Corporation**

303 Vintage Park Drive, Suite 250, Foster City, CA 94404  
t. 650.235.7675 c. 650.918.8696



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Sue Diamond](#); [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Aaron Jon Hyland - HPC](#); [Black, Kate \(CPC\)](#); [Diane Matsuda](#); [Foley, Chris \(CPC\)](#); [Jonathan Pearlman](#); [Richard S. E. Johns](#); [So, Lydia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY ORGANIZATIONS ANNOUNCE PURCHASE OF HISTORIC PROPERTY TO SAVE AND PRESERVE CENTRO SOCIAL OBRERO  
**Date:** Friday, November 22, 2019 1:05:16 PM  
**Attachments:** [11.20.19 Mission Language and Vocational School.pdf](#)

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*Jonas P. Ionin,  
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---

**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Wednesday, November 20, 2019 12:30 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED AND COMMUNITY ORGANIZATIONS ANNOUNCE PURCHASE OF HISTORIC PROPERTY TO SAVE AND PRESERVE CENTRO SOCIAL OBRERO

**FOR IMMEDIATE RELEASE:**

Wednesday, November 20, 2019

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

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED AND COMMUNITY  
ORGANIZATIONS ANNOUNCE PURCHASE OF HISTORIC  
PROPERTY TO SAVE AND PRESERVE CENTRO SOCIAL  
OBRERO**

*Transaction will keep 50-year-old organization, Mission Language and Vocational School, in its Mission District home and help expand community programming*

**San Francisco, CA** — Mayor London N. Breed and nonprofit leaders today announced that the 701 Alabama Consortium, a real estate holding entity comprised of Jamestown Community Center, the Mission Economic Development Agency (MEDA), and Mission Neighborhood Centers, Inc. (MNC), together with Mission Language and Vocational School (MLVS), have finalized the purchase of a portion of the historic Centro Social Obrero building in the Mission, restoring the full building to nonprofit ownership. The Centro Social Obrero is located at 2929 19<sup>th</sup> Street and has been home to MLVS for over 40 years. The purchase of the 12,902 square foot property within the building will protect and expand culturally relevant services to low-income Latino and immigrant residents, including career counseling, language and vocational training, and job placements.



“Thanks to the hard work and organization of long-time nonprofit organizations in the Mission and our Nonprofit Sustainability Initiative, the Centro Social Obrero will be able to continue providing a place for people to thrive and grow,” said Mayor Breed. “The acquisition of this property shows us what’s possible when we all work together. Our city wouldn’t be the same without community resources like the Mission Language and Vocational School, and now these organizations will be able to offer even more services and resources for San Franciscans.”

The building serves as a multi-tenant nonprofit center that includes the Jamestown Community Center, Five Keys Charter School, the Roadmap to Peace Initiative and the Bay Area Community Resource Access Center, in addition to MLVS’ workforce and community development services. The purchase of the property restores the full space to not-for-profit ownership and includes protections to ensure the property will remain community-focused, prioritizing low and moderate-income residents and expanding the potential for collaboration among tenants.

“Mission Language and Vocational School and Centro Social Obrero provide invaluable services to residents in the Mission and beyond,” said Assemblymember David Chiu (D-San Francisco). “The effort to preserve this space has been complex, but today’s announcement ensures our communities will be able to benefit from these incredible organizations for years to come.”

“Every time one of our cherished non-profit agencies shutters, it has a completely destabilizing impact on our neighborhood and puts families at greater risk of displacement,” said Supervisor Hillary Ronen who represents the Mission District. “By taking complete ownership of this building, the non-profit organizations that make up the 701 Alabama Consortium are sending a clear message that they are not going anywhere, and will continue investing in the futures of our most vulnerable families in the Mission and throughout the City.”

The collaborative effort to save the historic MLVS building, also known as the Centro Social Obrero, began in 2017. The Jamestown Community Center, Mission Economic Development Agency and Mission Neighborhood Centers created the 701 Alabama Consortium LLC in 2019 to help raise the capital necessary to save the historic institution from financial challenges and closure.

The Mayor’s Nonprofit Sustainability Initiative (NSI) provided early funding and technical assistance for the acquisition. NSI is an ongoing program that deploys financial assistance, professional services, assessment tools and other resources to maintain and expand services for residents by stabilizing nonprofits and overcome barriers to growth, such as the high cost of real estate. The Office of Economic and Workforce Development administers the NSI in partnership with the San Francisco Arts Commission and the Mayor’s Office of Housing and Community Development. Community Vision, a nonprofit intermediary, oversees the NSI’s real estate assistance and strategic grant making through a competitive process.

In March, the 701 Alabama Consortium received a \$1 million grant from the NSI, administered by Community Vision. Leveraging those funds, the Consortium was then able to obtain a loan from the Bank of San Francisco to negotiate the successful purchase and sale agreement of the space. The total purchase price for the property was \$4.75 million.

“When community comes together we accomplish great things. This last year and a half, the community worked hard to save this space and programs and it became very personal to me. While there were very challenging moments, they were also very rewarding,” said Tracy Brown Gallardo, Board Chair of the Mission Language and Vocational School. “Mission Language Vocational School has been critical to serving multiple generations of families that immigrated to ensure their children had access to education and opportunity. Over 25,000 students have gone through our programs who are contributing to our economy including myself, my daughter, and my extended family members. MLVS is one of many anchors in this community. Thanks to our city leaders Mayor London Breed, Assemblyman David Chiu, Supervisor Hillary Ronen and to our community partners Jamestown, MEDA and MNC and the community call to action, the ‘Mission’s City Hall’ will stand for many years to come.”

“Jamestown is thrilled to be a part of this story of neighborhood resilience and strength. Being a part-owner of this building strengthens our organization and secures access to needed services for future generations of Latino youth and families. Reclaiming this space for our Latino education and arts programming supports our community’s identity and sense of place. We are especially grateful to Mayor Breed and her staff for her support in this endeavor,” said Jamestown Executive Director Myrna Melgar.

“It is imperative that community-development work be seen through the lens that Mission-based family-serving businesses and organizations want to have long-term, stable spaces to call home,” said Karoleen Feng, MEDA’s Director of Community Real Estate. “Such cultural placekeeping maintains commercial tenants as an inherent part of the fabric of the Mission District’s unique Latinx identity and culture.”

“Mission Neighborhood Centers is proud to have led the effort to negotiate the purchase of 701 Alabama and return a portion of the historic Centro Social Obrero back to community ownership. By providing leadership, expertise, and leveraging MNC’s financial resources, the Consortium was able to complete the purchase of this vital community asset,” said Sam Ruiz, CEO of Mission Neighborhood Centers, Inc.

MLVS was founded by Abel Gonzalez in 1968. The late Rosario Anaya, who was the executive director from 1973 to 2015, and members of Laborers’ Union Local 261 created the school to teach vocational English and provide employment training to Spanish-speaking job seekers. Since then, the school has helped improve economic self-sufficiency for thousands of MLVS graduates and their families in the Mission District and citywide.

“The programs at Jamestown and MLVS provided a strong educational foundation and supportive space for me to grow both academically and personally. Having access to such transformative opportunities in my community, helped set me on a path for success and allowed me to realize my full potential,” said Michelle Alvarez, resident of San Francisco.

### **Jamestown Community Center**

Through transformative youth development services rooted in the cultural and artistic traditions of our communities, Jamestown accompanies youth and their families on their path to realize their full potential as powerful and healthy members of society. [jamestownsf.org](http://jamestownsf.org)

### **Mission Economic Development Agency (MEDA)**

Rooted in the Mission and focused on San Francisco, MEDA’s mission is to strengthen low- and moderate-income Latino families by promoting economic equity and social justice

through asset building and community development. [medasf.org](http://medasf.org)

**Mission Language Vocational School**

The mission of MLVS is to improve the socio-economic condition of limited or non-English-speaking, low- and moderate-income Latinos and other underserved families in San Francisco and the Bay Area through job-specific language and vocational training programs and the creation of economic development initiatives. [mlvschool.org](http://mlvschool.org)

**Mission Neighborhood Centers, Inc.**

Mission Neighborhood Centers serves over 3,000 low-income seniors, youth and families with young children at 11 sites throughout San Francisco. With a legacy dating back over 100 years, the guiding principles remain the same: empowerment, cultural affirmation and personal responsibility. MNC provides a continuum of educational programs and social services to the community populations most in need. MNC is a 501 (c) (3) non-profit organization. [mnscsf.org](http://mnscsf.org)

####

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 701 Hampshire Property - ID 1029652  
**Date:** Friday, November 22, 2019 12:46:29 PM

---

*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:** Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>  
**Sent:** Thursday, November 21, 2019 8:54 AM  
**To:** Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)>  
**Cc:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC) <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** RE: 701 Hampshire Property - ID 1029652

Thank you. I have high hopes that the developer will change his mind and include the neighbors before then and we will all be a united front . Have a wonderful week.

---

**From:** Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)>  
**Sent:** Thursday, November 21, 2019 8:53 AM  
**To:** Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>  
**Cc:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC) <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** RE: 701 Hampshire Property - ID 1029652

Hi Nina,  
You're welcome. Any vertical addition to the building would have to go through the neighborhood notification process, and would be expected to conduct a pre-application meeting as well.

Thanks,  
Ella

---

**From:** Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>

**Sent:** Wednesday, November 20, 2019 6:26 PM

**To:** Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)>

**Cc:** [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [planning@rodneymfong.com](mailto:planning@rodneymfong.com); Johnson, Christine (CPC) <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** Re: 701 Hampshire Property - ID 1029652

Thank you so much, Ella. :)

And for the fourth floor, they will post posters again when he officially proposes it?

On Nov 20, 2019, at 7:34 PM, Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)> wrote:

Hi Nina,

The contractor was correct. From review of the Department of Building Inspection permit tracking system, there are two active building permits for the site (see below).

There is no permit application on file for a four-story building. I do not have any knowledge of a forthcoming project proposal.

- 201710030297 - Soft story retrofit per sfeb ch 4d. 2015 iebc app a4
- 201701247741 - Create 2 new dwelling units @ ground floor, enclosed carport space.(e) unit interior size to remain the same. Garage for (1) car & (7) bicycle parking spaces accessed with (n) curb cut on 19th st. Seismic retrofit under separate permit.

As you recall the Discretionary Review for the project at 701 Hampshire Street went to Planning Commission in September of 2018. The Planning Commission took Discretionary Review and approved the project with the removal of the fourth floor, but approving the addition of the ground floor accessory dwelling units (ADUs). After the Planning Commission hearing, the Project Sponsor revised the plans to exclude the proposed vertical addition, and propose two ADUs along with the soft-story seismic upgrade. My colleague Natalia, an ADU specialist, worked on the review of the ADU plans ( building permit #201701247741). The Planning Department plan set of the ADUs can be viewed via the Property Information Map (<https://sfplanninggis.org/pim/>) as a "Related Document" to Planning Application 2017-001225PRJ. I have pasted a link to the plan set below:

<http://citypln-m-extnl.sfgov.org/External/link.ashx?Action=Download&ObjectVersion=-1&vault={A4A7DACD-B0DC-4322-BD29-F6F07103C6E0}&objectGUID={79057F04-A62F-4D62-9B62-3D20582E242C}&fileGUID={0A5B895B-EC0F-4C1F-9AFA-7058FBBC331E}>

Sincerely,  
Ella Samonsky

---

**From:** Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>  
**Sent:** Wednesday, November 20, 2019 12:52 PM  
**To:** Samonsky, Ella (CPC) <[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)>; [richhillissf@gmail.com](mailto:richhillissf@gmail.com); Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>; Richards, Dennis (CPC) <[dennis.richards@sfgov.org](mailto:dennis.richards@sfgov.org)>; [planning@rodneyfong.com](mailto:planning@rodneyfong.com); Johnson, Christine (CPC) <[christine.d.johnson@sfgov.org](mailto:christine.d.johnson@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Melgar, Myrna (CPC) <[myrna.melgar@sfgov.org](mailto:myrna.melgar@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)>; Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Cc:** Dobner, Nina <[ndobner@ea.com](mailto:ndobner@ea.com)>  
**Subject:** 701 Hampshire Property - ID 1029652

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

Hi, I just wanted to following up on this. Work has started at that property again, a lot of construction noise and I talked to the contractor today that told me he was shoring up the property and laying concrete slabs. (We exchanged phone numbers.)

I'm was hoping this was just the earthquake retrofit, but it is really noisy and the contractor I spoke to this morning told me they were removing the tenants parking and adding rooms. I'm all for making more housing for the city, so I reached out to the owner and asked to see the plans. He rejected any attempt to be friendly, but instead said that I had lied about him in court, and had no interest in an olive branch. Then he filed a complaint about me having an unpermitted unit (which I used to because it came with the property when I bought it 18 years ago, with a protected tenant). I have since got rid of the rental, and torn it out. An inspector even came today and verified that.

I'm not trying to stir up trouble, I just want to live in peace with my neighbor. All I am asking for is to see the current plans, and then to take a look at the plans for the 4-storey building that is apparently going to be coming next. Mark said he would supply these, but he hasn't.

I have literally hundreds of letters in opposition of the 4-storey building, but I was intending to support it this time, as long as the tenants of 701 Hampshire were, too. I texted and left VM for Mark with the same thoughts. I thought things were going well and we had plans to meet in person, but instead he has been filing unwarranted complaints about me. Can you please advise as to what I should do?

THANK YOU

<DRA-0607 2017-001225DRP-02 (ID 1030990).pdf>

C. A. Mackenzie  
1713 Green Street  
San Francisco, CA 94123  
camack2@comcast.net

RECEIVED

DEC 04 2019

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

November 26, 2019

President Myrna Melgar ([myrna.melgar@sfgov.org](mailto:myrna.melgar@sfgov.org))  
Vice President Joel Koppel ([joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))  
Commissioner Frank Fung ([frank.fung@sfgov.org](mailto:frank.fung@sfgov.org))  
Commissioner Millicent A. Johnson ([Millicent.johnson@sfgov.org](mailto:Millicent.johnson@sfgov.org))  
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San Francisco Planning Commission  
c/o Jonas P. Ionin ([jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)) ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
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Don Lewis ([don.lewis@sfgov.org](mailto:don.lewis@sfgov.org))  
Christopher May, Senior Planner ([christopher.may@sfgov.org](mailto:christopher.may@sfgov.org))  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco CA 94103

**Re: 1776 Green Street: Case No. 2018-011430CUVAR and 2018-011430ENV**

Dear President Melgar, Honorable Members of the Planning Commission, Mr. Lewis and Mr. May:

As you are aware, 1776 Green Street operated for a century as an auto repair shop until 2014 and produced a shocking, but predictable, amount of extensive soil contamination due to the recently removed leaking underground storage tanks. Noted by the developer's own advisor, AllWest Environmental Consultants. **"The subject property currently is listed as an open UST case with the San Francisco Department of Public Health and on the SWRCB Geotracker database."** Also, it is listed on both the City's Maher Map and the State of California's Cortese List of contaminated sites. **I urge the Commission to apply the California Environmental Quality Act (CEQA) to the development of this site resulting in either a mitigated declaration or an environmental impact report.**

This block of Green Street is the best example of the neighborhood environment the City's Administration claims to promote. Single occupied, duplex, 3 and 4 unit 1890 to 1930 era homes, plus a 24 unit building coexist with the Union Street and Octavia Street commercial corridors. Within a block to the east of 1776 Green is the Sherman Elementary School, the historic McElroy Octagonal House and the Allyn Park. Half a block to the west is the Carnegie Golden Gate Valley Library. Pedestrian traffic is exceedingly heavy on the north side of Green Street, level and relatively driveway free and therefore the "safe" sidewalk.





1776 Green Street  
Planning Commission  
November 26, 2019  
Page 2 of 2

People walking past 1776 Green can be Union Street and Van Ness Ave. commuters and employees, business and service customers, parishioners of our three neighborhood churches (Holy Trinity Orthodox Cathedral, St. Vincent de Paul, St. Brigid's), students of the six nearby schools (Sherman Elementary, St. Brigid's Elementary, St. Vincent de Paul Elementary and the three Convent of the Sacred Heart schools), the GGV Library clients including the adults accompanying the many infants, toddlers and preschoolers to the children's programs plus tourists, joggers and those with compromised mobility. Add the Allyne (or, Doggie Doo) Park visitors and their canine pals.

For the health and safety of our residents, the restaurant, bar and business customers and employees on adjacent Union and Octavia Streets, our many neighborhood visitors, future residents of the Project and Project construction workers, please take the necessary measures to force the developers, Local Capital Group, to develop a site mitigation plan describing handling, management and mitigation of the contamination, to implement the plan and provide material disposal documentation. **A thorough cleanup of this toxic site to residential standards is critical. Start this process by denying exemption of CEQA review for the 1776 Green Street Project.**

Sincerely,

Candace Anne Mackenzie, FIIDA  
Golden Gate Valley Neighborhood Association Board Member





City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH**

London Breed, Mayor  
Grant Colfax MD, Director of Health  
Stephanie K.J. Cushing, MSPH, CHMM, REHS  
Environmental Health Director

8 August 2019

1776 Green Street LLC  
The Presidio – 572 Ruger Street, Ste. A  
San Francisco, CA 94129  
Email: jbickford@localcapgroup.com

**Subject: PHASE II ASSESSMENT WORK PLAN APPROVAL**  
**1776 GREEN STREET**  
**EHB-SAM NO. SMED: 1751**

**RECEIVED**

**DEC 04 2019**

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

Dear Mr. John Bickford:

In accordance with the San Francisco Health Code, Article 22A and the Building Code, Section 106A.3.2.4.1, 106A.3.2.4.2 and 106A.3.2.4.4 – Hazardous Substances; the San Francisco Department of Public Health, Environmental Health Branch, Site Assessment and Mitigation (EHB-SAM) has reviewed the following documents:

1. Geotechnical Investigation Report by Rockridge Geotechnical dated 29 July 2018.
2. Environmental Site Assessment Report by AllWest Environmental dated 1 March 2018.
3. Plan Drawings by Sutro Architects dated 18 July 2018.
4. Phase II Site Assessment Work Plan by AllWest Environmental dated 18 January 2019

Site Description

The subject property is developed on a rectangular site comprising approximately 0.17 acre (7,422 square feet), designated as assessor's parcel number (APN) 0544/006. It's located in the Marina District, on the north side of Green Street between Octavia and Gough Streets. The parcel has approximately 54 feet of street frontage along Green Street and extends approximately 138 feet north. The subject property is developed with a single-story light-industrial building with a basement and mezzanine. The building, which occupies the entire footprint of the property, is reported at 12,450 square feet. Construction of the masonry/concrete building was completed in 1914. The building is occupied by an auto body shop. The zoning designation for the subject property is RH-2 – residential-house. The subject property is located on a residential street in a mixed-use residential and commercial area of the Marina District of San Francisco. Adjoining sites include residential structures to the south, west and east and small parking lots followed by commercial/residential structures to the north. Site topography is generally flat, at an elevation of approximately 94 feet above mean sea level (msl). Topography in the immediate vicinity slopes moderately towards the north, then towards the northwest. Depth to ground water was documented as variable in the vicinity, ranging from approximately 8 to 35 feet below ground surface. Ground water was not encountered to a depth of at least 12 feet during excavation activity conducted on the subject property. Ground water flow direction in the vicinity is anticipated to follow the local topography towards the north.



### Site History

AllWest assessed the site's land use history by reviewing aerial photographs, city directories, Sanborn Fire Insurance Maps and other relevant documents. Their review revealed the subject property to be residentially developed by the 1890s, with dwellings remaining present through 1913. The existing building was constructed in 1914 and documented as being utilized for automotive repair purposes by several different businesses between 1914 and the present.

Small quantity hazardous materials use by the existing property tenant was observed, including assorted automotive fluids and auto body paints and related materials. Small quantity hazardous waste generation by former occupants of the subject property was also reported. Based on many decades of occupancy by several previous automotive and auto body repair businesses, use and storage of hazardous materials, including solvents and fuels, is presumed.

### Proposed Project Scope

The proposed project is to construct a new mixed-use building with five residential units and one commercial unit (at sidewalk grade) within the shell of the existing building. The new building will be four stories high above a one-level below-grade parking garage. The finished floor elevation of the below-grade garage is estimated to be about 12 to 18 inches below the top of the existing basement floor slab. The volume of soil disturbance was not indicated in EHB-SAM application but based on the size of the lot the threshold of 50 cu yards of soil disturbance will be exceeded.

### Geotechnical Information

According to the Geotechnical report the garage floor slab is underlain by undocumented fill ranging from less than one foot at (Cone Penetration Test) CPT-1 location to approximately 6-1/2 feet below top of slab (bts) at CPT-4.

### Phase I Environmental Site Assessment

The Soil Sample Analysis by Allwest Environmental noted that petroleum hydrocarbons and related compounds were detected in soil remaining in place beneath the former USTs, residual concentrations was at same level as the California Regional Water Quality Control Board Environmental Screening Levels (ESLs) for direct exposure. AllWest recommends preparation and submittal of the required work plan, outlining a subsurface investigation to satisfy SFDPH requirements prior to requesting case closure.

The second recognized environmental condition (REC) is the site's location with the Expanded Maher Area. Subsurface investigations throughout the Area have documented the presence of lead, mercury and other toxic metals, and petroleum hydrocarbons such as oils and creosotes, in shallow soil, fill material and ground water. The sources of these contaminants are past industrial land use activities and the use of debris from the 1906 earthquake in fill materials. Designation of the subject property within the Expanded Maher Area is primarily attributable to the identified UST release.

**2016 UST Removal Verification Sampling Results:**

Sample Location	TPHd	TPHg	B	T	E	X	Naph.
Tank1 South	NA	<b>2,300</b>	<b>0.37</b>	<b>14.4</b>	<b>34.3</b>	<b>141</b>	<b>22.9</b>
Tank1 North	NA	<b>2,800</b>	ND	<b>19.8</b>	<b>45.8</b>	<b>198</b>	<b>40.8</b>
Tank 2 South	NA	<b>2,360</b>	<b>0.87</b>	<b>54.1</b>	<b>41.9</b>	<b>173</b>	<b>44.2</b>
Tank 2 North	NA	<b>2,400</b>	ND	2.0	<b>20.6</b>	<b>75.5</b>	<b>14.6</b>
Tank3 South	NA	373	ND	0.39	<b>3.7</b>	<b>15</b>	<b>12</b>
Tank3 North	NA	97	ND	0.09	0.58	<b>2.4</b>	<b>3.3</b>
Tank4 South	NA	<b>460</b>	ND	ND	0.24	ND	<b>2.1</b>
Tank4 North	NA	<b>200</b>	ND	ND	1.0	0.19	<b>0.79</b>
Excavation Soil	1,370	<b>660</b>	ND	0.05	ND	0.11	<b>0.35</b>
Tier 1 ESL	230	100	0.04	2.9	1.4	2.3	0.03
Direct Exposure ESL	880	2,800	24	4,100	480	2,400	350

Numbers in bold font exceed one or both ESLs

1 All samples collected from a depth of 10 feet bgs with exception of Subgrade Sample collected at 12 feet bgs

Phase II Site Assessment Work Plan

The purpose of the investigation is to characterize suspect fill material, native soil, shallow groundwater and soil gas at the subject property as required prior to redevelopment activities in areas within the Extended Maher Zone. Soil, groundwater and soil gas sampling and analysis will be conducted in accordance with City of San Francisco Health Code revised Article 22A, Section 22A.7(b), to provide data for preparation of a SMP, to address procedures to remove contaminated soil and groundwater prior to site redevelopment activities.

The subject site building is to be remodeled as a four-story mixed use commercial/residential building with five residential units and one commercial unit (at sidewalk grade) within the shell of the existing building. The new building will be four stories high above a one-level below-grade parking garage. The basement parking garage will be enlarged by excavating beneath the currently unexcavated southern portion of the building to the Green Street sidewalk, and deepened by demolishing and excavating below the existing floor slab. The proposed finished floor slab elevation of the below-grade garage is estimated to be about 1 to 3 feet below the top of the existing basement floor slab. The volume of soil disturbance was not indicated in the SFDPH EHB-SAM Maher Program application but, based on the size of the proposed excavation, the Maher Program threshold of 50 cubic yards of soil disturbance will be exceeded. Based on the proposed excavation dimensions, AllWest estimates up to approximately 1,315 cubic yards of soil will be excavated (assuming excavation to 3 feet below current basement grade).

The proposed scope of work consists of the following tasks:

- 1) Prepare a written workplan for conducting a subsurface investigation including soil and soil vapor sampling at the subject site. Submit the workplan to the SFDPH EHB-SAM for review and approval;



- 2) Prepare a site-specific health and safety plan;
- 3) Obtain drilling permits from the SFDPH Environmental Health. Contact is Eurich Santiago at 415-252-3995, [eurich.santiago@sfdph.org](mailto:eurich.santiago@sfdph.org);
- 4) Engage the service of Underground Service Alert (USA) and a private underground utility locator to locate and clear underground utilities within the proposed investigation area so that the potential of accidental damage to underground utilities will be reduced during proposed subsurface investigation. Notify SFDPH and property owner/tenants 5 days prior to the start of field work;
- 5) Retain the services of a C-57 licensed drilling contractor for the advancement by Geoprobe® Direct Push Technology (DPT) methods of five borings to the anticipated proposed foundation excavation depth of approximately three feet below basement grade (bbg) within the subject property building basement using a limited access track-mounted rig. Advance two additional borings to approximately 13 feet bgs (Green Street grade) within the subject property building first floor garage and office area adjacent to the Green Street sidewalk using a limited access truck mounted rig.
- 6) Collect approximately 10 soil samples at depth intervals of approximately 0.5-1 and 2.5-3 feet below basement grade from the basement borings and approximately 6 soil samples from 0.5-1, 4.5-5 and 12.5-13 feet bgs (street grade) from the first floor borings. Collect additional soil samples if warranted based on observed evidence of contamination. Collect groundwater samples (if required by the SFDPH EHB-SAM) from the existing basement groundwater monitoring well, at additional cost pending client approval.
- 7) Further advance one of the basement borings to 5 feet below grade, install one temporary soil gas probe within the borehole, and collect one soil gas sample. Remove casing and probes, seal borings with cement grout and restore concrete floor slabs. Contain all soil spoils generated during the assessment onsite pending profiling for disposal.
- 8) Maintain soil, soil gas and groundwater samples under chain-of-custody and transport the samples to a Department of Health Services (DHS) certified analytical laboratory for chemical analyses per SFHC Article 22A (Revised Maher Ordinance).
  - Analyze nine selected soil samples (collected from each of the five basement borings at approximately 0.5-1 feet bgs and from each of the two first floor borings at 0.5-1 and 12.5-13 feet bgs) per Article 22A requirements for total petroleum hydrocarbons as diesel and Motor oil (TPH-d and TPH-mo) without silica gel cleanup, total petroleum hydrocarbons as gasoline (TPH-g) and volatile organic compounds (VOCs) by EPA Method 8260B, semivolatile organic compounds (SVOCs) including polynuclear aromatics (PNAs) and polyaromatic hydrocarbons (PAHs) by EPA Method 8270C, polychlorinated biphenyls (PCBs) by EPA Method 8082, California assessment Manual (CAM)-17 metals by EPA Method 6020, hexavalent chromium (Cr6) by EPA Method 7199, total cyanides by Standard Method SM 4500-CN, pH by EPA Method 9045D and asbestos by CARB Method 435; and
  - Analyze the one soil gas sample for TPH-g by EPA Method TO-3, VOCs by EPA Method TO-15, and methane by ASTM D1946, per Article 22A requirements, and for the leak detection gas helium by ASTM D1946.
- 9) Review sample data and compare analytical results to Tier 1 and 2 Environmental Screening Levels (ESLs) developed by the San Francisco Bay Regional Water Quality Control Board (SFRWQCB), and to State of California Title 22 Total Threshold Limit Concentration (TTLC), Soluble Threshold Limit Concentration (STLC) and Toxic Characteristic Leaching Procedure (TCLP) levels.

10) Prepare a written report describing the field activities, summarizing the laboratory data, presenting investigation findings, and providing conclusions and recommendations. Submit the report to SFDPH.

To characterize the vertical and lateral extent of petroleum hydrocarbons and related compounds in soils and groundwater (if encountered) around the former USTs, seven soil borings will be advanced with Geoprobe® DPT methods by a State of California C-57 licensed drilling contractor, Environmental Control Associates, Inc. of Aptos, California. Other qualified drilling contractors may be used if necessary. Five of the borings will be located in the building basement and advanced to a depth of 3 feet bbg. Two borings will be located in the currently unexcavated area of the building first floor adjacent to the Green Street sidewalk, and advanced to a depth of 13 feet bgs (sidewalk grade).

The borings will be advanced by a limited access track-mounted rig using continuous core Geoprobe® DPT sampling methods. Soil samples will be collected for lithologic characterization and potential laboratory analysis using a nominal 4-foot long, 2-inch outside diameter (OD) stainless steel core barrel drive probe and extension rods. The drive probe will be equipped with nominal 1 ½-inch inside diameter (ID) clear PVC plastic tubes that line the interior of the probe. The probe and insert tubes are together hydraulically driven using a percussion hammer to the specified depth. After the specified drive interval, the drive probe and rods are retrieved to the surface. The PVC tube containing subsurface soil is then removed. Selected soil sample intervals will be cut from the PVC tube for analytical testing. The ends of samples for possible analytical testing are sealed using Teflon™ squares and plastic end caps. The samples are labeled, and stored in an iced cooler. AllWest will collect approximately 10 soil samples at depth intervals of approximately 0.5-1 and 2.5-3 feet bbg (basement grade) from the basement borings and approximately 6 soil samples from 0.5-1, 4.5-5 and 12.5-13 feet bgs (sidewalk grade) from the first floor borings, or within areas of obvious contamination, and within the capillary fringe zone if groundwater is encountered, or depending upon visual observation, odors and photo-ionizer detector (PID) screening.

AllWest will advance one of the basement borings to 5 feet bgs, install one temporary soil gas probe within the borehole, and collect one soil gas sample. Remove casing and probes, seal borings with cement grout and restore concrete floor slabs. Contain all soil spoils generated during the assessment onsite pending profiling for disposal. An AllWest environmental professional will oversee field work and drilling activities. The recovered soil samples are inspected after each drive interval with lithologic and relevant drilling observations recorded.

Soil samples are screened for organic vapors using a PID or other appropriate device by taking readings of headspace vapor concentrations of the soil inside a zip-lock plastic bag. PID readings, soil staining and other relevant observations are recorded on the boring logs.

AllWest will inform the SFDPH of any significant developments during the course of the investigations.

Based on EHB-SAM review of documents (1-4) a Phase II Subsurface Investigation Plan is approved.

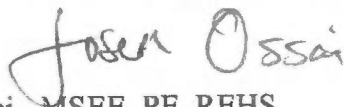


A written report will be prepared for this investigation after the completion of all field work and receipt of analytical results. Included in the report will be site plans, analytical tables, soil boring logs, chain-of-custody documents, copies of the analytical laboratory reports, and conclusions and recommendations. Analytical data will be compared to Tier 1 and 2 ESLs developed by the SFRWQCB, and to State of California Title 22 TTLC, STLC and TCLP levels, to evaluate risk to subject site occupants and to profile excavated soil for disposal.

Submit a Phase II Site Characterization Report to this office with an Executive Summary. Please provide a narrative summary and ranges of analytical findings. In addition, include the laboratory results and narrative summary, make comparisons of exceedances to the CA Environmental Screening Levels (ESLs) or Hazardous Waste Levels.

Please submit a Phase II Site Assessment Report via unsecured PDF/Word document to the email below. Should you have any questions please contact me at (415) 252-3892 or [joseph.ossai@sfdph.org](mailto:joseph.ossai@sfdph.org).

Sincerely,



Joseph Ossai, MSEE, PE, REHS  
Senior Environmental Health Inspector

cc: Jeanie Poling, San Francisco Planning Department  
Daniel Lowrey, San Francisco Department of Building Inspection  
Gary Ho, San Francisco Department of Building Inspection  
Carrie Pei, San Francisco Department of Building Inspection  
Leonard Niles ([leonard@allwest1.com](mailto:leonard@allwest1.com))



# SAN FRANCISCO PLANNING DEPARTMENT

11.25.19

## CEQA Categorical Exemption Determination **RECEIVED**

DEC 04 2019

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1776 GREEN ST		0544006
Case No.		Permit No.
2018-011430ENV		201808016167
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<b>Project description for Planning Department approval.</b> The project site is located on the north side of Green Street between Octavia and Gough streets in the Marina neighborhood. The project site is occupied by a 27-foot-tall, two-story over basement, industrial building that is approximately 13,710 gross square feet in size with 12 below-grade parking spaces. The existing automobile repair garage building was constructed in circa 1914 and is currently vacant (formerly occupied by "Green Street Auto Body"). The project sponsor proposes a two-story vertical addition and a change of use to convert the existing automotive garage to a new residential development with five residential units. The project would add approximately 13,408 gross square feet to the existing building. The project includes 1,369 square feet of common open space in the form of a roof deck, and 2,265 square feet of private open space via balconies and terraces. The project includes alterations to the front façade, including the restoration of two pilasters that were removed from the central arch to allow for a wider garage opening during a 1933 alteration. With the proposed improvements, the building would be 40 feet tall (53 feet tall with elevator penthouse) and 27,118 gross square feet in size with 10 below-grade parking spaces and five class 1 bicycle parking spaces. In addition, the project includes the FULL PROJECT DESCRIPTION ATTACHED		

### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input checked="" type="checkbox"/>	<b>Class</b> _____ CEQA Guidelines Section 15061(b)(3) - Common Sense Exemption

#1

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i></p>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input checked="" type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
<p><b>Comments and Planner Signature (optional):</b> Don Lewis</p> <p>PLEASE SEE ATTACHED</p>	



### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

### STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input checked="" type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input checked="" type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

#3

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> See 11/25/19 HRER for a full evaluation of potential impacts to historic resources.	
<b>Preservation Planner Signature:</b> Jorgen Cleemann	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Don Lewis
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/27/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1776 GREEN ST		0544/006
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011430PRJ	201808016167	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

#5





# SAN FRANCISCO PLANNING DEPARTMENT

## Historic Resource Evaluation Response

**Date** November 25, 2019  
**Case No.:** 2018-011430ENV  
**Project Address:** 1776 Green Street  
**Zoning:** RH-2 (Residential - House, Two Family)  
40-X Height and Bulk District  
**Block/Lot:** 0544/006  
**Date of Review:** November 25, 2019 (Part II)  
**Staff Contact:** Jørgen G. Cleemann (Preservation Planner)  
(415) 575-8763  
[jorgen.cleemann@sfgov.org](mailto:jorgen.cleemann@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**

### PART II: PROJECT EVALUATION

Proposed Project ☐ Demolition ☒ Alteration

Per Drawings Dated: 10/3/2019

#### Part 1 Summary

In a 12/5/2018 Historic Resource Evaluation Response (HRER), Part 1, associated with the current project, the Planning Department determined that the subject property at 1776 Green Street is eligible for individual listing in the California Register of Historical Resources (CRHR) under Criterion 1 for its association with the peak period of early automobile retail and repair in San Francisco, and under Criterion 3 as an excellent example of a light-industrial automotive garage representing the "station" typology identified by architectural historian Mark Kessler in *The Early Public Garages of San Francisco: an Architectural and Cultural Study, 1906-1929*. The building's period of significance is 1914-1933. Its only significant façade alteration occurred in 1933 when two pilasters were removed from the central arch to create a wider vehicular opening.

The subject building's character-defining features include the following:

- Massing and scale of building;
- Wood truss system;
- Reinforced concrete construction;
- Smooth Stucco exterior wall cladding;
- Large vehicular entrances;
- Wood sash windows;
- Gabled parapet; and
- Classical Revival style decorative details, including:
  - o Pilasters and molded arch;
  - o Round and pointed arch window openings; and
  - o Modillioned cornice.

## CEQA Impacts

**Archeological Resources:** The department's archeologist conducted preliminary archeological review on October 30, 2019 and determined that no CEQA-significant archeological resources are expected within project-affected soils.

**Hazardous Materials:** The project site is listed as an active leaking underground storage tank cleanup site on the Hazardous Waste and Substances Sites List (also known as the "Cortese List"). The proposed project is therefore subject to the Maher Ordinance (Article 22A of the San Francisco Health Code), which is administered by the San Francisco Department of Public Health (DPH). The Maher Program addresses development on sites with potentially hazardous soil or groundwater in order to protect public health and safety. The project sponsor enrolled in the Maher Program on July 31, 2018. DPH is overseeing the remediation of any soil or groundwater contamination at the project site in accordance with all applicable regulation. DPH will determine if a site mitigation plan is required and, if so, would ensure that remediation is completed in a way that assures protection of public health and safety. Approval by DPH would be required prior to issuance of a certificate of occupancy by the building department.

**Traffic:** The department's transportation staff reviewed the proposed project and determined that additional transportation review is not required.

**Noise:** The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile driving or nighttime construction is required. Construction vibration would not be anticipated to affect adjacent buildings. The proposed project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits).

**Air Quality:** The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The proposed land uses are below the Bay Area Air Quality Management District's construction and operational screening levels for requiring further quantitative criteria air pollutant analysis. The project site is not located within an air pollutant exposure zone.

**Water Quality:** The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146). The project would be required to implement best management practices to prevent construction site runoff. Stormwater and wastewater discharged from the project site during operations would flow to the City's combined sewer system and be treated to the standards in the City's National Pollution Discharge Elimination System permit.

**Natural Habitat:** The project site is entirely covered by the existing two-story industrial building and is located within a developed urban area. The project site has no significant riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.

**Public Notice:** A "Notification of Project Receiving Environmental Review" was mailed on November 12, 2019 to adjacent occupants and owners of buildings within 300 feet of the project site and the Marina neighborhood group list. Six members of the public responded to this notice and expressed concerns related to shadow, noise, known contamination at the project site, and the department's prior use of a categorical exemption. Concerns and issues raised by the public in response to this notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis.

#7



## Full Project Description

The project site is located on the north side of Green Street between Octavia and Gough streets in the Marina neighborhood. The project site is occupied by a 27-foot-tall, two-story over basement, industrial building that is approximately 13,710 gross square feet in size with 12 below-grade parking spaces. The existing automobile repair garage building was constructed in circa 1914 and is currently vacant (formerly occupied by "Green Street Auto Body").

The project sponsor proposes a two-story vertical addition and a change of use to convert the existing automotive garage to a new residential development with five residential units. The project would add approximately 13,408 gross square feet to the existing building. The project includes 1,369 square feet of common open space in the form of a roof deck, and 2,265 square feet of private open space via balconies and terraces. The project includes alterations to the front façade, including the restoration of two pilasters that were removed from the central arch to allow for a wider garage opening during a 1933 alteration. With the proposed improvements, the building would be 40 feet tall (53 feet tall with elevator penthouse) and 27,118 gross square feet in size with 10 below-grade parking spaces and five class 1 bicycle parking spaces. In addition, the project includes the expansion of the existing basement by 1,615 square feet (from 5,516 square feet to 7,131 square feet). Project construction would require up to approximately 15 feet of excavation below ground surface, resulting in approximately 1,400 cubic yards of soil disturbance. Conventional hand-excavated end-bearing piers would be used for the proposed underpinning system. Heavy equipment would not be used within 10 horizontal feet from adjacent shallow foundations and basement walls; jumping jack or hand-operated vibratory plate compactors would be used for compacting fill within this zone. The project site is listed as an active leaking underground storage tank cleanup site on the Hazardous Waste and Substances Sites List (also known as the "Cortese List").

### Project Description

The proposal is to rehabilitate the subject building as a residential building containing five units. The proposal would retain the existing walls, remove the existing internal floor structure and roof, and construct a new internal structure. The new construction would include a rooftop addition that would rise approximately 14 feet over the level of the existing roof peak and be set back 20 feet from the front façade. The addition would also include a shared roof deck and 13-foot set back elevator penthouse.

### Project Evaluation

*If the property has been determined to be a historical resource in Part I, please check whether the proposed project would materially impair the resource and identify any modifications to the proposed project that may reduce or avoid impacts.*

#### Subject Property/Historic Resource:

- ☒ The project will not cause a significant adverse impact to the historic resource as proposed.
- ☐ The project will cause a significant adverse impact to the historic resource as proposed.

#### California Register-eligible Historic District or Context:

- ☐ The project will not cause a significant adverse impact to a California Register-eligible historic district or context as proposed.
- ☐ The project will cause a significant adverse impact to a California Register-eligible historic district or context as proposed.

### Project Impacts

Based on project plans dated 10/3/2019, Preservation Staff has determined that the proposed project does not meet the Secretary of the Interior's Standards for Rehabilitation (the "Standards"). Under the California Environmental Quality Act (CEQA), a project that conforms to all of the Secretary of the Interior's Standards for Rehabilitation (the Standards) benefits from the presumption that it will not result in an impact to historic architectural resources (CEQA Guidelines 15064.5(b)(3)). If a project fails to meet the Standards, then it must be analyzed further to determine if the project will "materially impair" the significance of a historic resource. Material impairment occurs when a project "[d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (CEQA Guidelines 15064.5(b)(2)(A)).

In this case, staff finds that the proposed project does not conform to the Secretary of the Interior's Standards for Rehabilitation. On further analysis, however, staff finds that the project would not result in a significant adverse impact to historic resources.

The project meets or does not meet each of the Standards as follows:

Standard 1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The project proposes to rehabilitate the existing automotive garage as a residential building. For the most part, this change of use will not require significant changes to the

subject building's character-defining features, which are primarily on the front façade, and will in some ways enhance the building's ability to convey its significance through the restoration of a number of original façade features, including the original vehicular opening and configuration of openings, which are documented on historical elevation drawings (Figure 2). However, the proposed change to residential use will require the complete removal of the interior wood truss system, which has been identified as a character-defining feature. The project also proposes a new internal floor structure and a setback rooftop addition. While the existing floor structure is not a character-defining feature, the new work will reconfigure the interior massing but will not substantially change the subject building's distinctive spaces or spatial relationships. Similarly, while the two story rooftop addition will be visible from certain vantage points and thus will have some effect on the building's spatial relationships, the 20-foot setback will ensure that the new construction is deferential to the old and the subject building retains its historic reading as a two-story industrial building sited between a larger apartment building to the east and a smaller residence to the west (see Standard 9, below). Therefore, while the project mainly does meet Standard 1, the removal of the wood truss system does not. Because this feature could not be incorporated into the design of the rehabilitated building, the project does not fully meet Standard 1.

Standard 2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features that characterize a property shall be avoided.*

Most of the subject building's character-defining features will be retained. This applies to the building's massing and scale, concrete construction, smooth stucco cladding, large vehicular entrances, gabled parapet with molded cornice and eave returns, and Classical revival decorative details. Windows will be replaced in kind. Several other primary façade features, including the original vehicular entry and configuration of openings, will be restored based on archival documentation (see historical elevation, Figure 2).

Behind the primary façade, the proposal will remove the building's floor plates, roof, and interior wood truss system. Because the exterior walls will be retained, the roof will be reinstalled with a vertical addition, and the interior floor plates are not character-defining, most of this work conforms to Standard 2. However, the wood truss system has been identified as character-defining and its removal does not conform to Standard 2. Therefore, while the project mainly does meet Standard 2, the removal of the character-defining wood truss system does not, and thus the project does not fully meet Standard 2.

Standard 3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features will be added to the subject building. The restorative work on the primary façade—the reconstruction of the pilasters, the installation of recessed panels, the new glazing—will be based on historical architectural plans that show the building's appearance prior to the widening of the vehicular entry in 1933.



- Standard 4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The subject building's only major alteration was the 1933 removal of the pilasters and widening of the vehicular entry. This alteration has not acquired significance in its own right; thus, the proposed reversal of this alteration and restoration of the original pilasters will not diminish the subject building's historic significance.

- Standard 5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

The project will remove the subject building's interior wood truss system, which has been identified as a character-defining feature that is typical for automotive garages of the early 20<sup>th</sup> century. All other character-defining features will remain. Therefore the proposal does not fully meet Standard 5.

- Standard 6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The existing wood cornice will be retained. The stucco cladding will be replaced in kind. The wood windows on the second story will be replaced with new windows that will match the existing windows in design and materials, but with an additional row of lights at the bottom to accommodate a larger opening. Therefore the proposal meets Standard 6.

- Standard 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposed two-story rooftop addition will be set back twenty feet behind the primary façade of the existing building. This generous setback combined with the presence of the large neighboring building at 1700 Green Street will substantially reduce visibility when viewed from the east. Although the addition will be visible from directly across the street and from the west, the setback will reduce such visibility and will clearly indicate the subordination of the new construction to the old. To the extent that the new construction will be visible, it has been designed to be compatible with the historic façade. This compatibility is achieved through the division of the addition's façade into three distinct bays that will align with the division of bays in the historic building, the continuous vertical pilasters, wooden spandrel panels between floors, multi-light windows, and a simple profiled cornice that will complement the building's Renaissance Revival style.

In sum, the new addition will be differentiated from the old, compatible with the historic building's design and scale, and thus meets Standard 9.

Standard 10 *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the new constructed were removed in the future, the building would lack its internal floor plates, roof, and character-defining wood truss system. Because floor plates and roof are integral to the property's status as a building and because the truss system has been identified as a character-defining feature, the absence of these features would diminish the subject building's integrity and compromise its form such that Standard 10 could not be said to have been met.

Because the project fails to meet all of the Standards, Preservation staff has undertaken additional analysis to determine if the project will "materially impair" the subject building's ability to convey its significance. In conducting this analysis, staff notes every instance of the project failing to meet a Standard stems mainly from the fact the project would remove the character-defining wood truss system, and to a lesser degree from the fact that it would replace the roof with a vertical addition and reconfigure the floor plates. Staff also notes that CEQA states that material impairment occurs when a project "[d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources" (CEQA Guidelines 15064.5(b)(2)(A)). Therefore, the question becomes: Would the subject building retain its ability to convey its significance if these features were removed?

The significance of the subject building that justifies its eligibility for the California Register is that it is associated with the peak period of early automobile retail and repair in San Francisco, and that it is an excellent example of a light-industrial automotive garage representing the "station" typology. In both cases, this significance is conveyed almost entirely through the street-facing primary façade. To a lesser extent, the building's low, two-story massing plays a role in conveying its expression as an industrial building. The interior is open and utilitarian: aside from the wood truss system, the interior does not possess distinctive architectural features.

Although the removal of the wood truss system would result in the removal of one character-defining feature, it does not diminish it to the degree of material impairment. First, staff notes that the subject building's trusses are simple in design and lack some of the artistic qualities of more complex truss designs. Second, historically the wood truss only would have been seen by people who had dealings with the garage or happened to pass by and peer in while the garage doors were open as they are behind the front mezzanine level. Thus, the removal of this feature, in conjunction with the retention and restoration of primary façade features, would not have a significant impact on the way that the building historically existed in the public realm.

Similarly, the replacement of the roof and floor plates will not materially impair the building's ability to convey its significance. In making this determination, staff notes that the building will retain nearly all of its exterior walls. The proposed addition is relatively modest in scale and set back twenty feet behind the primary façade, the scale and massing of the existing building will not be affected. It will read as a two-story light-industrial building on which a subordinate addition has been constructed.

In sum, the proposed project will not materially impair the subject building's ability to convey its historic significance, and thus will not result in an impact to the individually eligible historic resource at 1776 Green Street.



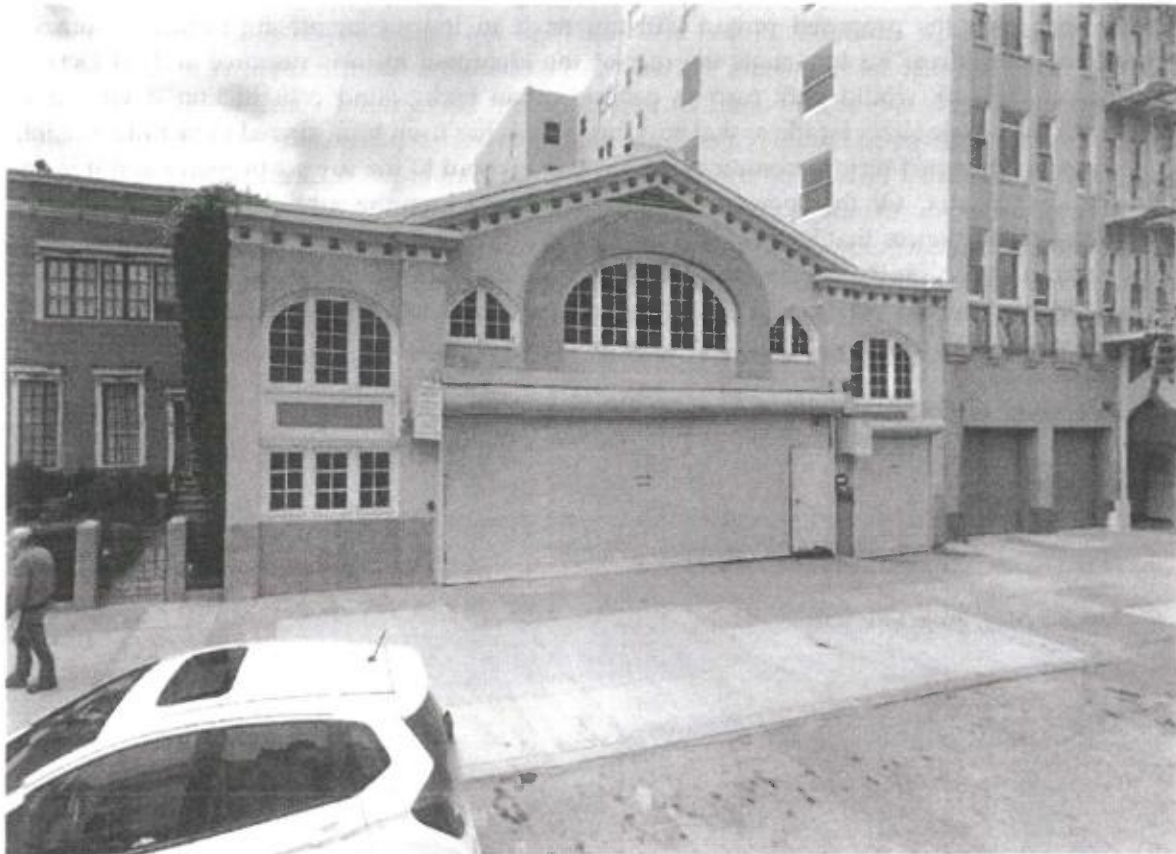


Figure 1. 1776 Green Street. Screen Shot of 2016 Google Streetview.

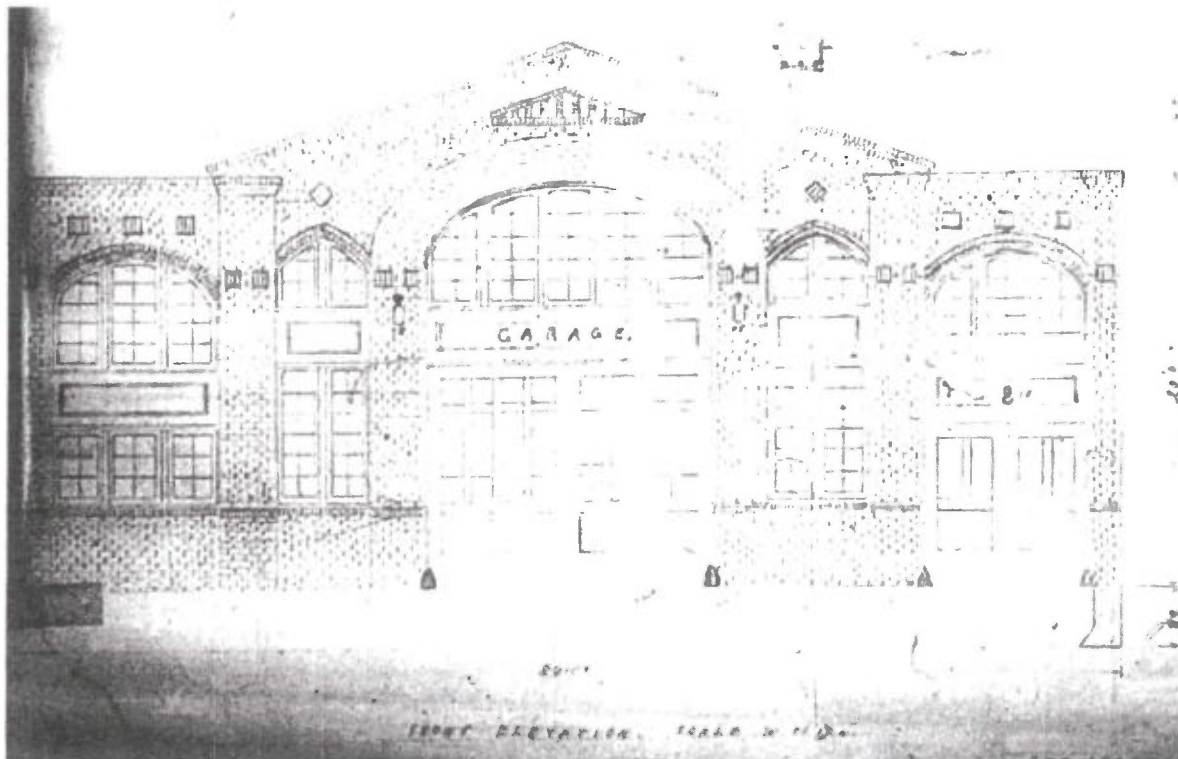
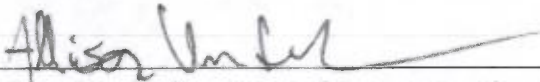


Figure 2. Original elevation drawing of the subject building. Source: SF DBI.

Finally, staff notes that the proposed project will not have an impact on off-site historic resources. Although the property's rear lot line abuts the rear of the identified historic resource at 2754 Octavia Street, the proposed work would only read as generic urban background construction if viewed in conjunction with the visible street façade of that building, which has itself been altered to include a visible addition. No other identified historic resources are located adjacent to the subject property and it is not located in a historic district. On the opposite side of Green Street from the subject property, there are a number of Italianate residences that have been identified as individually eligible historic resources. The proposed vertical addition on the subject property will not impact the urban setting of these resources. The Planning Department has determined that no impacts to offsite historic resources will occur as the result of construction-related vibrations caused by the proposed project.

**PART II: PRINCIPAL PRESERVATION PLANNER REVIEW**

Signature: \_\_\_\_\_

  
Allison Vanderslice, Principal Preservation Planner

Date: \_\_\_\_\_

11/25/2019

cc: Christopher May, Project Planner



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BY E-MAIL AND OVERNIGHT MAIL

November 27, 2019

San Francisco Planning Commission  
President Myrna Melgar (myrna.melgar@sfgov.org)  
Vice-President Joel Koppel (joel.koppel@sfgov.org)  
Commissioner Frank Fung (frank.fung@sfgov.org)  
Commissioner Milicent A Johnson (milicent.johnson@sfgov.org)  
Commissioner Kathrin Moore (kathrin.moore@sfgov.org)  
Commissioner Dennis Richards (dennis.richards@sfgov.org)  
c/o Jonas Ionin (jonas.ionin@sfgov.org)  
commissions.secretary@sfgov.org  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: 1776 Green Street (2018-011430CUA) – Organized Opposition Request**

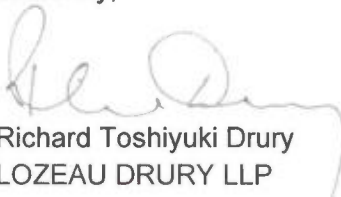
Honorable Members of the Planning Commission:

I am writing on behalf of The Hollow Revolution ("THoR"), an association of neighbors living near 1776 Green Street, San Francisco, California, concerning certain applications filed with the Planning Department to convert the existing automotive garage at 1776 Green Street (built in 1914) to a new residential development consisting of five market rate three-bedroom units with a two-story addition and street level commercial space, and an accessory dwelling unit ("Project"). By this letter, THoR requests permission to present an "ORGANIZED OPPOSITION" of not less than 10 minutes (or a time equal to that provided to the Project sponsor), as provided in the San Francisco Planning Commission Hearing Procedures: <https://sfplanning.org/resource/hearing-procedures-cpc>

The three speakers ceding their time for organized opposition are:

1. Richard Drury (speaker)
2. Jeanne Barr
3. Karaline Nolen

Sincerely,



Richard Toshiki Drury  
LOZEAU DRURY LLP

Cc: Christopher May, Senior Planner (christopher.may@sfgov.org)



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## NOTICE OF AVAILABILITY

### OF AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROPERTY INFORMATION	APPLICATION INFORMATION
Date: November 20, 2019 Project Title: 301 Mission Street, Millennium Tower Perimeter Pile Upgrade Project Cross Streets: Mission and Fremont streets Associated Block /Lot Nos.: Assessor's Block 3719/Lots 020-440 Zoning Districts: 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 Plan Area: Transit Center District Plan, a sub-area plan of the Downtown Plan Transbay Redevelopment Plan, Zone 2	Case No.: 2018-016691ENV BPA Nos.: 201812047402, 201812077819, and 201812077828 Applicant/Agent: James Abrams, on behalf of the Millennium Tower Homeowners Association Telephone: 415.999.4402 E-Mail: jabrams@jabramslaw.com

### PROJECT DESCRIPTION

This notice is to inform you of the availability of the environmental review document concerning the proposed project as described below. The document is a preliminary mitigated negative declaration (PMND), containing information about the possible environmental effects of the proposed project. The PMND documents the determination of the Planning Department that the proposed project could not have a significant adverse effect on the environment. Preparation of a mitigated negative declaration does not indicate a decision by the City to carry out or not to carry out the proposed project.

**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 existing high-rise on the 301 Mission Street parcel is called the Millennium Tower. The project site includes portions of the public right-of-way on Fremont, Beale, and Mission streets adjacent to the 301 Mission Street parcel as well as limited portions of the 301 Mission Street parcel itself as described in more detail below. The project site and area of soils disturbance is located primarily in the public right-of-way on the block bounded by Mission Street to the north, Fremont Street to the west, Beale Street to the east, and the Transit Center to the south.

Assessor's Block 3719, Lots 020-440 are occupied by two buildings constructed as part of a single development project completed in 2009. The multiple lots on the parcel reflect that the dwelling units onsite are condominium units. The development project's environmental impacts were analyzed in an Environmental Impact Report (EIR), Planning Department Case No. 2001.0792E. As constructed, the parcel includes: (1) the 58-story, 645-foot-tall Millennium Tower (Tower building) on the western portion of the 301 Mission Street parcel; 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 building covers a footprint of approximately 32,960 square feet, and its existing 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 Sands soil layer. The existing piles do not extend to the Franciscan Complex bedrock that underlies the site at varying depths ranging from approximately 220 to 250 feet bgs.

The project site, where construction activities and staging for the proposed improvements would occur, consists of an approximately 13,900-sf area within the existing Mission, Beale, and Fremont streets public right-of-way, including sidewalks and sub-sidewalks, vehicular lanes, and parking, adjacent to the Tower and Podium buildings. The proposed project consists of a structural upgrade of the Tower building foundation that includes installation of a structural extension of the existing mat foundation for the Tower building along its north and west sides, supported by 52 new cast-in-place reinforced concrete piles beneath the sidewalk areas extending to bedrock. The project sponsor refers to the new piles as "perimeter piles." This extended mat foundation is also referred to as "the collar foundation." In addition to preventing further settlement in the northwest corner of the Tower's existing foundation, the project sponsor's geotechnical engineer has stated that this effort may allow for gradual tilt correction of the Tower building over time. Each of the piles would have a diameter of 36 inches (outer casings) through the Young Bay Mud and Colma Sands to a depth of approximately 70 to 90 feet, a diameter of 24 inches (shaft liners) through the Old Bay Clay to the Franciscan Complex bedrock at approximately 220 to 250 feet bgs, and a diameter of 20 inches (rock

sockets) extending 30 to 50 feet into the bedrock. Once pile placement is complete, an 8-foot-wide, 10-foot-thick 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 jack system that would transfer a portion of the load from the existing foundation to the new piles.

Approximately 4,380 cubic yards of soil under the affected sidewalk areas would be excavated in order to perform the pile installation: 1,880 cubic yards would be excavated to depths of approximately 5 to 25 feet bgs for the extended mat foundation; and 2,500 cubic yards would be excavated to depths of 300 feet bgs for the outer casings, shaft liners, and rock sockets installation. 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.

As specified in the design drawings, the Engineer of Record has proposed a system of monitoring the mat settlement, pile forces, and building movement during jacking of the new piles and continuing for 10 years after completion of construction. In addition, a project-specific construction transportation management plan would be implemented as part of the project. The transportation management plan would address temporary, construction period changes to circulation in and around the project site. Potential impacts resulting from project construction on transit service routes in the project area are analyzed as part of the environmental review.

The PMND, including a detailed project description, is available to view or download from the Planning Department's environmental review documents web page (<https://sfplanning.org/environmental-review-documents>). Paper copies are also available at the Planning Information Center (PIC) counter on the ground floor of 1660 Mission Street, San Francisco. If you have questions concerning environmental review of the proposed project, contact the Planning Department staff contact listed below. Within 30 calendar days following publication of the PMND (i.e., by 5:00 p.m. on **December 20, 2019**), any person may:

- 1) Review the PMND as an informational item and take no action;
- 2) Make recommendations for amending the text of the document. The text of the PMND may be amended to clarify or correct statements and may be expanded to include additional relevant issues or to cover issues in greater depth. This may be done **without** the appeal described below; **OR**
- 3) Appeal the determination of no significant effect on the environment to the Planning Commission in a letter which specifies the grounds for such appeal, accompanied by a \$640 check payable to the San Francisco Planning Department. An appeal requires the Planning Commission to determine whether or not an Environmental Impact Report must be prepared based upon whether or not the proposed project could cause a substantial adverse change in the environment. Send the appeal letter to the Planning Department, Attention: Lisa Gibson, 1650 Mission Street, Suite 400, San Francisco, CA 94103 or email to [lisa.gibson@sfgov.org](mailto:lisa.gibson@sfgov.org). **The letter must be accompanied by a check in the amount of \$640 payable to the San Francisco Planning Department, and must be received by 5:00 p.m. on December 20, 2019.** The appeal letter and check may also be presented in person at the PIC counter on the first floor of 1660 Mission Street, San Francisco. Upon review by the Planning Department, the appeal fee may be reimbursed for neighborhood organizations that have been in existence for a minimum of 24 months.

In the absence of an appeal, the mitigated negative declaration shall be made final, subject to necessary modifications, after 30 days from the date of publication of the PMND. If the PMND is appealed, the Final Mitigated Negative Declaration (FMND) may be appealed to the Board of Supervisors. The first approval action, as identified in the Initial Study, would establish the start of the 30-day appeal period for the FMND pursuant to San Francisco Administrative Code Section 31.16(d).

**FOR MORE INFORMATION OR TO SUBMIT COMMENTS ON THE PMND, PLEASE CONTACT:**

**Planner: Kei Zushi**

**Telephone: 415.575.9038**

**E-Mail: [CPC.301missionCEQA@sfgov.org](mailto:CPC.301missionCEQA@sfgov.org)**

**GENERAL INFORMATION ABOUT PROCEDURES**

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.