

Received at CPC Hearing 1/30/20  
J. W. Low

**Supplemental Submission of DR Requestor Ann Hedges  
to The San Francisco Planning Commission**

**January 30, 2020**

**DISCRETIONARY REVIEW CALENDAR**

**Line Item 23**

**Matter Number: 2019-013041DRP**

**41 KRONQUIST COURT**

# 41 Kronquist Project

## Index of Exhibits of DR Requestor Ann Hedges

### Exhibit

- A. Letter of Counsel for Ann Hedges Dated January 9, 2020 to Planing Department Including Photos.
- B. Pertinent Section of Residential Design Guidelines.
- C. Interior Shot of Second Floor of DR Requestor's Home Depicting Proposed Second Floor Deck's Impact on Her Home Created by DR Requestor's Architect.
- D. Interior Shot of Second Floor of DR Requestor's Home Depicting Proposed Second Floor Deck's Impact on Her Home Created by Project Sponsor's Architect.
- E. Aerial View of Project Site Showing Existing Site and Proposed Decks.
- F. Aerial Side View of Proposed Decks in Relation to DR Requestor's Property and Open Space.
- G. Model of DR Requestor's Rear Yard Depicting Proposed Fire Rated Wall and Decks.
- H. Extended Aerial Side View of Proposed Decks in Relation to DR Requestor's Property and Open Space.
- I. Existing Rear View of DR Requestor's Property and Subject Property Depicting Window Box Holders and Property line.
- J. Drawing Depicting Neighboring Second Floor Deck and Project Sponsor's Proposed Second Floor Deck.
- K. DR Requestor's Proposed Alternative to Proposed Decks.

**MICHAEL A. MAZZOCONE**

ATTORNEY AT LAW

601 MONTGOMERY STREET, SUITE 850  
SAN FRANCISCO, CALIFORNIA 94111  
TELEPHONE: 415-399-0800  
FACSIMILE: 415-399-0900  
MICHAEL@MAZZLAW.COM

January 9, 2020

Mr. David Winslow  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479

**Re: 41 Kronquist Court, San Francisco, CA  
BPA 201906183764  
S./F. Application No. : 2109-013041PRJ**

Dear Mr. Winslow,

At the meeting you hosted on December 16, 2020 about this project between my client, Ann Hedges, and the Olsons, the sponsors of the project at 41 Kronquist Court, Ravi Anand, an architect retained by my client, presented hand-drawn renderings of what the proposed decks would look like if built according to the sponsor's proposed set of plans. You voiced concerned that the hand drawn renderings were not to scale and requested to be provided to scale models of the decks as proposed. You indicated at the meeting that if the hand-sketched renderings were similar to the modeled sketches, you would be concerned about offering your approval of the proposed plans.

Mr. Anand has prepared those models to scale. So too has the project architect, Mr. Stavoy, who was kind enough to send his models to Mr. Anand. As you can see below from the models, they do not differ from the hand-sketched renderings provided to you by Mr. Anand at our meeting. In fact, the decks depicted in the models are even larger than those in Mr. Anand's hand drawn rendering.

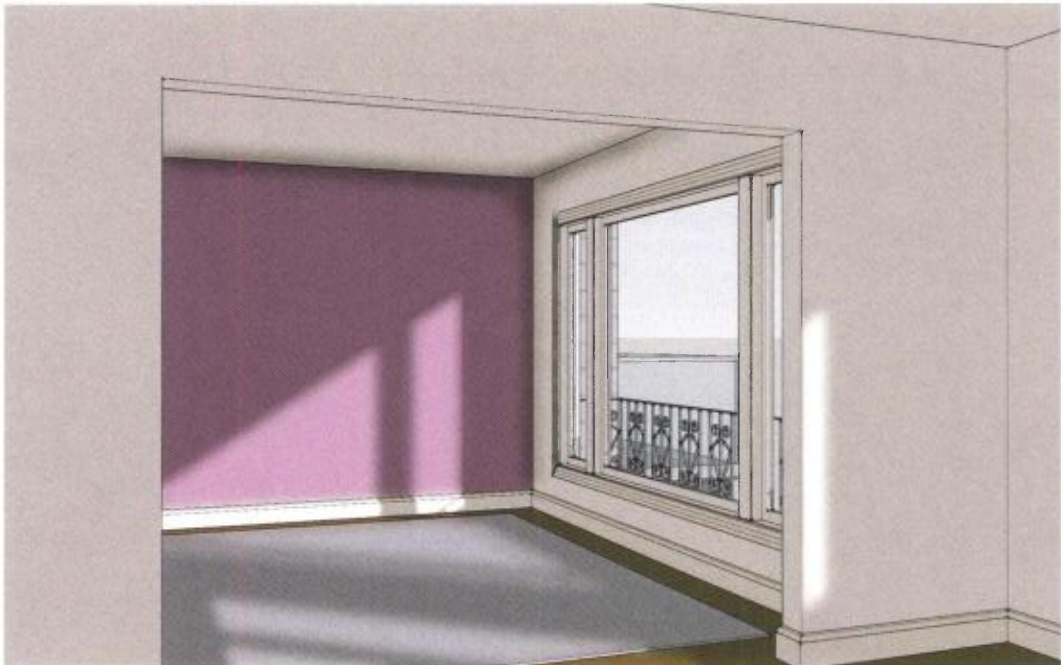
They demonstrate that if this project is built according to the plans, my client will lose a tremendous amount of privacy in her living room and dining room on the top floor of her home, where she spends most of her time.

Mr. Winslow  
January 9, 2020  
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Below is the hand drawn rendering Mr. Anand provided at the meeting next to the model Mr. Anand did to scale:



Quite notably, the model provided by the project architect, Mr. Stavoy, depicts the deck protruding even further out from the sponsor's home than Mr. Anand's model, rendering it even more intrusive into my client's privacy:



Further, it is not only the deck on the top floor that greatly invades my client's privacy, but also the deck immediately below, which will create the same problem on the second floor of my client's home where she maintains a bedroom and home office. Below is a model Mr. Anand created from that level as well:



In addition, the ground level and garden of my client's home will be affected by the fire-rated wall on the property line that is proposed by these plans. You inquired of the project architect at the meeting whether the wall was higher than ten feet and he advised you that the fence on the property line is less than 10 feet high. While the fence may be less than ten feet, the plans make clear that solid wall on the property line is more than 12' high at the closest point to the sponsor's and my client's home. This could be easily avoided by moving the stair away from the property line and obviating the need for a fire rated wall.

The Residential design Guidelines themselves suggest precisely this on pages 26 and 27 under BUILDING SCALE AND FORM:

“The following design modifications may reduce the impacts of rear yard expansions:

The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.”

The model below depicts how the proposed property line wall will tower over my client's read yard and garden:



My client has requested previously that the sponsors simply diminish the depth of these decks, in order to preserve her privacy, light, and air. You may recall that you suggested at the meeting that another solution would be to set the decks off of her property line further as another possible solution. The Olsons have steadfastly refused to diminish the scale of the proposed upper deck at all. They did agree during discussions before our meeting to diminish the depth of the second-floor deck by one foot. This was their only accommodation in limiting the scale of these decks. However, they did not keep that offer on the table at our meeting with you.

Reducing the scale of these decks, or setting them and the stair off of the property line is a very simple way to obviate the need for design review. This solution will provide the Olsons with use of the decks on the levels they want while at the same will serve to protect my client's privacy, light, and air.

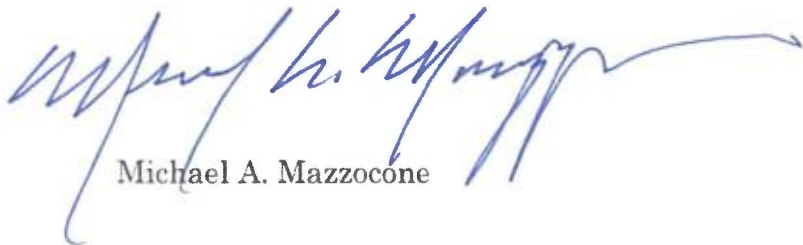
Mr. Winslow  
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This reduction would also reduce the intrusive impact on the shared mid-block open space that concerns many other neighbors, some of whom have written letters to the planner assigned to the project to protest the proposed plans.

Mr. Anand has also produced some models to demonstrate what the project would look like if the depth of the decks is reduced or moved further off of the property line. If you would like me to send those along as well, I would be happy to do so.

Please call me if you have any questions at all about the above.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael A. Mazzone", with a long, sweeping horizontal flourish extending to the right.

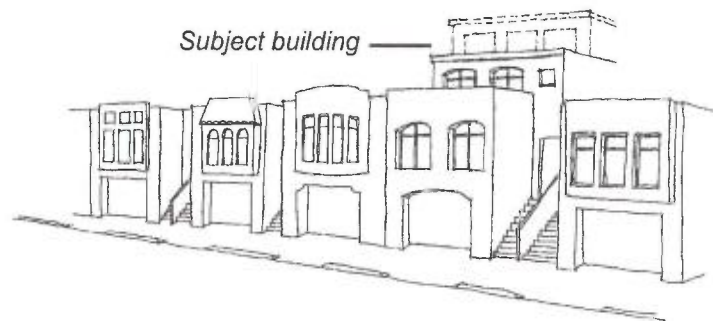
Michael A. Mazzone



In modifying the height and depth of the building, consider the following measures; other measures may also be appropriate depending on the circumstances of a particular project:

- Set back the upper story. The recommended setback for additions is 15 feet from the front building wall.
- Eliminate the building parapet by using a fire-rated roof with a 6-inch curb.
- Provide a sloping roofline whenever appropriate.
- Eliminate the upper story.

*On this block face of two-story buildings, it is possible to preserve the building scale at the street by setting back the third floor. However, an additional setback for a proposed fourth floor is not sufficient. The fourth floor must be eliminated to respect the neighborhood scale.*



*The three-story scale of the block face is maintained by setting the fourth floor back so it is subordinate to the primary facade.*

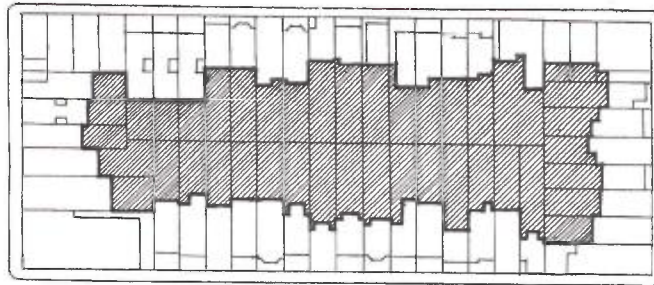


### **Building Scale at the Mid-Block Open Space**

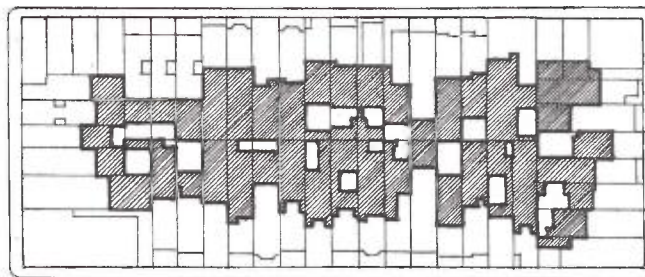
**GUIDELINE:** Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

Rear yards provide open space for the residences to which they are attached, and they collectively contribute to the mid-block open space that is visible to most residents of the block. This visual open space can be a significant community amenity.

*Block with a strong mid-block open space pattern.*



*Block with an irregular mid-block open space pattern. The rear yards of many of the parcels are developed with structures.*



The height and depth of a building expansion into the rear yard can impact the mid-block open space. Even when permitted by the Planning Code, building expansions into the rear yard may not be appropriate if they are uncharacteristically deep or tall, depending on the context of the other buildings that define the mid-block open space. An out-of-scale rear yard addition can leave surrounding residents feeling “boxed-in” and cut-off from the mid-block open space.

The following design modifications may reduce the impacts of rear yard expansions; other modifications may also be appropriate depending on the circumstances of a particular project:

- Set back upper floors to provide larger rear yard setbacks.
- Notch the building at the rear or provide setbacks from side property lines.
- Reduce the footprint of the proposed building or addition.

Planning Code Section 134 establishes minimum depths for required rear yards in all residential districts. Planning Code Section 136 summarizes permitted rear yard projections.



*Although the Planning Code allows a three-story addition extending into the rear yard, the addition is substantially out of scale with surrounding buildings and impacts the rear yard open space.*



*A two-story addition with a pitched roof lessens the impacts of the addition and is more in scale with the rear of the adjacent buildings.*



*This addition has been scaled back to two stories and is set in from the side property lines to minimize its impact.*



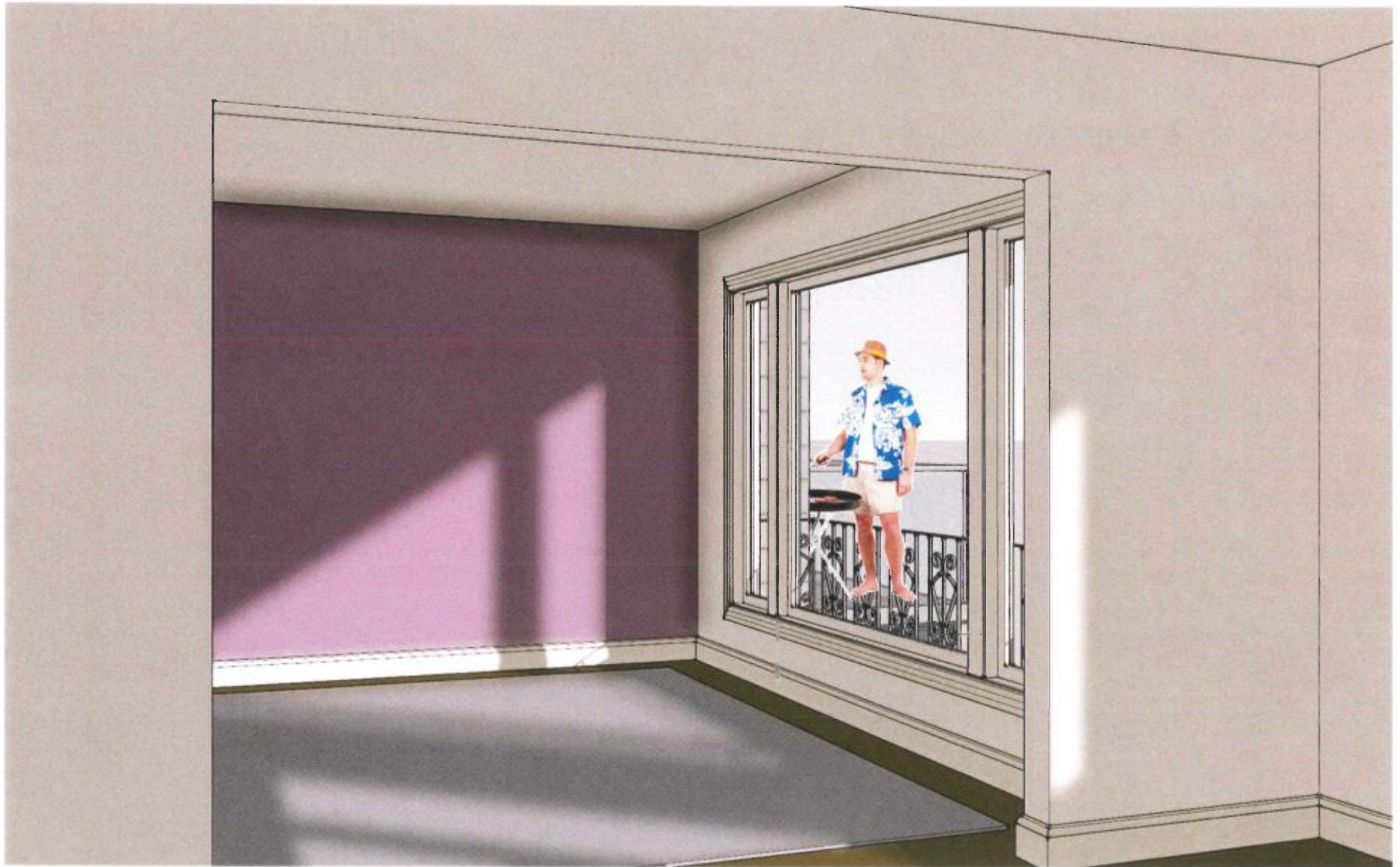
*This addition extends the full width of the lot but is set back at the second floor so the building steps down to the rear yard.*



*The rear stairs are setback from the side property line and their projection into the rear yard is minimized, in order to maintain the mid-block open space.*







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VIEW 1 - FROM ADJACENT PROPERTY BREAKFAST AREA  
NTS

41 Kronquist, San Francisco - EXISTING - No 2nd level except one modest deck which is less than 18% of its total width.



BLOCK PATTERN- DOWN-HILL LOTS

41 Kronquist, San Francisco - PROPOSED - It is not appropriate to create a new precedence that will negatively impact in open space, and 'box in' neighbors.



BLOCK PATTERN- DOWN-HILL LOTS



Kronquist Ct

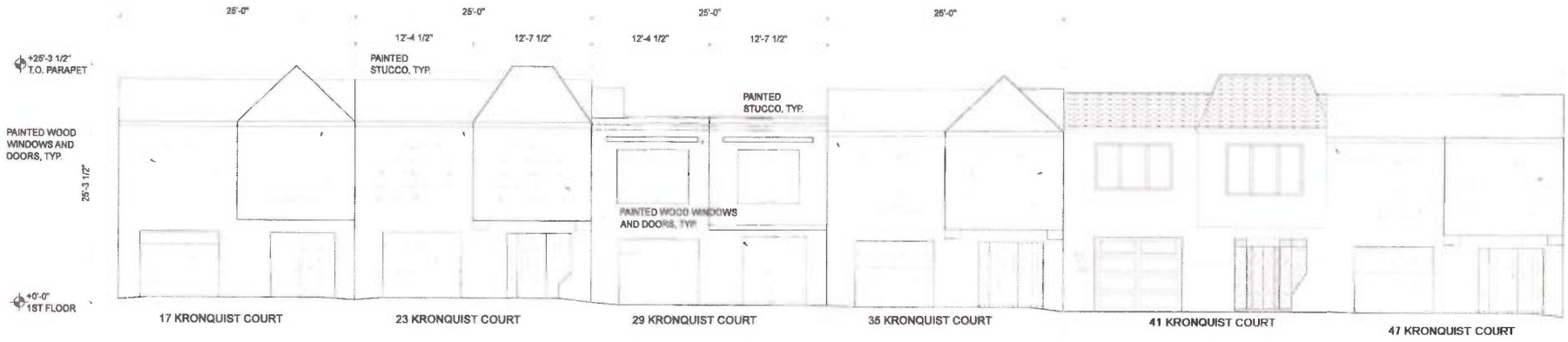




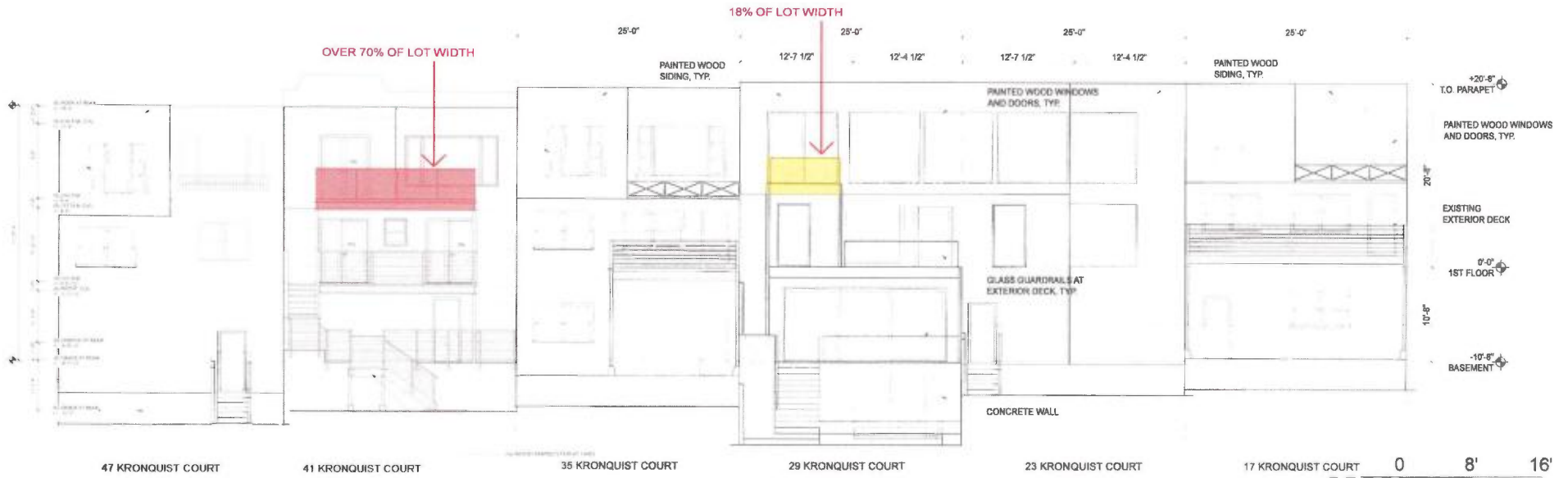








PROPOSED WEST ELEVATION: KRONQUIST COURT



PROPOSED EAST ELEVATION



PROPOSED ELEVATIONS



Received at CPC Hearing 1/30/20  
D. Winslow

**From:** Ellen Tam  
**To:** Campbell, Cathleen (CPC); Mar, Gordon (BOS); Marstaff (BOS); Washington, Delvin (CPC)  
**Cc:** pxy@comcast.net; antonetta.b.yun@kp.org; sffoodie@sbcglobal.net; larec99@gmail.com; lindahoeck@gmail.com  
**Subject:** Proposed Project at 2643-31st Avenue, SF - Application Number 201808147292  
**Date:** Monday, January 27, 2020 10:15:15 PM  
**Attachments:** [Signed Petition in Opposition to 2643-31st Avenue Project.pdf](#)  
[Letters of Opposition to 2643-31st Avenue Project.pdf](#)

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

Hi Cathleen,

I am writing in regards to the Discretionary Review Packet that you and your team had put together for the upcoming Discretionary Review on Thursday, January 30, 2020. As you are well aware, EIGHTEEN neighbors on our block have signed a PETITION IN OPPOSITION TO THIS PROJECT. We have also submitted SEVERAL LETTERS from neighbors who are in opposition to this project. I read the Discretionary Review Packet and I would like to know why it says that ZERO neighbors are opposed to this project? PLEASE EXPLAIN.

Also, in addition, you and your team did not add any of our letters into the Discretionary Review Packet and you did not add our petition as well. I had emailed you the petition along with all of these letters several months ago and you had confirmed receipt of all of them. I still have a record of all the emails from you. I feel that this is extremely unfair to all the neighbors on our block since the documentation of our opposition to this project is clearly being ignored. I request that you include all of our letters along with our signed petition in the DR Packet. I have attached copies of both items with this email. I expect you to make all the necessary changes before the hearing on Thursday. Thank you for your prompt attention to this matter.

Sincerely,  
Ellen Tam  
2636-31st Avenue, SF

November 27, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

I am writing in regards to a proposed project in the Parkside neighborhood at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a FULL third story. My family and I are strongly opposed to this project.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front. **This completely will not match all the homes on the block and it will look completely out of place. Aesthetically, it will not blend in with the surrounding Spanish Mediterranean style homes. It will ruin the entire character of this block.**

My family purchased our home in 1996, approximately 22 years ago. We were drawn to this beautiful street in Parkside because it has such a unique look and this special block is full of character. It stands out from all the streets in the Parkside neighborhood because of how different it is. The street is very narrow, and only one car can pass through at a time. My house is located directly from the proposed project and because the street is so small and narrow, the homes across the street are very close to my house in proximity.

I attended the project sponsor's pre-application meeting on Friday, October 12, 2018, and I voiced my concerns to them about their proposed project. I suggested that they either extend the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet.



The bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was also part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet. To my knowledge, no neighbors on the block have added a third story to their house.

The project sponsors were unwilling to make any changes to their current plans. They refuse to take any neighbor's comments into consideration.

In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our unique street.

Please do not approve the project sponsor's plans. If this project is approved by the Planning Department, it will definitely ruin the most special street in the Parkside neighborhood. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Tam", followed by a horizontal line extending to the right.

Ellen Tam

2636 -31<sup>st</sup> Avenue, SF

## Letter of objection to Application #201808147292, 2643 31st Ave.

From: Lorraine Adams (sffoodie@sbcglobal.net)  
To: cathleen.campbell@sfgov.org  
Cc: delvin.washington@sfgov.org; john.rahaim@sfgov.org  
Date: Friday, November 30, 2018, 6:23 PM PST

November 30, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Application #201808147292**  
**Project Address: 2643 31st Avenue, San Francisco**

Dear Ms. Campbell:

I am writing regarding a proposed project in my Parkside neighborhood at 2643 31st Avenue, Application #201808147292. The project sponsors propose in this application to add a full 3rd story to their 2 story home. As a neighbor and homeowner on the same block, I am very strongly opposed to the project as currently submitted.

When I purchased my home almost 6 years ago, the location on this very special block was the strongest selling point and the reason I put an offer on my home over others nearby that were frankly asking less for the same size home. This one block of 31st Avenue (no other block!) is very narrow and many of the houses are set at a slight angle to the street. The houses here have the unique architectural features of the late 1930's (mostly mission style) and none have a 3rd story that comes up to the front of the house.

A 3rd story on this home in the middle of our block would be completely out of character and scale with the current homes. Because the street on this block is very narrow, the impact of a full 3rd floor on any home would be more overwhelming than it might be on a normal size street.

I attended the sponsor's pre-application meeting on 10/12/18 and voiced my concerns at that time. I also filled out a sheet listing my contact info and my specific objections to the proposed project. I suggested at the time that a smaller addition on either the ground floor in the backyard, or a much smaller (single room) addition to the very back of the 3rd floor (existing roof) and not visible from the street would be more in keeping with the character of the neighborhood. In fact, there are a couple houses on our block that have a single small room so far back on the roof that it is barely noticeable from the street. After this meeting, the sponsor proceeded to submit the full 3rd floor plans despite some clear and reasonable objections of neighbors.

Also concerning is the amount of additional square footage being proposed. On a block where homes range from 1,300 to 2,000 sf, the proposed addition is 1,190 sf. That is the equivalent of adding almost an entire small home from our block onto the top of this home (which at existing 1,900 sf is already one of the largest sf homes on this block). This home already has 4 bedrooms and 3 bathrooms, when most homes on the block are 3 bedrooms.

This project is grossly out of scale and character with rest of our block, and I respectfully request that you not approve the current set of plans as submitted.

Please add this letter to the file for Application #201808147292. Thank you very much for your consideration.

Lorraine Adams  
2666 31st Avenue  
San Francisco  
sffoodie@sbcglobal.net

cc: Delvin Washington, SF Manager of Planning  
John Rahaim, SF Director of Planning

December 3, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

My name is Bowen Mei and I am in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a full third story to their home, which does not match any of the homes on this block. None of the homes on this block have a full third story and a front deck.

If the homeowners build this third story, it will completely ruin the special character of our street. I urge you to not approve the permit.

Thank you for your time and consideration,



Bowen Mei

2609-31<sup>st</sup> Avenue, SF

December 13, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell;

My name is Linda Chapman and my family has owned our house at 2655-31<sup>st</sup> Avenue in the Parkside neighborhood for 52 years. My parents purchased our home in 1964 and they were drawn to this special block because of how unique this street is. This block is the most coveted street in Parkside. The homes on this block are Spanish Mediterranean style and our street is small and narrow with a lot of charm and character, which makes this block different than any other street in Parkside and Sunset.

The owners at 2643-31<sup>st</sup> Avenue are proposing to build a full third story and front deck to their home, which would be completely out of scale in comparison to the surrounding homes on this block. We live on a very small street, and the addition of this full third level would be completely out of proportion. There are no homes on this block with a front deck and with such a large third story addition. Furthermore, the neighbors on this block would lose a lot of their privacy with this massive third story level.

My family and I are in complete opposition to this project and if the homeowners build this third story, it will completely ruin the unique charm and character of our street. I urge you to not approve the permit and to help preserve the unique characteristics of this special block.

Thank you very much for your consideration,

*Linda Chapman* - 2655-31<sup>st</sup> Avenue, SF

January 3, 2019

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup>  
Avenue, San Francisco**

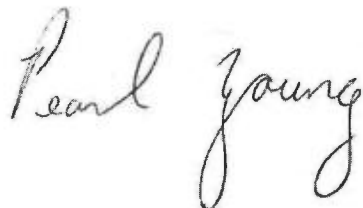
Dear Ms. Campbell,

I am a concerned homeowner who is in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a massive full third story to their home, which is completely out of scale with the homes on this special and unique block.

Many neighbors on this street are opposed to the addition of the third story and we ask that you do not approve the permit. Please assist us in preserving the special characteristics of our street.

Thank you for your consideration,

Pearl Young – 2672-31<sup>st</sup> Avenue, SF

A handwritten signature in cursive script that reads "Pearl Young". The signature is written in dark ink and is positioned below the typed name.

**From:** Linda Hoeck <lindahoeck@gmail.com>  
**Sent:** Thursday, December 06, 2018 9:13 AM  
**To:** Campbell, Cathleen (CPC) <Cathleen.Campbell@sfgov.org>  
**Subject:** 2643 31st Avenue Project - Application Number 201808147292

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Campbell,

I am writing in regard to a proposed project in the Parkside neighborhood at 2643 31st Avenue, application Number 201808147292. My husband and I are strongly opposed to this project which seeks to build a full third story on a home in a neighborhood of two story homes.

We are the owners of the property at 2642 31st Avenue located directly across the street from this proposed project. We were drawn to and selected this property in large part because of the unique character of this and the immediately adjacent blocks. We request that consideration be given to retaining that character and not allow a very large, highly visible addition be built. The couple of homes that have added to the existing structures have done so in a fashion so as to not be visible from the street.

I emailed with Mr. Delvin Washington on November 13, 2018 regarding this project. I hand delivered a letter with our concerns to the new supervisor from this district to Mr. Gordon Mar who lives on the block immediately adjacent to ours.

I know that other neighbors on this street have also voiced their concerns. We request your careful attention and fair analysis be given to reviewing the request of this project.

Sincerely,  
Linda Hoeck  
Jeffrey Hoeck

Dec. 5, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

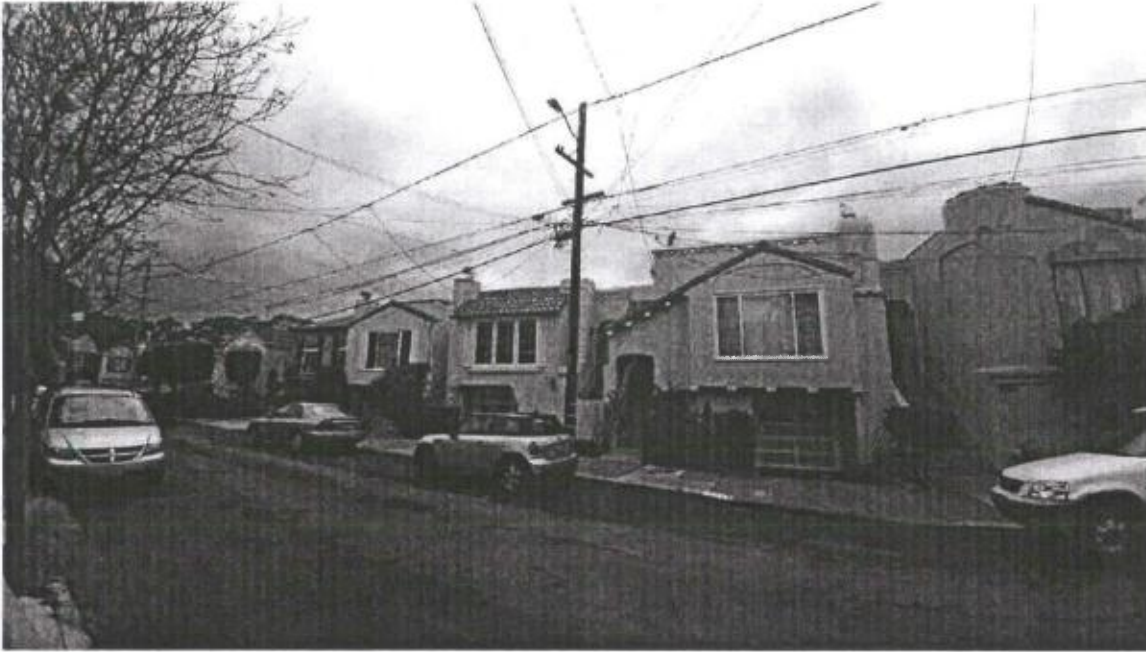
Dear Ms. Campbell,

We are writing to **strongly oppose** the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a full third story, which will severely change the street's look and appeal.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front of the house. This completely will not match all the homes on the block and it will look out of place. Aesthetically, it will not match the surrounding Spanish Mediterranean Style homes. This full third story addition will completely ruin the character of this block.

I live right next door to the proposed project and my home will be directly impacted by this proposed project. We purchased our home in 2006, and the homes on this street are unique and very different from other homes in the neighborhood as this street is not a typical Sunset type street. As you can see in the pictures below, the street is very narrow, and only one car can pass through at a time.





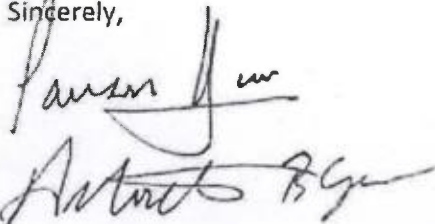
In addition to ruining this small street's look and appeal, the proposed project will adversely affect our home as it will block a significant amount of natural light to our house. Also, the addition will be noticeable and out of place on this street. If they must build, I have no issues with them extending the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes

on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet. A small bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet.

My understanding is that the project sponsors were unwilling to make any changes to their current plans even after feedback from neighbors during the pre-application meeting. The proposed project is almost 50% of the square footage of the existing home, which will ruin the street's appeal and make housing denser on this narrow street. In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our street.

Please do not approve the project sponsors' plans. I am also copying Delvin Washington and John Rahaim on this correspondence so they are aware of our opposition to this project. Thank you for your time and consideration.




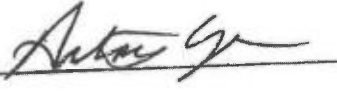

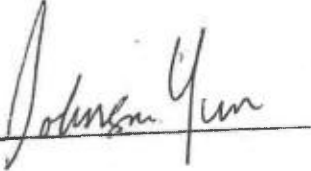

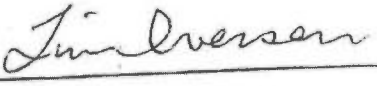
Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'Pauson Yun' and the second is 'Antonetta Yun'. Both are written in a cursive, flowing style.

Pauson and Antonetta Yun

Owners, 2649 31<sup>st</sup> Ave.

The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

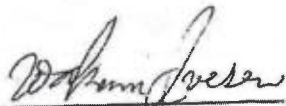
- | <u>PRINT NAME</u>     | <u>ADDRESS</u>                  | <u>SIGNATURE</u>  |
|-----------------------|---------------------------------|---|
| 1. Ellen Tam          | 2636-31st Avenue, SF            |    |
| 2. Belden Tam         | 2636-31st Avenue, SF            |    |
| 3. Paulson Yun        | 2649 31 <sup>st</sup> Ave., SF. |    |
| 4. ANTONIA YUN        | 2649 31 <sup>st</sup> AVE SF    |   |
| 5. Bower Mei          | 2609 31st Ave. SF               |  |
| 6. Johnson Yun        | 2649 31 <sup>st</sup> Ave, SF   |  |
| LINDA<br>7. Linda YUN | 2649 31 <sup>st</sup> AVE, SF   |  |
| 8. Tim Iversen        | 2630 31st Ave SF                |  |


The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116


PRINT NAME


ADDRESS


SIGNATURE


9. Wafana Lovers 2630 31st Ave. SF, CA 


10. Tan Conroy 2642 31<sup>st</sup> Ave SFCA 


11. Linda Hoeds 2642 31<sup>st</sup> Ave SF, CA 

12. Linda Chapman 2655-31st Ave. SFCA 

13. Sunghi Morsella 2617 31st Ave. SFCA 

14. Ezequiel Morsella 2617 31st Ave. SFCA 

15. LORRAINE ADAMS 2666 31<sup>st</sup> Ave 

16. Daxton McFarlane 2666 31<sup>st</sup> Ave 

The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

PRINT NAME

ADDRESS

SIGNATURE

17. Pearl Young 2672 31<sup>st</sup> Ave Pearl Young

18. Lou Young 2672 31<sup>st</sup> Ave Lou Young

19.

20.

21.

22.

23.

24.

**From:** Antonetta B Yun  
**To:** Ellen Tam; Campbell, Cathleen (CPC)  
**Cc:** Mar, Gordon (BOS); Marstaff (BOS); Washington, Delvin (CPC); pxy@comcast.net; sffoodie@sbcglobal.net; larec99@gmail.com; lindahoeck@gmail.com; Antonetta B Yun  
**Subject:** Misrepresentation!! Re: Proposed Project at 2643-31st Avenue, SF - Application Number 201808147292  
**Date:** Monday, January 27, 2020 10:47:14 PM

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

Cathleen,

I am concerned and disturbed about Ellen's findings. I need to also ask **why** the petition and letters that we, the neighbors of this project, were not included in the Discretionary Review Packet? Those letters and signatures represent the sentiment of the neighbors; failure to include or even reference them is a misrepresentation of the legitimate concerns from the homeowners of this block. We, the neighbors of the project, have been working on good faith on the process. This discovery is extremely disappointing and cast doubt on the fairness of the process. I need to understand why no action was done to reflect our letters and petition especially since we have spent the application fee for this discretionary review.

I respectfully request a response to this matter.

Thank you,

-----  
Antonetta Yun  
2649 31st Avenue, San Francisco CA  
(510) 421-8121  
-----

On Jan 27, 2020, at 10:15 PM, Ellen Tam <[tamfamily2636@gmail.com](mailto:tamfamily2636@gmail.com)> wrote:

**Caution:** This email came from outside Kaiser Permanente. Do not open attachments or click on links if you do not recognize the sender.

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Hi Cathleen,

I am writing in regards to the Discretionary Review Packet that you and your team had put together for the upcoming Discretionary Review on Thursday, January 30, 2020. As you are well aware, EIGHTEEN neighbors on our block have signed a PETITION IN OPPOSITION TO THIS PROJECT. We have also submitted SEVERAL LETTERS from neighbors who are in opposition to this project. I read the Discretionary Review Packet and I would like to know why it says that ZERO neighbors are opposed to this project? PLEASE EXPLAIN.

Also, in addition, you and your team did not add any of our letters into the Discretionary Review Packet and you did not add our petition as well. I had emailed you the petition along with all of these letters several months ago and you had confirmed receipt of all of them. I still have a record of all the emails from

you. I feel that this is extremely unfair to all the neighbors on our block since the documentation of our opposition to this project is clearly being ignored. I request that you include all of our letters along with our signed petition in the DR Packet. I have attached copies of both items with this email. I expect you to make all the necessary changes before the hearing on Thursday. Thank you for your prompt attention to this matter.

Sincerely,  
Ellen Tam  
2636-31st Avenue, SF

<Signed Petition in Opposition to 2643-31st Avenue Project.pdf>

<Letters of Opposition to 2643-31st Avenue Project.pdf>

**NOTICE TO RECIPIENT:** If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.

**From:** [Ellen Tam](#)  
**To:** [Mar, Gordon \(BOS\); Marstaff \(BOS\)](#)  
**Cc:** [Rahaim, John \(CPC\); Washington, Delvin \(CPC\); Campbell, Cathleen \(CPC\)](#)  
**Subject:** Project at 2643-31st Avenue, Application Number 201808147292  
**Date:** Sunday, February 03, 2019 5:38:05 PM  
**Attachments:** [Letters to Supervisor Gordon Mar - 02.03.19.pdf](#)  
[Letters of Opposition to 2643-31st Avenue Project.pdf](#)  
[Signed Petition in Opposition to 2643-31st Avenue Project.pdf](#)

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

Dear Supervisor Mar,

Many neighbors on our block are in strong opposition to the third story addition at 2643-31st Avenue, Application Number 201808147292. Please assist us in preserving our unique block in the Parkside Neighborhood. I have attached several letters from neighbors that were written to you, a signed neighborhood petition from neighbors who live on the 2600 block of 31st Avenue, and several letters that were submitted to the Planning Department.

Please let me know if you have any questions. Thank you for your time and consideration.

Sincerely,  
Ellen Tam  
2636-31st Avenue, SF



Virus-free. [www.avast.com](http://www.avast.com)



November 27, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

I am writing in regards to a proposed project in the Parkside neighborhood at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a FULL third story. My family and I are strongly opposed to this project.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front. **This completely will not match all the homes on the block and it will look completely out of place. Aesthetically, it will not blend in with the surrounding Spanish Mediterranean style homes. It will ruin the entire character of this block.**

My family purchased our home in 1996, approximately 22 years ago. We were drawn to this beautiful street in Parkside because it has such a unique look and this special block is full of character. It stands out from all the streets in the Parkside neighborhood because of how different it is. The street is very narrow, and only one car can pass through at a time. My house is located directly from the proposed project and because the street is so small and narrow, the homes across the street are very close to my house in proximity.

I attended the project sponsor's pre-application meeting on Friday, October 12, 2018, and I voiced my concerns to them about their proposed project. I suggested that they either extend the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet.

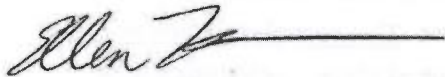
The bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was also part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet. To my knowledge, no neighbors on the block have added a third story to their house.

The project sponsors were unwilling to make any changes to their current plans. They refuse to take any neighbor's comments into consideration.

In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our unique street.

Please do not approve the project sponsor's plans. If this project is approved by the Planning Department, it will definitely ruin the most special street in the Parkside neighborhood. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Tam", followed by a horizontal line extending to the right.

Ellen Tam

2636 -31<sup>st</sup> Avenue, SF

## Letter of objection to Application #201808147292, 2643 31st Ave.

From: Lorraine Adams (sffoodie@sbcglobal.net)  
To: cathleen.campbell@sfgov.org  
Cc: delvin.washington@sfgov.org; john.rahaim@sfgov.org  
Date: Friday, November 30, 2018, 6:23 PM PST

November 30, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Application #201808147292**  
**Project Address: 2643 31st Avenue, San Francisco**

Dear Ms. Campbell:

I am writing regarding a proposed project in my Parkside neighborhood at 2643 31st Avenue, Application #201808147292. The project sponsors propose in this application to add a full 3rd story to their 2 story home. As a neighbor and homeowner on the same block, I am very strongly opposed to the project as currently submitted.

When I purchased my home almost 6 years ago, the location on this very special block was the strongest selling point and the reason I put an offer on my home over others nearby that were frankly asking less for the same size home. This one block of 31st Avenue (no other block!) is very narrow and many of the houses are set at a slight angle to the street. The houses here have the unique architectural features of the late 1930's (mostly mission style) and none have a 3rd story that comes up to the front of the house.

A 3rd story on this home in the middle of our block would be completely out of character and scale with the current homes. Because the street on this block is very narrow, the impact of a full 3rd floor on any home would be more overwhelming than it might be on a normal size street.

I attended the sponsor's pre-application meeting on 10/12/18 and voiced my concerns at that time. I also filled out a sheet listing my contact info and my specific objections to the proposed project. I suggested at the time that a smaller addition on either the ground floor in the backyard, or a much smaller (single room) addition to the very back of the 3rd floor (existing roof) and not visible from the street would be more in keeping with the character of the neighborhood. In fact, there are a couple houses on our block that have a single small room so far back on the roof that it is barely noticeable from the street. After this meeting, the sponsor proceeded to submit the full 3rd floor plans despite some clear and reasonable objections of neighbors.

Also concerning is the amount of additional square footage being proposed. On a block where homes range from 1,300 to 2,000 sf, the proposed addition is 1,190 sf. That is the equivalent of adding almost an entire small home from our block onto the top of this home (which at existing 1,900 sf is already one of the largest sf homes on this block). This home already has 4 bedrooms and 3 bathrooms, when most homes on the block are 3 bedrooms.

This project is grossly out of scale and character with rest of our block, and I respectfully request that you not approve the current set of plans as submitted.

Please add this letter to the file for Application #201808147292. Thank you very much for your consideration.

Lorraine Adams  
2666 31st Avenue  
San Francisco  
sffoodie@sbcglobal.net

cc: Delvin Washington, SF Manager of Planning  
John Rahaim, SF Director of Planning

December 3, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

My name is Bowen Mei and I am in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a full third story to their home, which does not match any of the homes on this block. None of the homes on this block have a full third story and a front deck.

If the homeowners build this third story, it will completely ruin the special character of our street. I urge you to not approve the permit.

Thank you for your time and consideration,

A handwritten signature in black ink, appearing to read 'Bowen Mei', with a stylized, cursive script.

Bowen Mei

2609-31<sup>st</sup> Avenue, SF

December 13, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell;

My name is Linda Chapman and my family has owned our house at 2655-31<sup>st</sup> Avenue in the Parkside neighborhood for 52 years. My parents purchased our home in 1964 and they were drawn to this special block because of how unique this street is. This block is the most coveted street in Parkside. The homes on this block are Spanish Mediterranean style and our street is small and narrow with a lot of charm and character, which makes this block different than any other street in Parkside and Sunset.

The owners at 2643-31<sup>st</sup> Avenue are proposing to build a full third story and front deck to their home, which would be completely out of scale in comparison to the surrounding homes on this block. We live on a very small street, and the addition of this full third level would be completely out of proportion. There are no homes on this block with a front deck and with such a large third story addition. Furthermore, the neighbors on this block would lose a lot of their privacy with this massive third story level.

My family and I are in complete opposition to this project and if the homeowners build this third story, it will completely ruin the unique charm and character of our street. I urge you to not approve the permit and to help preserve the unique characteristics of this special block.

Thank you very much for your consideration,

*Linda Chapman* - 2655-31<sup>st</sup> Avenue, SF

January 3, 2019

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup>  
Avenue, San Francisco**

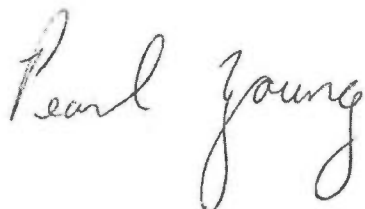
Dear Ms. Campbell,

I am a concerned homeowner who is in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a massive full third story to their home, which is completely out of scale with the homes on this special and unique block.

Many neighbors on this street are opposed to the addition of the third story and we ask that you do not approve the permit. Please assist us in preserving the special characteristics of our street.

Thank you for your consideration,

Pearl Young – 2672-31<sup>st</sup> Avenue, SF

A handwritten signature in cursive script that reads "Pearl Young". The signature is written in dark ink and is positioned below the typed name.

**From:** Linda Hoeck <lindahoeck@gmail.com>  
**Sent:** Thursday, December 06, 2018 9:13 AM  
**To:** Campbell, Cathleen (CPC) <Cathleen.Campbell@sfgov.org>  
**Subject:** 2643 31st Avenue Project - Application Number 201808147292

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Campbell,

I am writing in regard to a proposed project in the Parkside neighborhood at 2643 31st Avenue, application Number 201808147292. My husband and I are strongly opposed to this project which seeks to build a full third story on a home in a neighborhood of two story homes.

We are the owners of the property at 2642 31st Avenue located directly across the street from this proposed project. We were drawn to and selected this property in large part because of the unique character of this and the immediately adjacent blocks. We request that consideration be given to retaining that character and not allow a very large, highly visible addition be built. The couple of homes that have added to the existing structures have done so in a fashion so as to not be visible from the street.

I emailed with Mr. Delvin Washington on November 13, 2018 regarding this project. I hand delivered a letter with our concerns to the new supervisor from this district to Mr. Gordon Mar who lives on the block immediately adjacent to ours.

I know that other neighbors on this street have also voiced their concerns. We request your careful attention and fair analysis be given to reviewing the request of this project.

Sincerely,  
Linda Hoeck  
Jeffrey Hoeck



Dec. 5, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

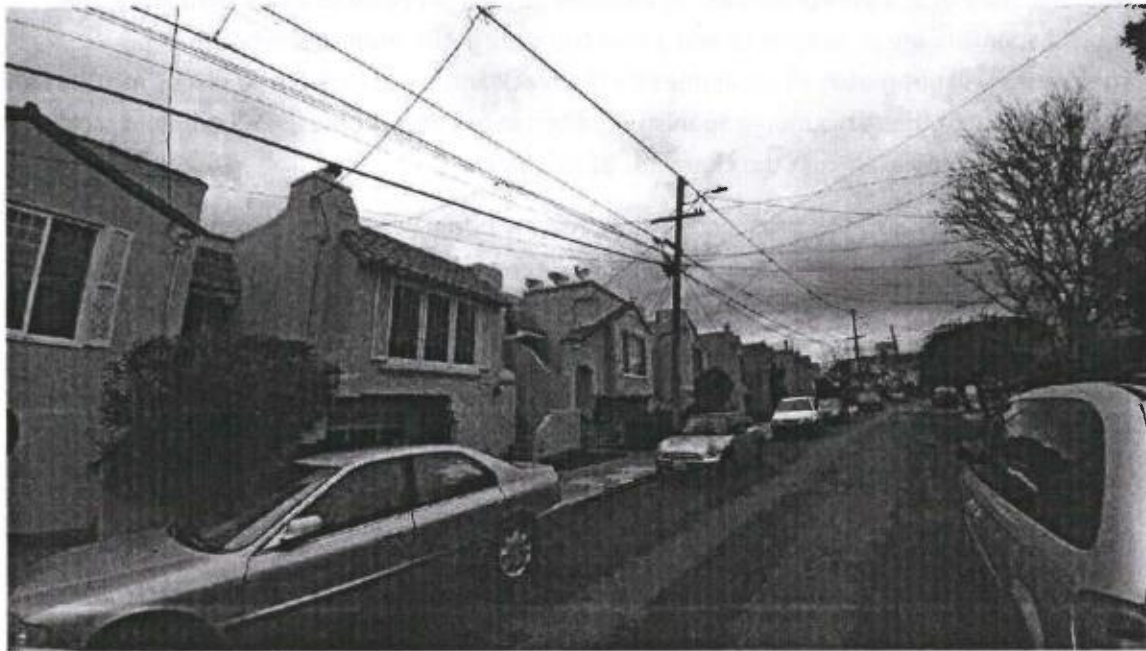
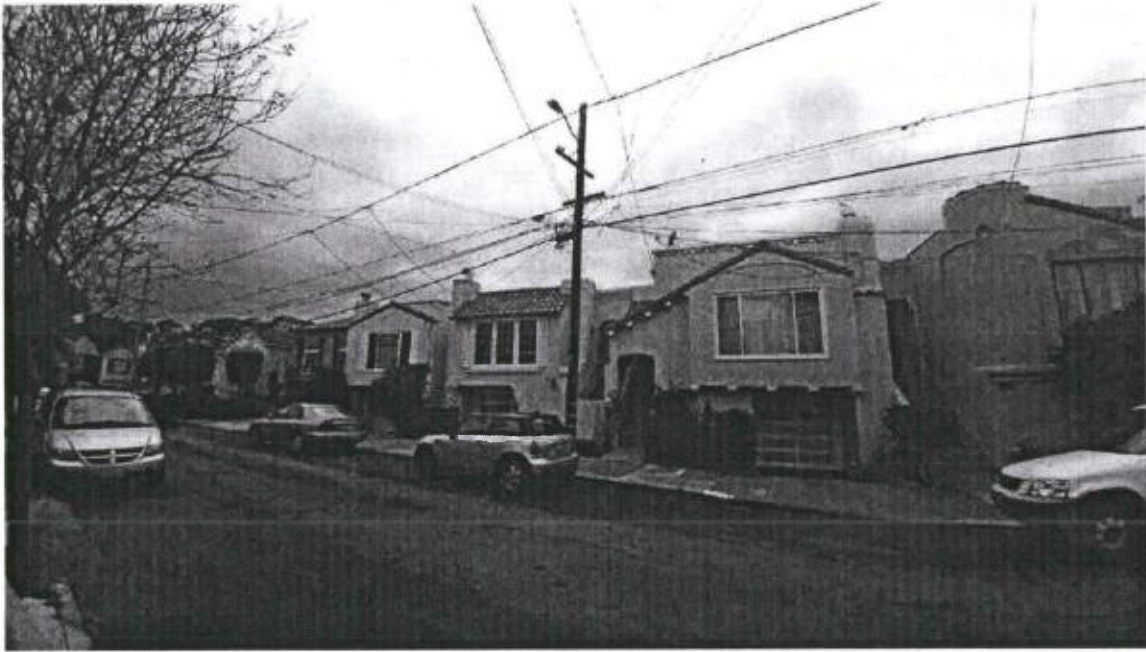
**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

We are writing to **strongly oppose** the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a full third story, which will severely change the street's look and appeal.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front of the house. This completely will not match all the homes on the block and it will look out of place. Aesthetically, it will not match the surrounding Spanish Mediterranean Style homes. This full third story addition will completely ruin the character of this block.

I live right next door to the proposed project and my home will be directly impacted by this proposed project. We purchased our home in 2006, and the homes on this street are unique and very different from other homes in the neighborhood as this street is not a typical Sunset type street. As you can see in the pictures below, the street is very narrow, and only one car can pass through at a time.



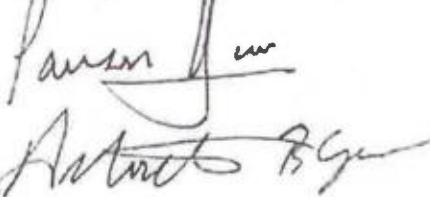
In addition to ruining this small street's look and appeal, the proposed project will adversely affect our home as it will block a significant amount of natural light to our house. Also, the addition will be noticeable and out of place on this street. If they must build, I have no issues with them extending the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes

on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet. A small bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet.

My understanding is that the project sponsors were unwilling to make any changes to their current plans even after feedback from neighbors during the pre-application meeting. The proposed project is almost 50% of the square footage of the existing home, which will ruin the street's appeal and make housing denser on this narrow street. In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our street.

Please do not approve the project sponsors' plans. I am also copying Delvin Washington and John Rahaim on this correspondence so they are aware of our opposition to this project. Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is for Pauson and the second is for Antonetta Yun. Both are written in a cursive, flowing style.

Pauson and Antonetta Yun

Owners, 2649 31<sup>st</sup> Ave.

November 27, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

I am writing in regards to a proposed project in the Parkside neighborhood at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a FULL third story. My family and I are strongly opposed to this project.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front. **This completely will not match all the homes on the block and it will look completely out of place. Aesthetically, it will not blend in with the surrounding Spanish Mediterranean style homes. It will ruin the entire character of this block.**

My family purchased our home in 1996, approximately 22 years ago. We were drawn to this beautiful street in Parkside because it has such a unique look and this special block is full of character. It stands out from all the streets in the Parkside neighborhood because of how different it is. The street is very narrow, and only one car can pass through at a time. My house is located directly from the proposed project and because the street is so small and narrow, the homes across the street are very close to my house in proximity.

I attended the project sponsor's pre-application meeting on Friday, October 12, 2018, and I voiced my concerns to them about their proposed project. I suggested that they either extend the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet.

The bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was also part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet. To my knowledge, no neighbors on the block have added a third story to their house.

The project sponsors were unwilling to make any changes to their current plans. They refuse to take any neighbor's comments into consideration.

In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our unique street.

Please do not approve the project sponsor's plans. If this project is approved by the Planning Department, it will definitely ruin the most special street in the Parkside neighborhood. Thank you for your time and consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ellen Tam", followed by a horizontal line extending to the right.

Ellen Tam

2636 -31<sup>st</sup> Avenue, SF

## Letter of objection to Application #201808147292, 2643 31st Ave.

From: Lorraine Adams (sffoodie@sbcglobal.net)  
To: cathleen.campbell@sfgov.org  
Cc: delvin.washington@sfgov.org; john.rahaim@sfgov.org  
Date: Friday, November 30, 2018, 6:23 PM PST

November 30, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Application #201808147292**  
**Project Address: 2643 31st Avenue, San Francisco**

Dear Ms. Campbell:

I am writing regarding a proposed project in my Parkside neighborhood at 2643 31st Avenue, Application #201808147292. The project sponsors propose in this application to add a full 3rd story to their 2 story home. As a neighbor and homeowner on the same block, I am very strongly opposed to the project as currently submitted.

When I purchased my home almost 6 years ago, the location on this very special block was the strongest selling point and the reason I put an offer on my home over others nearby that were frankly asking less for the same size home. This one block of 31st Avenue (no other block!) is very narrow and many of the houses are set at a slight angle to the street. The houses here have the unique architectural features of the late 1930's (mostly mission style) and none have a 3rd story that comes up to the front of the house.

A 3rd story on this home in the middle of our block would be completely out of character and scale with the current homes. Because the street on this block is very narrow, the impact of a full 3rd floor on any home would be more overwhelming than it might be on a normal size street.

I attended the sponsor's pre-application meeting on 10/12/18 and voiced my concerns at that time. I also filled out a sheet listing my contact info and my specific objections to the proposed project. I suggested at the time that a smaller addition on either the ground floor in the backyard, or a much smaller (single room) addition to the very back of the 3rd floor (existing roof) and not visible from the street would be more in keeping with the character of the neighborhood. In fact, there are a couple houses on our block that have a single small room so far back on the roof that it is barely noticeable from the street. After this meeting, the sponsor proceeded to submit the full 3rd floor plans despite some clear and reasonable objections of neighbors.

Also concerning is the amount of additional square footage being proposed. On a block where homes range from 1,300 to 2,000 sf, the proposed addition is 1,190 sf. That is the equivalent of adding almost an entire small home from our block onto the top of this home (which at existing 1,900 sf is already one of the largest sf homes on this block). This home already has 4 bedrooms and 3 bathrooms, when most homes on the block are 3 bedrooms.

This project is grossly out of scale and character with rest of our block, and I respectfully request that you not approve the current set of plans as submitted.

Please add this letter to the file for Application #201808147292. Thank you very much for your consideration.

Lorraine Adams  
2666 31st Avenue  
San Francisco  
sffoodie@sbcglobal.net

cc: Delvin Washington, SF Manager of Planning  
John Rahaim, SF Director of Planning

December 3, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

My name is Bowen Mei and I am in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a full third story to their home, which does not match any of the homes on this block. None of the homes on this block have a full third story and a front deck.

If the homeowners build this third story, it will completely ruin the special character of our street. I urge you to not approve the permit.

Thank you for your time and consideration,



Bowen Mei

2609-31<sup>st</sup> Avenue, SF



December 13, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell;

My name is Linda Chapman and my family has owned our house at 2655-31<sup>st</sup> Avenue in the Parkside neighborhood for 52 years. My parents purchased our home in 1964 and they were drawn to this special block because of how unique this street is. This block is the most coveted street in Parkside. The homes on this block are Spanish Mediterranean style and our street is small and narrow with a lot of charm and character, which makes this block different than any other street in Parkside and Sunset.

The owners at 2643-31<sup>st</sup> Avenue are proposing to build a full third story and front deck to their home, which would be completely out of scale in comparison to the surrounding homes on this block. We live on a very small street, and the addition of this full third level would be completely out of proportion. There are no homes on this block with a front deck and with such a large third story addition. Furthermore, the neighbors on this block would lose a lot of their privacy with this massive third story level.

My family and I are in complete opposition to this project and if the homeowners build this third story, it will completely ruin the unique charm and character of our street. I urge you to not approve the permit and to help preserve the unique characteristics of this special block.

Thank you very much for your consideration,

*Linda Chapman* - 2655-31<sup>st</sup> Avenue, SF

January 3, 2019

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup>  
Avenue, San Francisco**

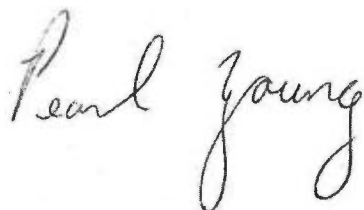
Dear Ms. Campbell,

I am a concerned homeowner who is in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a massive full third story to their home, which is completely out of scale with the homes on this special and unique block.

Many neighbors on this street are opposed to the addition of the third story and we ask that you do not approve the permit. Please assist us in preserving the special characteristics of our street.

Thank you for your consideration,

Pearl Young – 2672-31<sup>st</sup> Avenue, SF

A handwritten signature in cursive script that reads "Pearl Young". The signature is written in dark ink and is positioned below the typed name.

**From:** Linda Hoeck <lindahoeck@gmail.com>  
**Sent:** Thursday, December 06, 2018 9:13 AM  
**To:** Campbell, Cathleen (CPC) <Cathleen.Campbell@sfgov.org>  
**Subject:** 2643 31st Avenue Project - Application Number 201808147292

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Campbell,

I am writing in regard to a proposed project in the Parkside neighborhood at 2643 31st Avenue, application Number 201808147292. My husband and I are strongly opposed to this project which seeks to build a full third story on a home in a neighborhood of two story homes.

We are the owners of the property at 2642 31st Avenue located directly across the street from this proposed project. We were drawn to and selected this property in large part because of the unique character of this and the immediately adjacent blocks. We request that consideration be given to retaining that character and not allow a very large, highly visible addition be built. The couple of homes that have added to the existing structures have done so in a fashion so as to not be visible from the street.

I emailed with Mr. Delvin Washington on November 13, 2018 regarding this project. I hand delivered a letter with our concerns to the new supervisor from this district to Mr. Gordon Mar who lives on the block immediately adjacent to ours.

I know that other neighbors on this street have also voiced their concerns. We request your careful attention and fair analysis be given to reviewing the request of this project.

Sincerely,  
Linda Hoeck  
Jeffrey Hoeck

Dec. 5, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

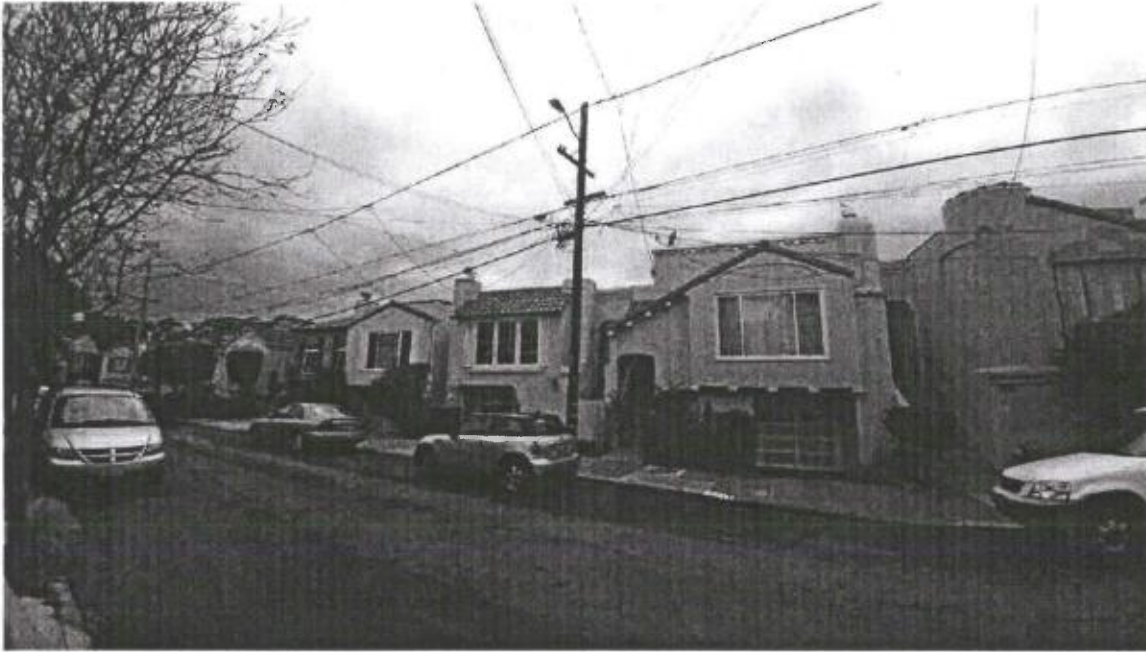
**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

We are writing to **strongly oppose** the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a full third story, which will severely change the street's look and appeal.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front of the house. This completely will not match all the homes on the block and it will look out of place. Aesthetically, it will not match the surrounding Spanish Mediterranean Style homes. This full third story addition will completely ruin the character of this block.

I live right next door to the proposed project and my home will be directly impacted by this proposed project. We purchased our home in 2006, and the homes on this street are unique and very different from other homes in the neighborhood as this street is not a typical Sunset type street. As you can see in the pictures below, the street is very narrow, and only one car can pass through at a time.



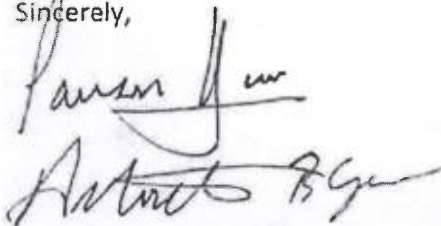
In addition to ruining this small street's look and appeal, the proposed project will adversely affect our home as it will block a significant amount of natural light to our house. Also, the addition will be noticeable and out of place on this street. If they must build, I have no issues with them extending the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes

on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet. A small bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet.

My understanding is that the project sponsors were unwilling to make any changes to their current plans even after feedback from neighbors during the pre-application meeting. The proposed project is almost 50% of the square footage of the existing home, which will ruin the street's appeal and make housing denser on this narrow street. In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our street.

Please do not approve the project sponsors' plans. I am also copying Delvin Washington and John Rahaim on this correspondence so they are aware of our opposition to this project. Thank you for your time and consideration.

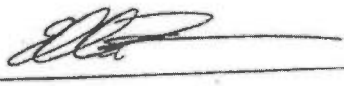

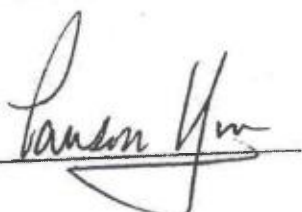


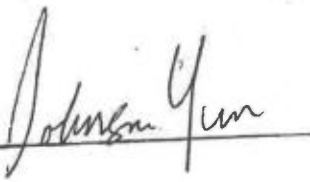
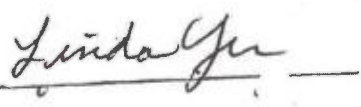
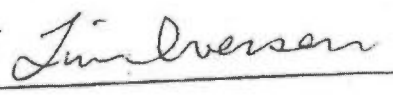
Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'Pauson Yun' and the second is 'Antonetta Yun'. Both are written in a cursive, flowing style.

Pauson and Antonetta Yun

Owners, 2649 31<sup>st</sup> Ave.

The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

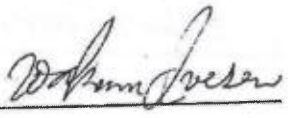
- | <u>PRINT NAME</u>     | <u>ADDRESS</u>                   | <u>SIGNATURE</u>  |
|-----------------------|----------------------------------|---|
| 1. Ellen Tam          | 2636-31 <sup>st</sup> Avenue, SF |    |
| 2. Belden Tam         | 2636-31 <sup>st</sup> Avenue, SF |    |
| 3. Paulson Yun        | 2649 31 <sup>st</sup> Ave., SF.  |    |
| 4. ANTONIA YUN        | 2649 31 <sup>st</sup> AVE SF     |   |
| 5. Bowen Mei          | 2609 31 <sup>st</sup> AVE. SF    |  |
| 6. Johnson Yun        | 2649 31 <sup>st</sup> Ave, SF    |  |
| LINDA<br>7. Linda YUN | 2649 31 <sup>st</sup> AVE, SF    |  |
| 8. Tim Iversen        | 2630 31 <sup>st</sup> Ave SF     |  |


The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

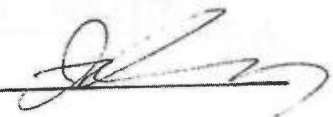
PRINT NAME

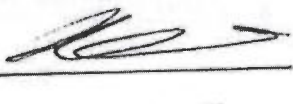
ADDRESS


SIGNATURE

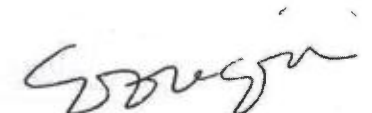
9. Wakana Luera 2630 31<sup>st</sup> Ave. SF, CA 


10. Ian Conroy 2642 31<sup>st</sup> Ave SFCA 


11. Linda Hoeds 2642 31<sup>st</sup> Ave SF, CA 

12. Linda Chapman 2655-31<sup>st</sup> Ave. SFCA 

13. Sunghi Morsella 2617 31<sup>st</sup> Ave. SFCA 

14. Ezequiel Morsella 2617 31<sup>st</sup> Ave. SFCA 

15. LORRAINE ADAMS 2666 31<sup>st</sup> Ave 

16. Daxton McFarlane 2666 31<sup>st</sup> Ave 



The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

PRINT NAME

ADDRESS

SIGNATURE

17. Pearl Young 2672 31<sup>st</sup> Ave Pearl Young

18. Lou Young 2672 31<sup>st</sup> Ave Lou Young

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

**From:** [Ellen Tam](#)  
**To:** [Campbell, Cathleen \(CPC\)](#); [Washington, Delvin \(CPC\)](#)  
**Subject:** Neighbors' Petition in Opposition to 2643-31st Avenue Project - Application 201808147292  
**Date:** Sunday, February 03, 2019 5:19:28 PM  
**Attachments:** [Signed Petition in Opposition to 2643-31st Avenue Project.pdf](#)

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

Hi Cathleen,




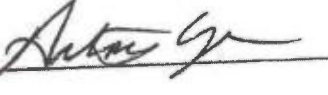

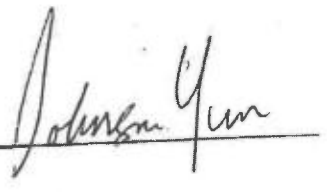
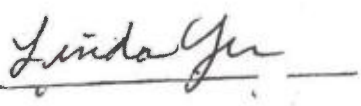
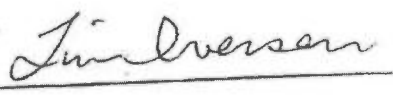
Several neighbors have signed a petition to oppose the project at 2643-31st Avenue, SF...Application Number 201808147292. Please add this petition to the file for this project. Thank you for your assistance.

Sincerely,  
Ellen Tam  
2636-31st Avenue, SF



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The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

- | <u>PRINT NAME</u>     | <u>ADDRESS</u>                   | <u>SIGNATURE</u>  |
|-----------------------|----------------------------------|---|
| 1. Ellen Tam          | 2636-31 <sup>st</sup> Avenue, SF |    |
| 2. Belden Tam         | 2636-31 <sup>st</sup> Avenue, SF |    |
| 3. Paulson Yun        | 2649 31 <sup>st</sup> Ave., SF.  |    |
| 4. ANTONIA YUN        | 2649 31 <sup>st</sup> AVE SF     |   |
| 5. Bowen Mei          | 2609 31 <sup>st</sup> AVE. SF    |  |
| 6. Johnson Yun        | 2649 31 <sup>st</sup> Ave, SF    |  |
| LINDA<br>7. Linda YUN | 2649 31 <sup>st</sup> AVE, SF    |  |
| 8. Tim Iversen        | 2630 31 <sup>st</sup> Ave SF     |  |

The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

PRINT NAME

ADDRESS

SIGNATURE

9. Wafana Lovers 2630 31st Ave. SF, CA Wafana Lovers

10. Ian Conroy 2642 31<sup>st</sup> Ave SF CA Ian Conroy

11. Linda Hoeck 2642 31<sup>st</sup> Ave SF, CA Linda Hoeck

12. Linda Chapman 2655-31st Ave. SF CA Linda Chapman

13. Sunghi Morsella 2617 31st Ave. SF CA Sunghi Morsella

14. Ezequiel Morsella 2617 31st Ave. SF CA Ezequiel Morsella

15. LORRAINE ADAMS 2666 31<sup>st</sup> Ave Lorraine Adams

16. Daxton McFarlane 2666 31<sup>st</sup> Ave Daxton McFarlane

The following homeowners strongly object to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, CA 94116

PRINT NAME

ADDRESS

SIGNATURE

17. Pearl Young 2672 31<sup>st</sup> Ave Pearl Young

18. Lou Young 2672 31<sup>st</sup> Ave Lou Young

19. \_\_\_\_\_

20. \_\_\_\_\_

21. \_\_\_\_\_

22. \_\_\_\_\_

23. \_\_\_\_\_

24. \_\_\_\_\_

**From:** [Ellen Tam](#)  
**To:** [Campbell, Cathleen \(CPC\); Washington, Delvin \(CPC\)](#)  
**Cc:** [pearl.young@att.net](mailto:pearl.young@att.net)  
**Subject:** Pearl Young - Letter of Opposition to 2643-31st Avenue Project - Application 201808147292  
**Date:** Wednesday, January 09, 2019 3:37:58 PM  
**Attachments:** [Pearl Young - Letter of Opposition to 2643-31st Avenue Project.pdf](#)

---

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

Hi Cathleen,

I have attached my neighbor Pearl Young's Letter of Opposition to the project at 2643-31st Avenue, Application Number 201808147292. Please add this to the file.

I have CC'd Pearl on this email.

Thank you very much for your assistance.

Sincerely,  
Ellen Tam  
2636-31st Avenue, SF



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January 3, 2019

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup>  
Avenue, San Francisco**

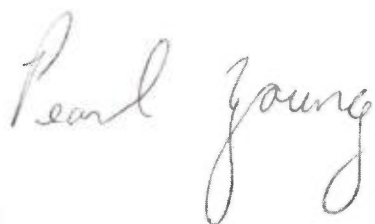
Dear Ms. Campbell,

I am a concerned homeowner who is in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a massive full third story to their home, which is completely out of scale with the homes on this special and unique block.

Many neighbors on this street are opposed to the addition of the third story and we ask that you do not approve the permit. Please assist us in preserving the special characteristics of our street.

Thank you for your consideration,

Pearl Young – 2672-31<sup>st</sup> Avenue, SF

A handwritten signature in cursive script that reads "Pearl Young". The signature is written in dark ink and is positioned below the typed name.

**From:** [Ellen Tam](#)  
**To:** [Campbell, Cathleen \(CPC\); Washington, Delvin \(CPC\)](#)  
**Cc:** [larc99@gmail.com](mailto:larc99@gmail.com)  
**Subject:** Linda Chapman - Letter of Opposition to 2643-31st Avenue Project - Application 20180814792  
**Date:** Thursday, December 13, 2018 6:50:33 PM  
**Attachments:** [Linda Chapman - Letter of Opposition to 2643-31st Avenue Project.pdf](#)

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

Hi Cathleen,

My neighbor, Linda Chapman at 2655-31st Avenue is in strong opposition to the project at 2643-31st Avenue, Application Number 201808147292. I have attached her letter of opposition and I have CC'd her on this email as well. Please add this letter to the file, and please email me back to confirm receipt.

Thank you very much,  
Ellen Tam



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December 13, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

My name is Linda Chapman and my family has owned our house at 2655-31<sup>st</sup> Avenue in the Parkside neighborhood for 52 years. My parents purchased our home in 1964 and they were drawn to this special block because of how unique this street is. This block is the most coveted street in Parkside. The homes on this block are Spanish Mediterranean style and our street is small and narrow with a lot of charm and character, which makes this block different than any other street in Parkside and Sunset.

The owners at 2643-31<sup>st</sup> Avenue are proposing to build a full third story and front deck to their home, which would be completely out of scale in comparison to the surrounding homes on this block. We live on a very small street, and the addition of this full third level would be completely out of proportion. There are no homes on this block with a front deck and with such a large third story addition. Furthermore, the neighbors on this block would lose a lot of their privacy with this massive third story level.

My family and I are in complete opposition to this project and if the homeowners build this third story, it will completely ruin the unique charm and character of our street. I urge you to not approve the permit and to help preserve the unique characteristics of this special block.

Thank you very much for your consideration,

*Linda Chapman* - 2655-31<sup>st</sup> Avenue, SF

**From:** [Linda Hoeck](#)  
**To:** [Campbell, Cathleen \(CPC\)](#)  
**Subject:** 2643 31st Avenue Project - Application Number 201808147292  
**Date:** Thursday, December 06, 2018 9:12:51 AM

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

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Campbell,

I am writing in regard to a proposed project in the Parkside neighborhood at 2643 31st Avenue, applicationNumber 201808147292. My husband and I are strongly opposed to this project which seeks to build a full third story on a home in a neighborhood of two story homes.

We are the owners of the property at 2642 31st Avenue located directly across the street from this proposed project. We were drawn to and selected this property in large part because of the unique character of this and the immediately adjacent blocks. We request that consideration be given to retaining that character and not allow a very large, highly visible addition be built. The couple of homes that have added to the existing structures have done so in a fashion so as to not be visible from the street.

I emailed with Mr. Delvin Washington on November 13, 2018 regarding this project. I hand delivered a letter with our concerns to the new supervisor from this district Mr. Gordon Mar who lives on the block immediately adjacent to ours. I know that other neighbors on this street have also voiced their concerns. We request your careful attention and fair analysis be given to reviewing the request of this project.

Sincerely,  
Linda Hoeck  
Jeffrey Hoeck

**From:** [Ellen Tam](#)  
**To:** [Campbell, Cathleen \(CPC\); Washington, Delvin \(CPC\)](#)  
**Cc:** [bowen\\_28@hotmail.com](mailto:bowen_28@hotmail.com)  
**Subject:** Bowen Mei - Letter of Opposition to 2643-31st Avenue Project (Application 201808147292)  
**Date:** Monday, December 03, 2018 1:21:32 PM  
**Attachments:** [Bowen Mei - Letter of Opposition to 2643-31st Avenue Project.pdf](#)

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

Hi Cathleen,

Please see attached Letter of Opposition to the 2643-31st Avenue Project from my neighbor Bowen Mei at 2609-31st Avenue, SF. Please add this letter to the file.

Thank you for your help,  
Ellen Tam



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December 3, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

Dear Ms. Campbell,

My name is Bowen Mei and I am in opposition to the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco. The owners are proposing to be build a full third story to their home, which does not match any of the homes on this block. None of the homes on this block have a full third story and a front deck.

If the homeowners build this third story, it will completely ruin the special character of our street. I urge you to not approve the permit.

Thank you for your time and consideration,



Bowen Mei

2609-31<sup>st</sup> Avenue, SF

**From:** [Lorraine Adams](#)  
**To:** [Campbell, Cathleen \(CPC\)](#)  
**Cc:** [Washington, Delvin \(CPC\)](#); [Rahaim, John \(CPC\)](#)  
**Subject:** Letter of objection to Application #201808147292, 2643 31st Ave.  
**Date:** Friday, November 30, 2018 6:23:52 PM

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

November 30, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: Application #201808147292**  
**Project Address: 2643 31st Avenue, San Francisco**

Dear Ms. Campbell:

I am writing regarding a proposed project in my Parkside neighborhood at 2643 31st Avenue, Application #201808147292. The project sponsors propose in this application to add a full 3rd story to their 2 story home. As a neighbor and homeowner on the same block, I am very strongly opposed to the project as currently submitted.

When I purchased my home almost 6 years ago, the location on this very special block was the strongest selling point and the reason I put an offer on my home over others nearby that were frankly asking less for the same size home. This one block of 31st Avenue (no other block!) is very narrow and many of the houses are set at a slight angle to the street. The houses here have the unique architectural features of the late 1930's (mostly mission style) and none have a 3rd story that comes up to the front of the house.

A 3rd story on this home in the middle of our block would be completely out of character and scale with the current homes. Because the street on this block is very narrow, the impact of a full 3rd floor on any home would be more overwhelming than it might be on a normal size street.

I attended the sponsor's pre-application meeting on 10/12/18 and voiced my concerns at that time. I also filled out a sheet listing my contact info and my specific objections to the proposed project. I suggested at the time that a smaller addition on either the ground floor in the backyard, or a much smaller (single room) addition to the very back of the 3rd floor (existing roof) and not visible from the street would be more in keeping with the character of the neighborhood. In fact, there are a couple houses on our block that have a single small

room so far back on the roof that it is barely noticeable from the street. After this meeting, the sponsor proceeded to submit the full 3rd floor plans despite some clear and reasonable objections of neighbors.

Also concerning is the amount of additional square footage being proposed. On a block where homes range from 1,300 to 2,000 sf, the proposed addition is 1,190 sf. That is the equivalent of adding almost an entire small home from our block onto the top of this home (which at existing 1,900 sf is already one of the largest sf homes on this block). This home already has 4 bedrooms and 3 bathrooms, when most homes on the block are 3 bedrooms.

This project is grossly out of scale and character with rest of our block, and I respectfully request that you not approve the current set of plans as submitted.

Please add this letter to the file for Application #201808147292. Thank you very much for your consideration.

Lorraine Adams  
2666 31st Avenue  
San Francisco  
sffoodie@sbcglobal.net

cc: Delvin Washington, SF Manager of Planning  
John Rahaim, SF Director of Planning

**From:** PAUSON YUN  
**To:** Campbell, Cathleen (CPC); Washington, Delvin (CPC); Rahaim, John (CPC)  
**Subject:** 2643-31st Avenue Project - Application Number 201808147292  
**Date:** Wednesday, December 05, 2018 5:01:14 PM  
**Attachments:** Letter to SF Planning - YUN Dec 5 2018 Final.pdf

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

Dear Ms. Campbell,

Please find the enclosed letter stating our opposition to the proposed project listed in the subject line.

Please contact me if you have any questions.

Thank you.

Pauson Yun

Owner, 2649 31st Ave., SF

Dec. 5, 2018

Ms. Cathleen Campbell  
SF Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: Application Number 201808147292, Project Address: 2643-31<sup>st</sup> Avenue, San Francisco**

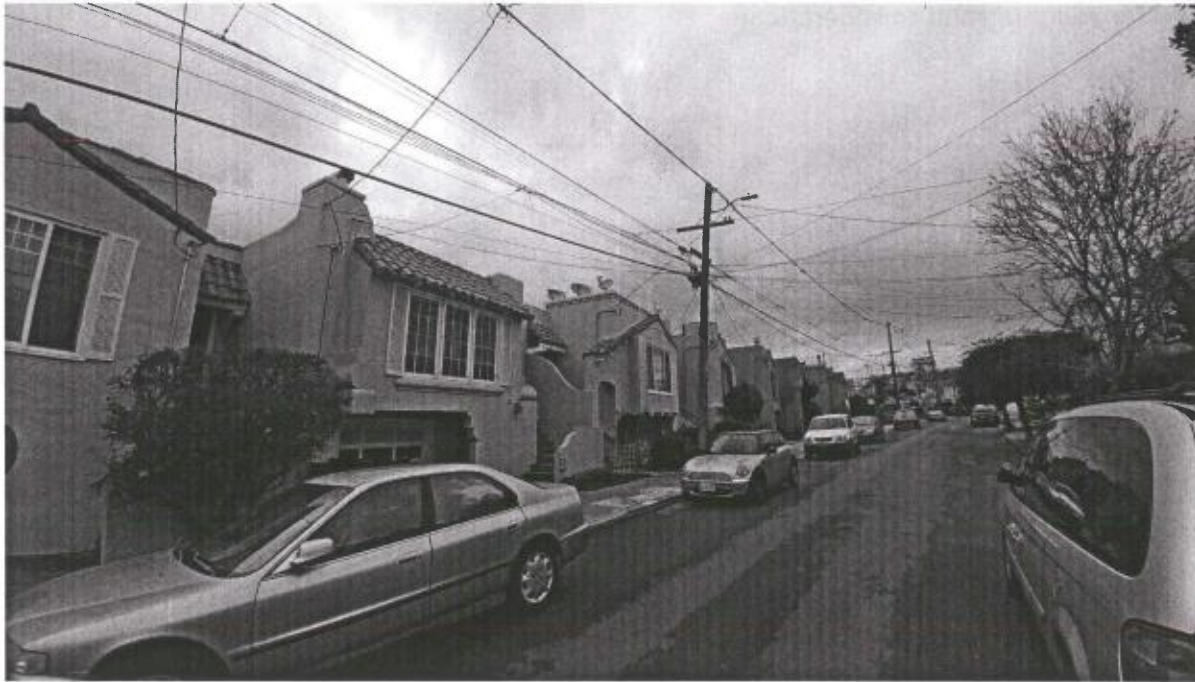
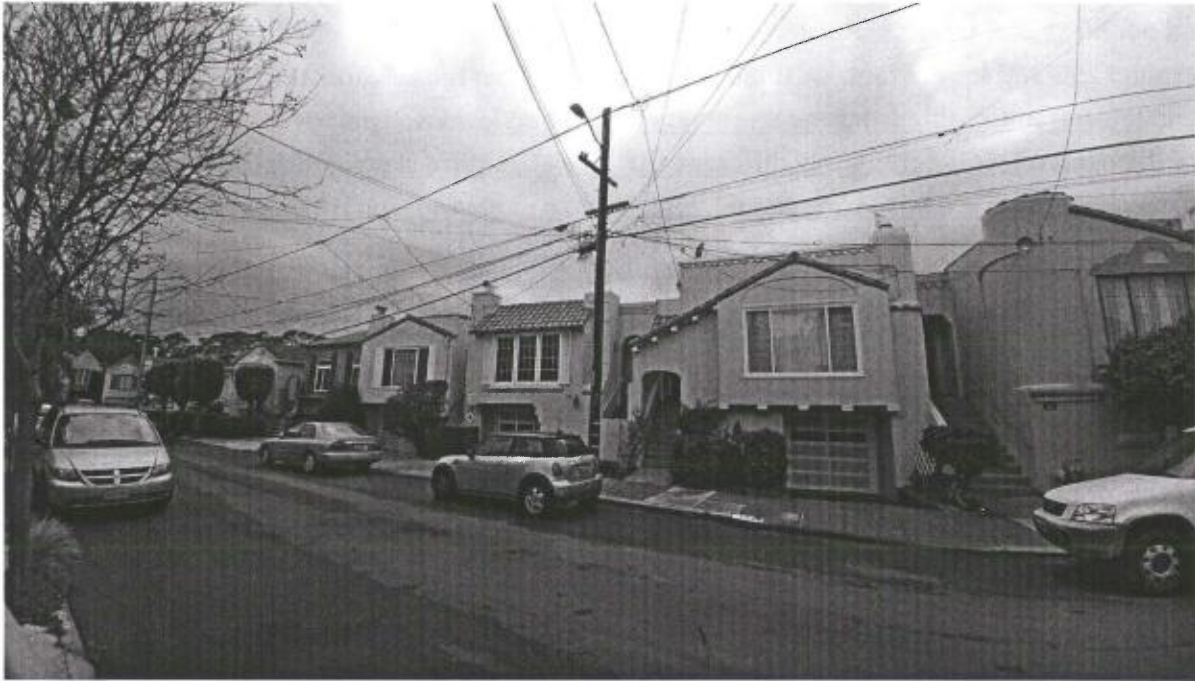
Dear Ms. Campbell,

We are writing to **strongly oppose** the proposed project at 2643-31<sup>st</sup> Avenue, San Francisco, Application Number 201808147292. The project sponsors have submitted an application to the City to build a full third story, which will severely change the street's look and appeal.

The homes on this block are two story homes, (it's actually one story over a garage), and the homes on each side of project sponsor's house (2637-31<sup>st</sup> Avenue and 2649-31<sup>st</sup> Avenue) are also one story over a garage as well. In addition to their proposal to add a third story, the project sponsors are proposing to add a roof top deck in the front of the house. This completely will not match all the homes on the block and it will look out of place. Aesthetically, it will not match the surrounding Spanish Mediterranean Style homes. This full third story addition will completely ruin the character of this block.

I live right next door to the proposed project and my home will be directly impacted by this proposed project. We purchased our home in 2006, and the homes on this street are unique and very different from other homes in the neighborhood as this street is not a typical Sunset type street. As you can see in the pictures below, the street is very narrow, and only one car can pass through at a time.





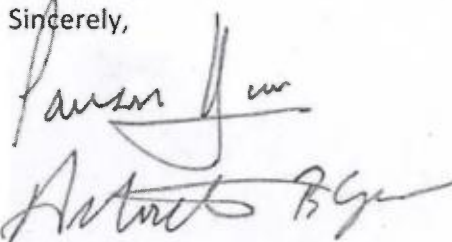
In addition to ruining this small street's look and appeal, the proposed project will adversely affect our home as it will block a significant amount of natural light to our house. Also, the addition will be noticeable and out of place on this street. If they must build, I have no issues with them extending the back of their home to make more living space, or to just add a bedroom around 300 square feet towards the back of the home on the proposed third level, so that their home will not be out of character with the surrounding homes. There are two homes

on our block that have a third story, but the third story only consists of one small bedroom around 250-300 square feet. A small bedroom is also located towards the back of the home and it is not noticeable from the street level. This third level was part of the original floor plan of the home. This is completely different than the FULL third story and roof top deck that the project sponsors are proposing to add, which totals to an additional 1,190 square feet.

My understanding is that the project sponsors were unwilling to make any changes to their current plans even after feedback from neighbors during the pre-application meeting. The proposed project is almost 50% of the square footage of the existing home, which will ruin the street's appeal and make housing denser on this narrow street. In addition, the homes on our block range from approximately 1,300 square feet to 2,000 square feet. The project sponsor's home is currently 1,900 square feet and it consists of 4 bedrooms and three bathrooms. Therefore, a home that is over 3,100 square feet with three levels would not blend in at all with any of the characteristics of the homes on our street.

Please do not approve the project sponsors' plans. I am also copying Delvin Washington and John Rahaim on this correspondence so they are aware of our opposition to this project. Thank you for your time and consideration.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is 'Pauson Yun' and the second is 'Antonetta Yun'. Both are written in a cursive, flowing style.

Pauson and Antonetta Yun

Owners, 2649 31<sup>st</sup> Ave.

Received at CPC Hearing 1/30/20  
E. Jardim

## SOMA Community Perspectives For One Vassar Project Public Benefits

We want to advise the Planning Department and Commission of SOMA community organization's objectives for this major Project's Community Benefits programs.

We have reviewed and understand the Developer's substantial obligations for the Project's public benefits under citywide regulations and specific Central SOMA Plan provisions.

But to realize the full potential of these, additional Project commitments are needed as a basis for its approval:

- The Project commitment for a very large 13,000 ft childcare facility with a capacity for 100+ enrollees is admirable. But there are key factors for the full realization of Community Benefits from that facility:
  - The future childcare operator must be a San Francisco nonprofit organization with the cultural competency to serve Central City communities.
  - The childcare program participation must be economically diverse, with 1/3 of slots for lower-income families, 1/3 for middle-income families, and 1/3 market rate (hopefully to be assisted from 2018 "Prop C" City funding).
  - The residents and workers of SOMA certainly should have full access to the program.
- The Project must engage with community organizations in good faith employment programs that support SOMA and Central City resident opportunities, especially its Hotel component.
- The Project must mitigate its limited shadow impacts on Yerba Buena Gardens public open spaces.
- The Project must dedicate the 8,000 sq ft of PDR space required for its office component to occupancy by a nonprofit community arts/cultural organization at below market rent for at least 30 years.
- The Project's commitment to acquire an affordable housing development site in Central SOMA as part of its Inclusionary Housing Program compliance must be binding.

- The project should work with Local 2 to secure a card check neutrality agreement.
- The project should work to incorporate art relevant to SoMa Pilipinas vision for the South of Market.
- The project should work in good faith with partner with local CBO's that are looking to purchase a location for their organizations and help work with them on pathways to purchase.
- The project should get specific on how they will help ensure employee safety and transportation to transit in the early morning and late evenings (shuttle, escorts, etc)

Received at CPO Hearing 1/30/20  
D. Wernyjan

## 1550 Mission Street Equinox Additional Condition of Approval

10. **Community Engagement.** To promote integration of the Equinox gym and massage facility in the community, Equinox shall:

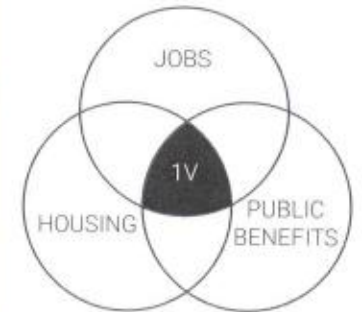
- a. Provide gym memberships with 15% discounted monthly rates (off of then current published rate) and \$0 initiation fee to 100 community residents of low and moderate income living within 1 mile of the property.
- b. Provide priority employment consideration to community residents for both full-time and part-time employment (for an estimated 100 employees) and shall conduct at least 2 job fairs in the community prior to the opening of the gym.
- c. Provide all full and part time employees with a free membership to the gym, and provide one family member or friend of each gym employee with a discounted membership.
- d. Host at least 2 free yoga classes in the gym annually for community residents.
- e. Participate in at least 4 local community/wellness events organized by community organizations, including but not limited to free community speaker series on health, nutrition and wellness.

Received at CPC Hearing 1/30/20  
E. Jardines

# Central SoMa Area Plan



SOURCE: SAN FRANCISCO PLANNING DEPARTMENT, CENTRAL SOMA PLAN



# Neighborhoods and Community



SOURCE: SAN FRANCISCO PLANNING DEPARTMENT, CENTRAL SOMA PLAN

# Central SoMa Key Site 3 Programmatic Priorities



SOURCE: SAN FRANCISCO PLANNING DEPARTMENT, CENTRAL SOMA PLAN



CHILDCARE



OPEN SPACE



HOUSING



HOTEL



# Existing Conditions



## Project Summary



489 housing units (482,000 gsf)  
445,800 gsf of new office space  
468 room hotel  
40,500 gsf of retail  
42,970 gsf of PDR  
14,000 gsf child care  
181 commercial parking spaces  
128 residential parking spaces

# One Vassar

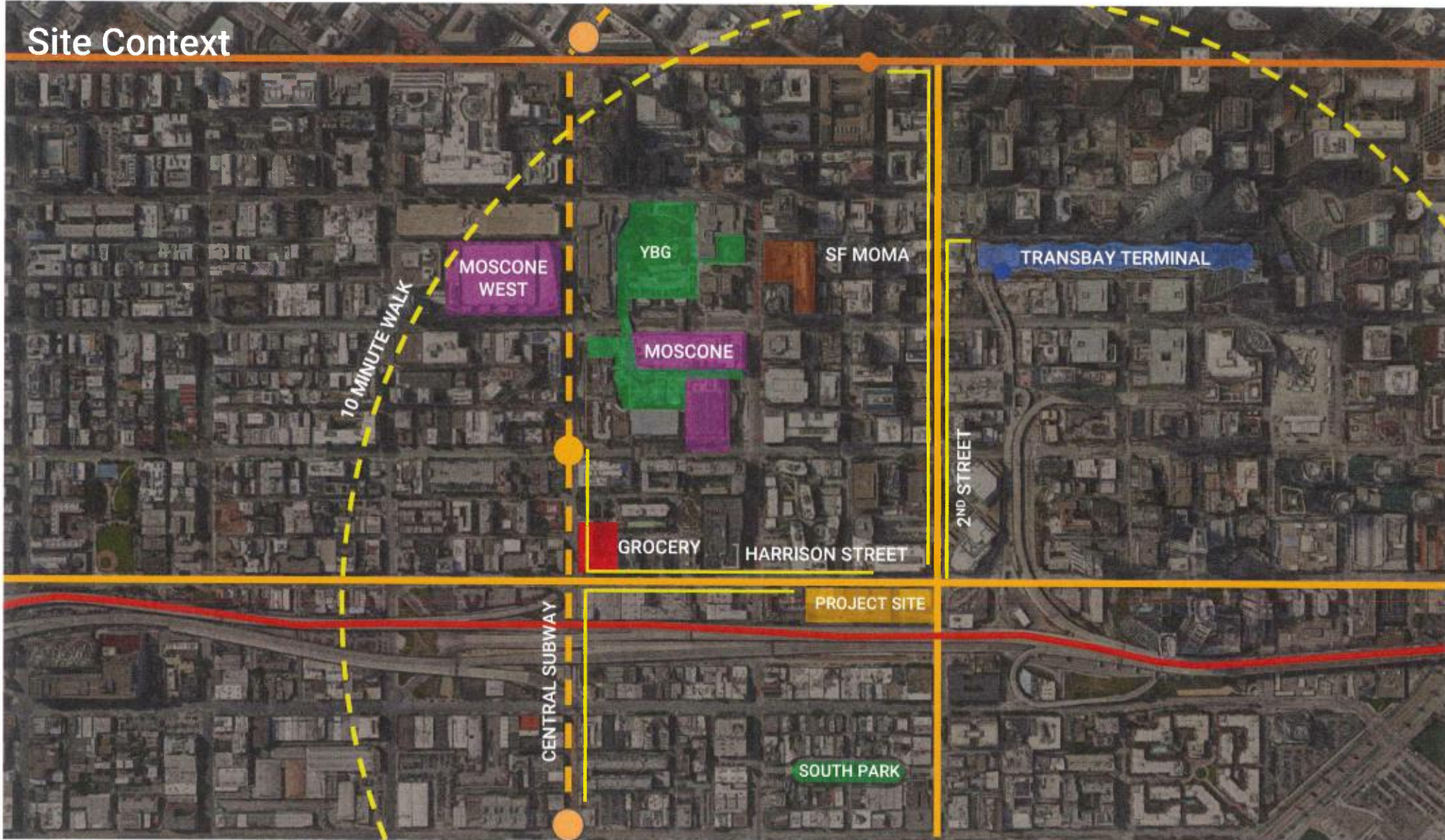


## ONE VASSAR

Planning Informational Meeting  
January 2020



# Site Context



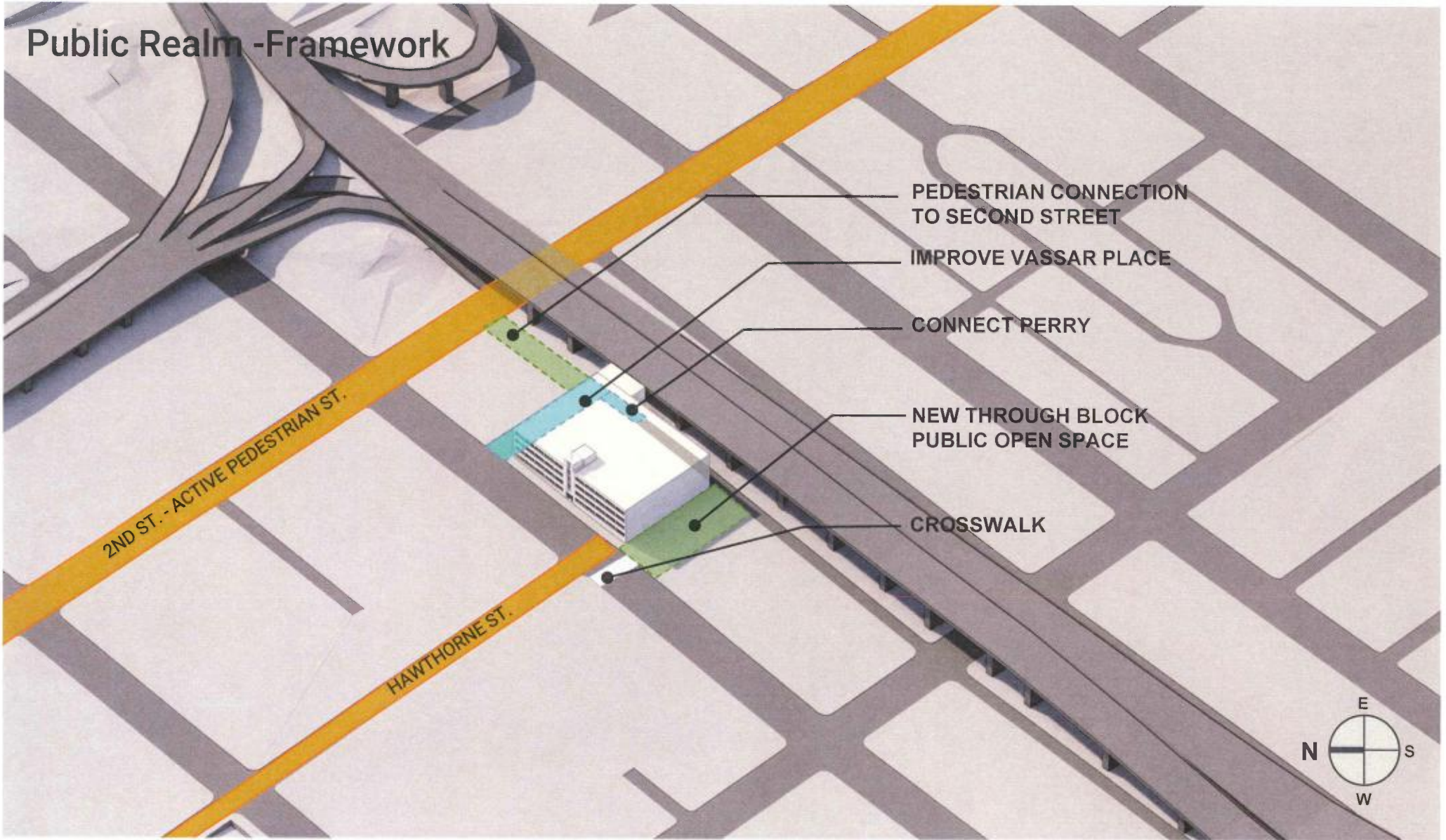
Existing Public Realm

EXISTING  
VASSAR  
PLACE

EXISTING  
PERRY ST



# Public Realm -Framework



PEDESTRIAN CONNECTION  
TO SECOND STREET

IMPROVE VASSAR PLACE

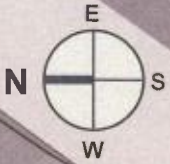
CONNECT PERRY

NEW THROUGH BLOCK  
PUBLIC OPEN SPACE

CROSSWALK

2ND ST. - ACTIVE PEDESTRIAN ST.

HAWTHORNE ST.



**Contribute and Strengthen 2nd Street Character**  
**400 Second Street Office**



**Reinvigorate Public Interface and Cultural Heritage**  
645 Harrison PDR, Office, Hotel & Market Hall

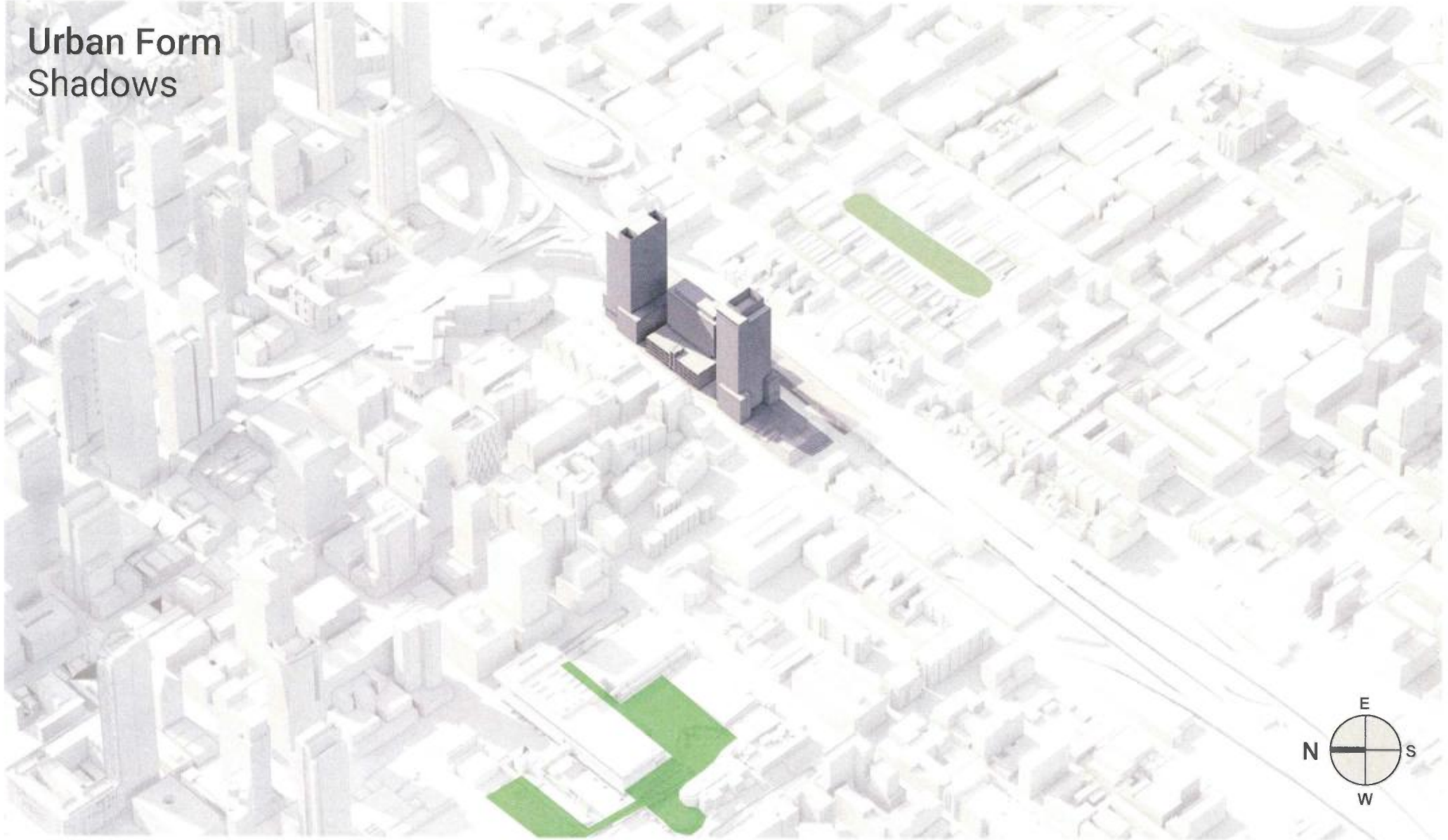




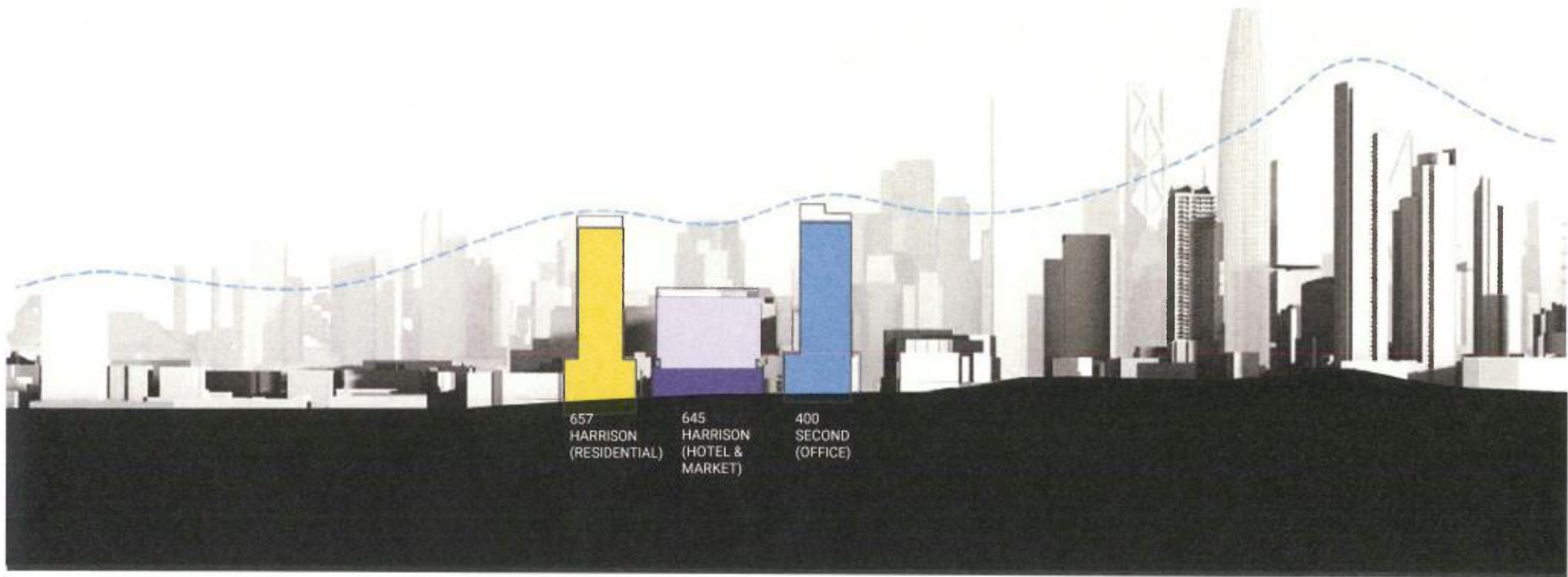
Provide 24/7 Activity  
657 Harrison Housing, Childcare



# Urban Form Shadows



# Urban Form



# Urban Form



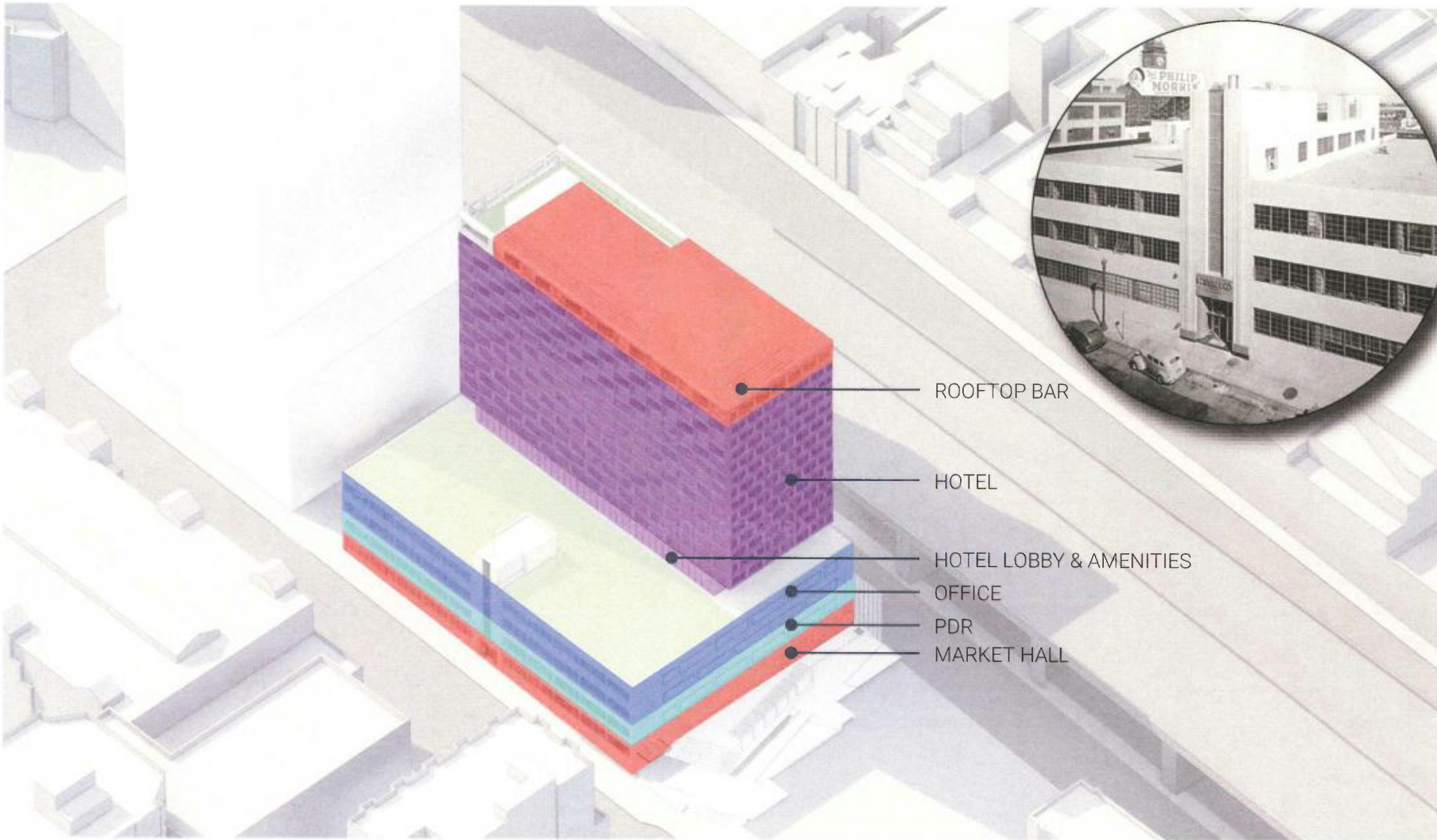












ROOFTOP BAR

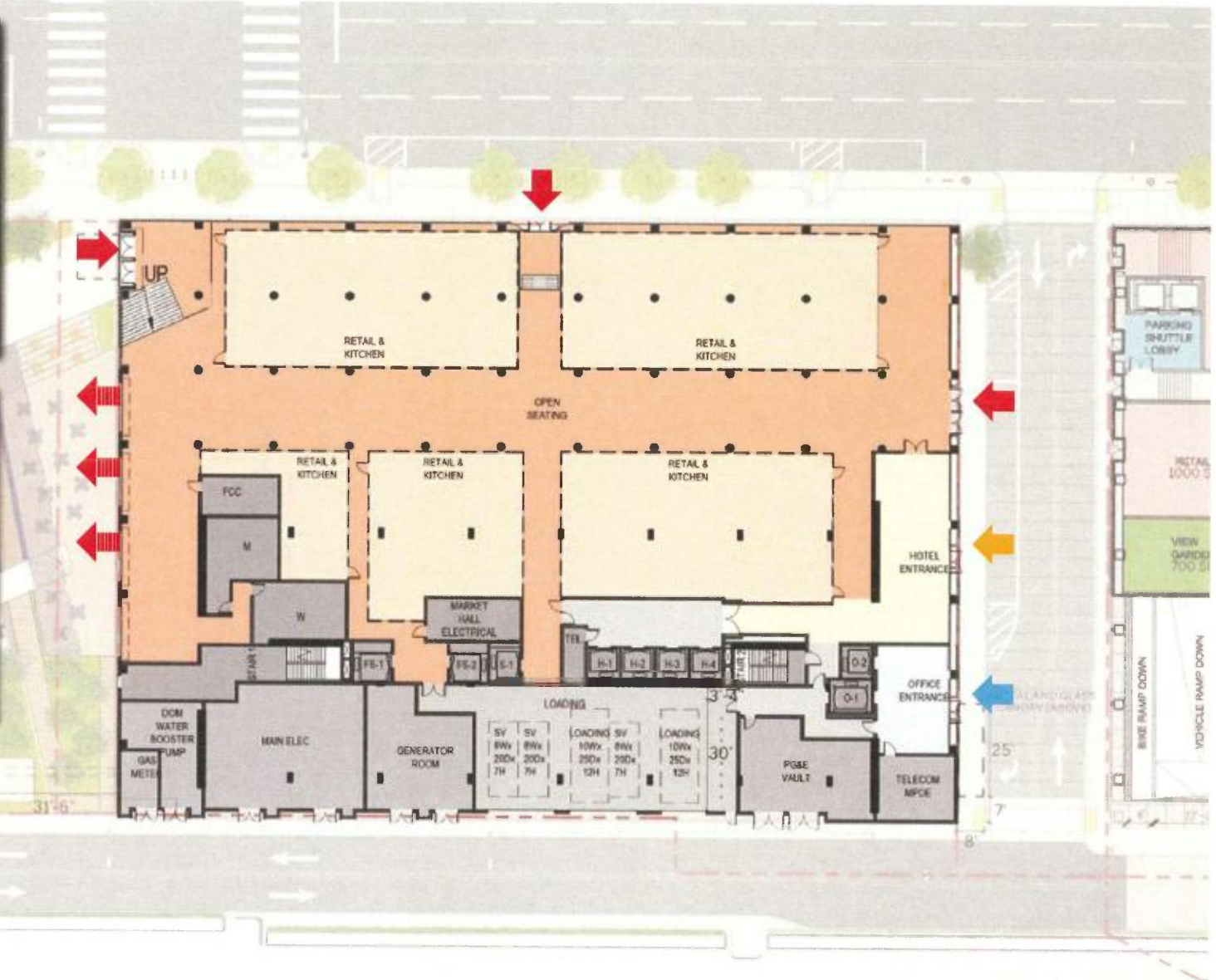
HOTEL

HOTEL LOBBY & AMENITIES

OFFICE

PDR

MARKET HALL









LOWER GROUND LEVEL B1 PLAN



GROUND FLOOR PLAN











Lively Public Places



Complete Streets

# Existing Conditions of the Public Realm



View 1- PERRY STREET



View 2- SECOND STREET

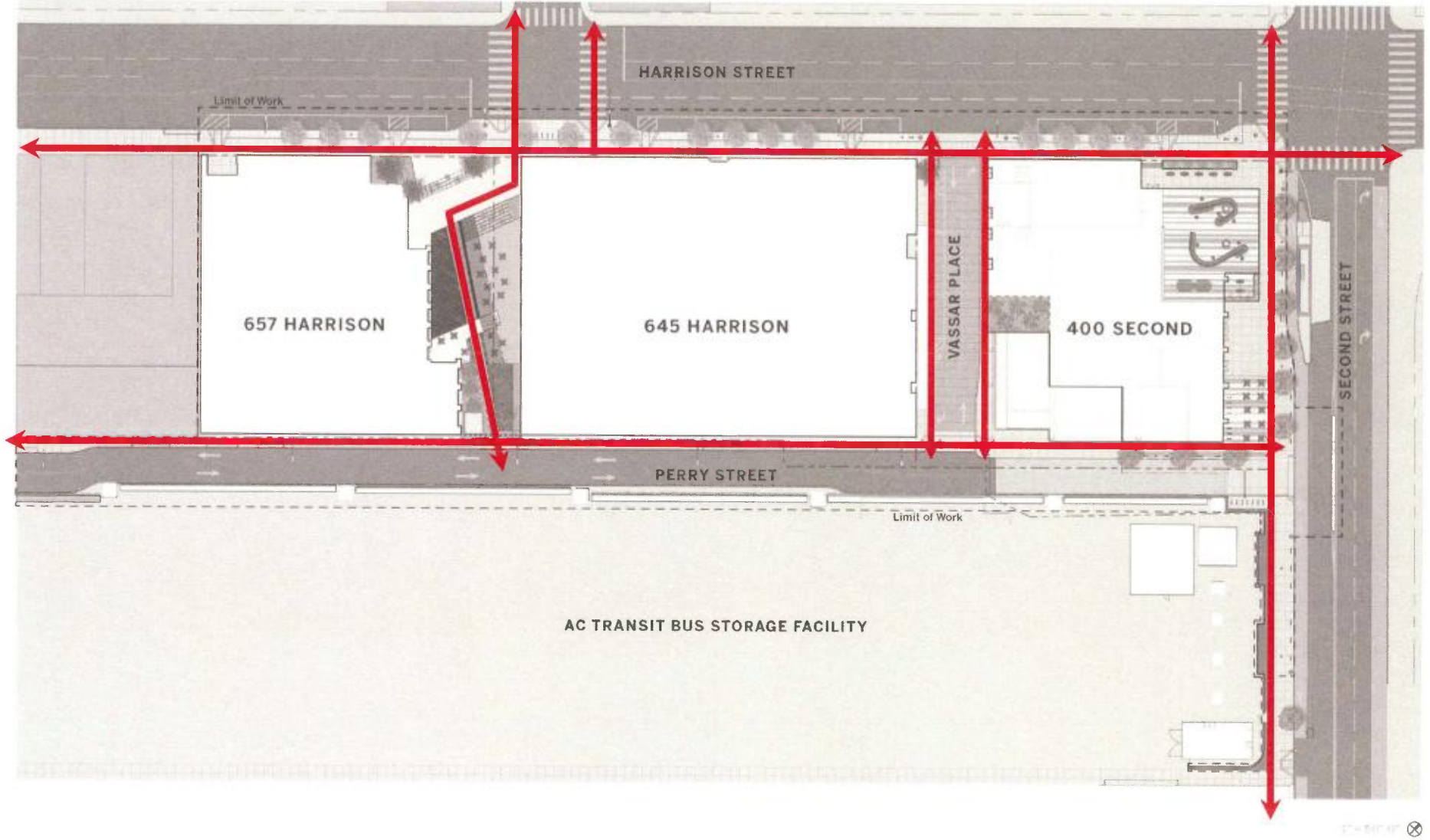


View 3- VASSAR PLACE

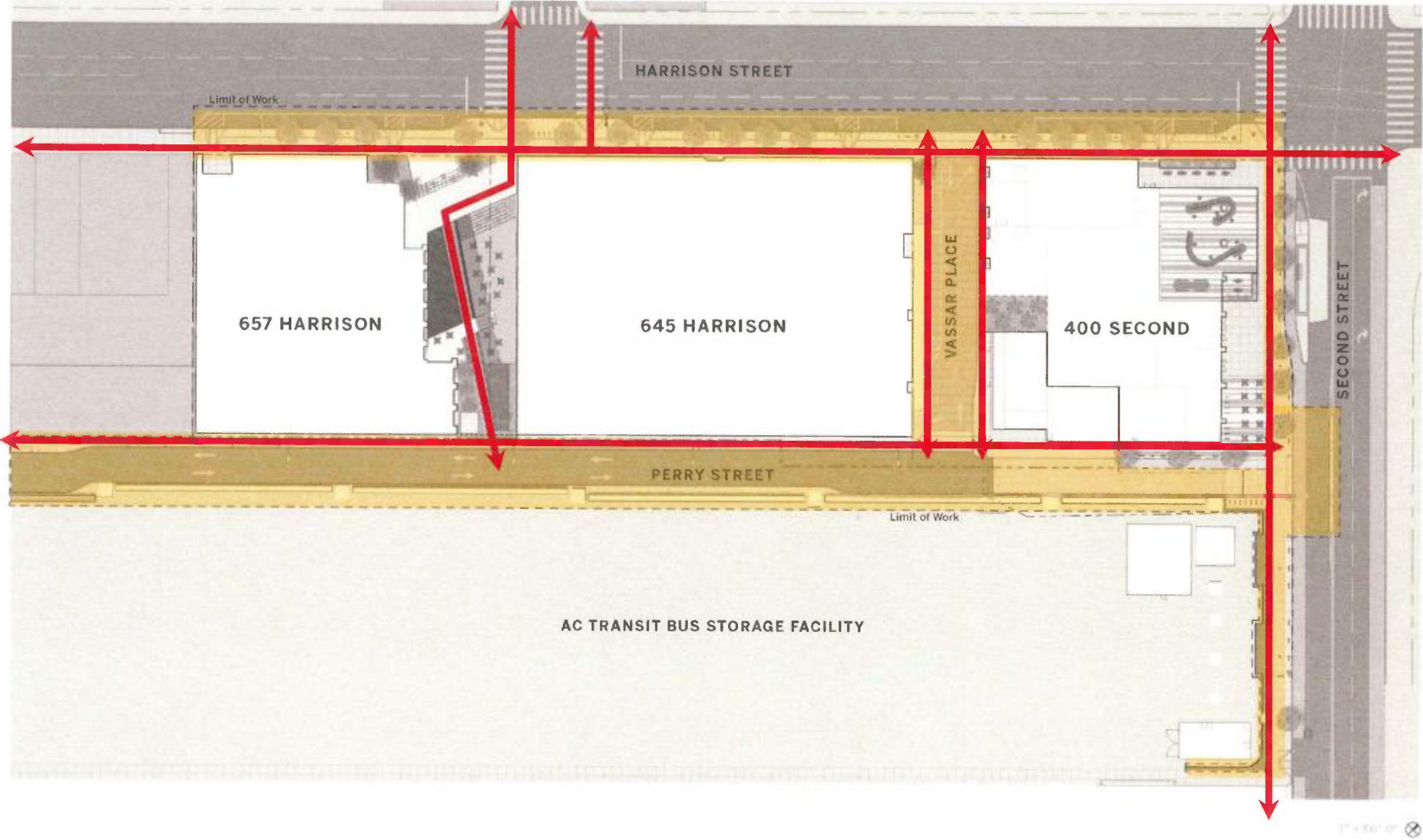


View 4- HARRISON STREET

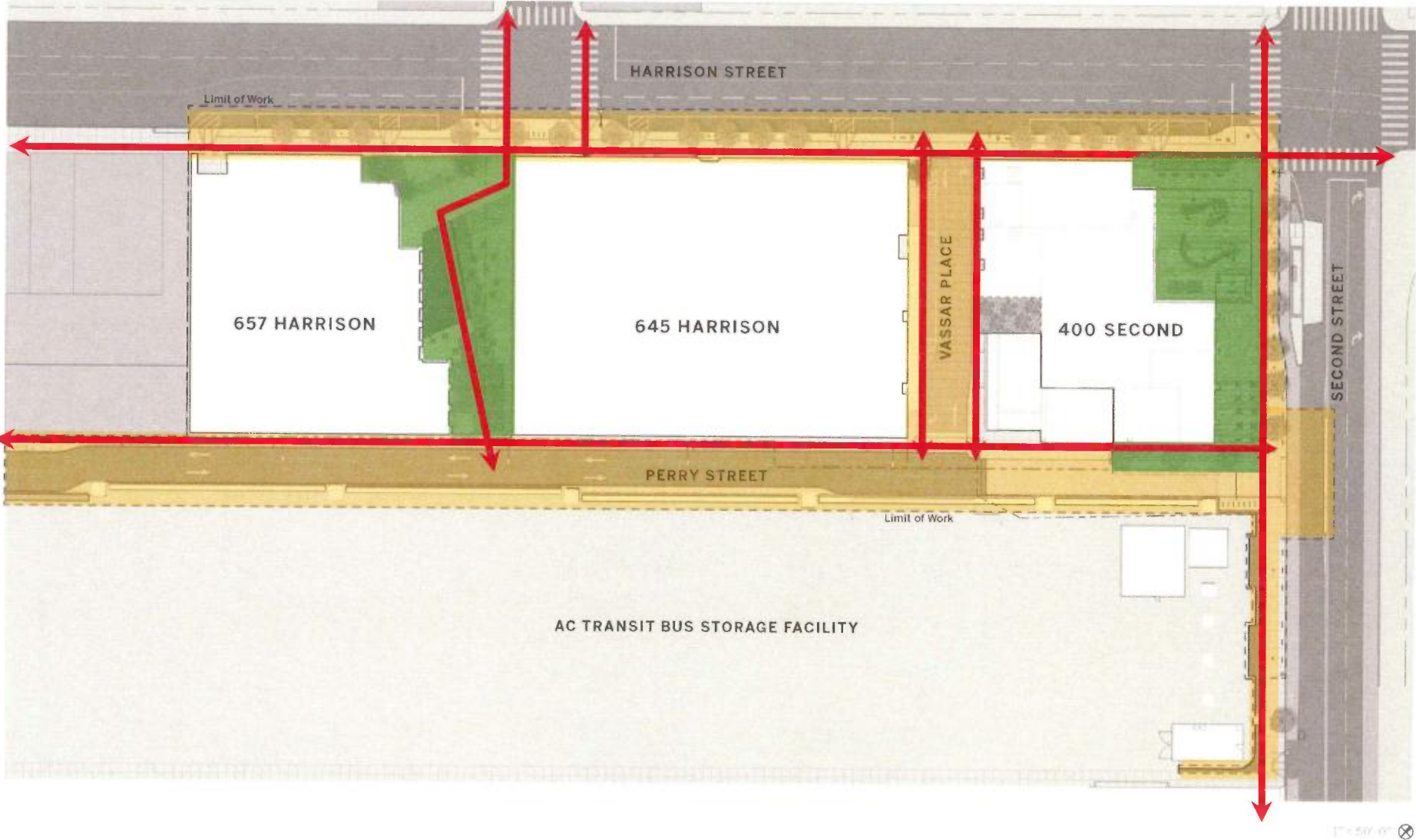
# Neighborhood Connections



# Streetscape Improvements



# Neighborhood Places





AC TRANSIT BUS STORAGE FACILITY



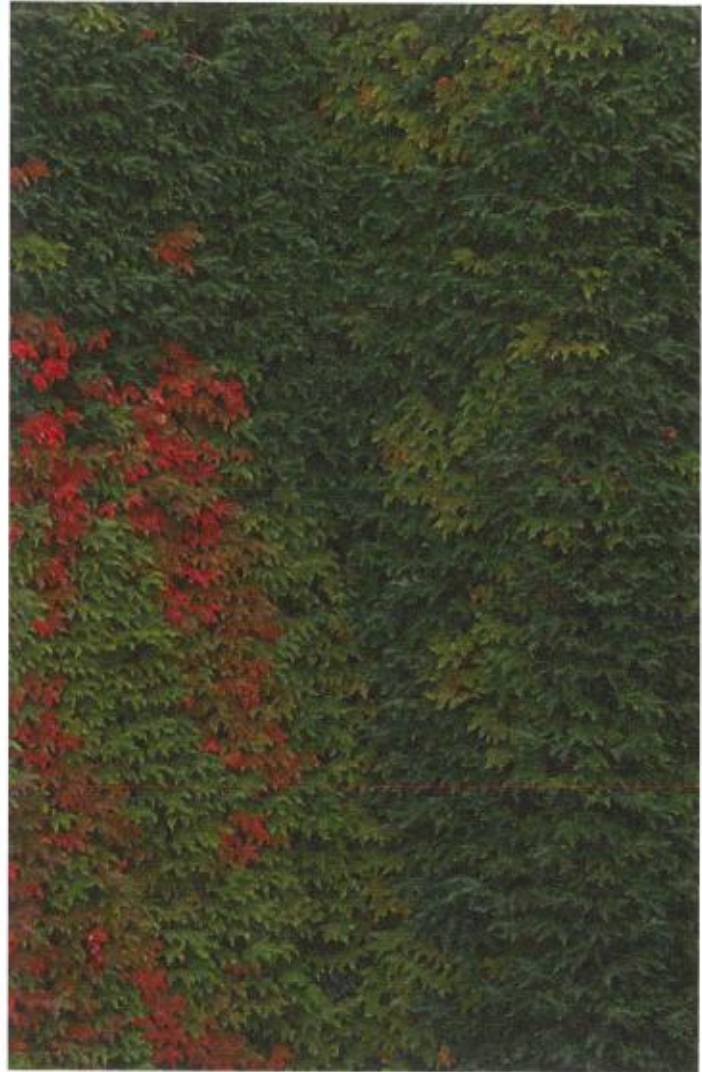










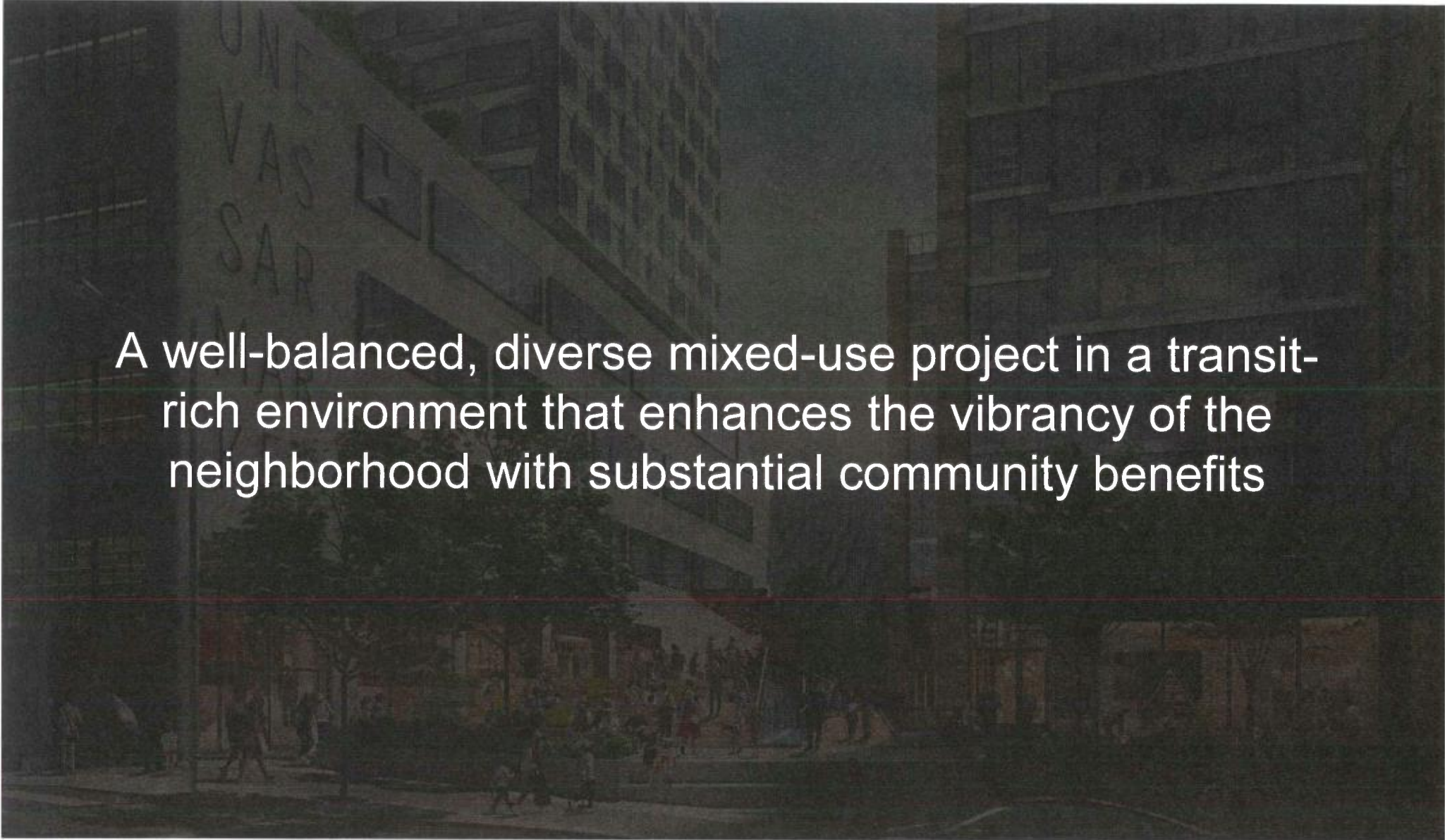




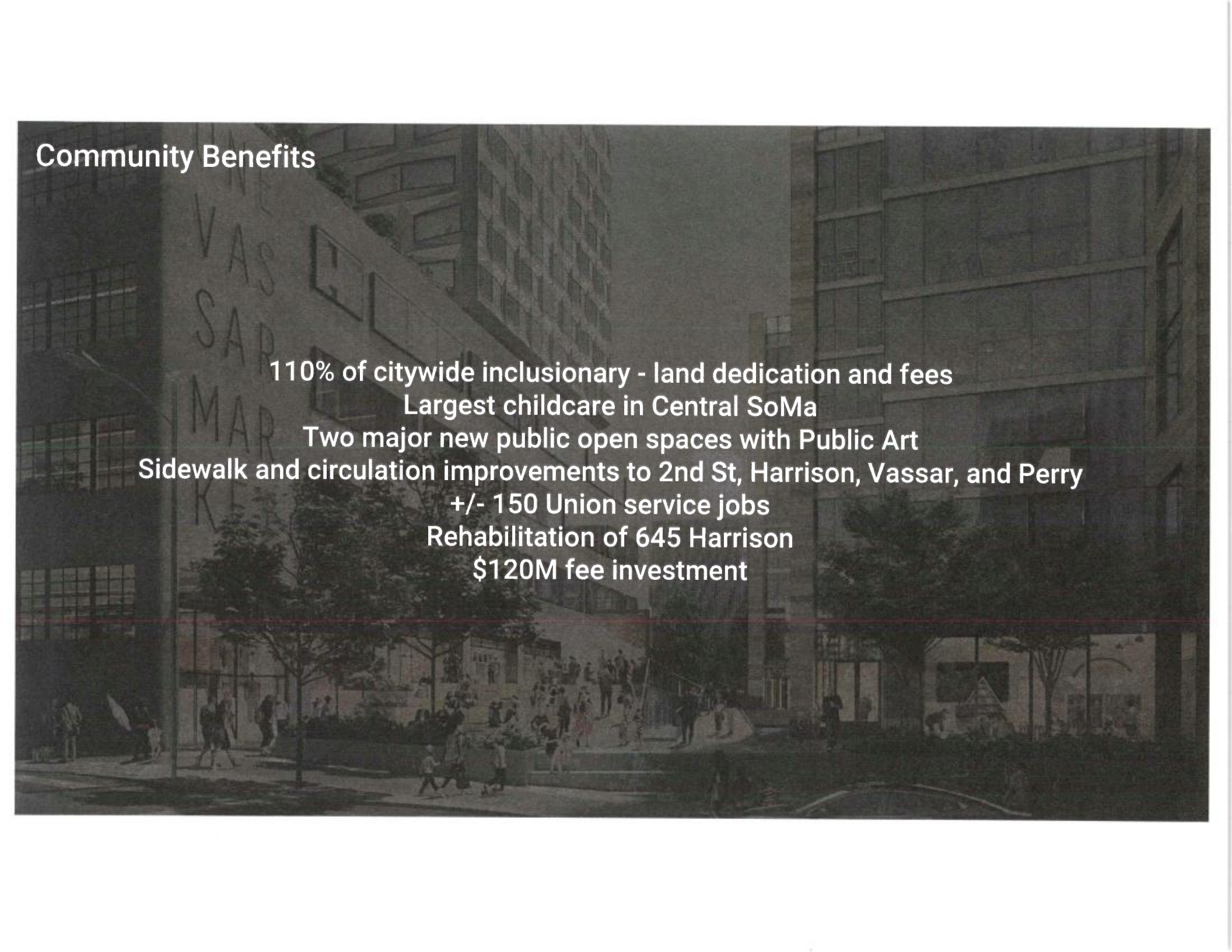








A well-balanced, diverse mixed-use project in a transit-rich environment that enhances the vibrancy of the neighborhood with substantial community benefits

An architectural rendering of a city street scene. The image shows modern, multi-story buildings with large windows and balconies. In the foreground, there are trees, a sidewalk, and a group of people walking. The scene is set in a city environment, likely Central SoMa as mentioned in the text. The overall tone is professional and urban.

## Community Benefits

110% of citywide inclusionary - land dedication and fees

Largest childcare in Central SoMa

Two major new public open spaces with Public Art

Sidewalk and circulation improvements to 2nd St, Harrison, Vassar, and Perry

+/- 150 Union service jobs

Rehabilitation of 645 Harrison

\$120M fee investment

Received at CPC Hearing 1/30/20  
J. Francis

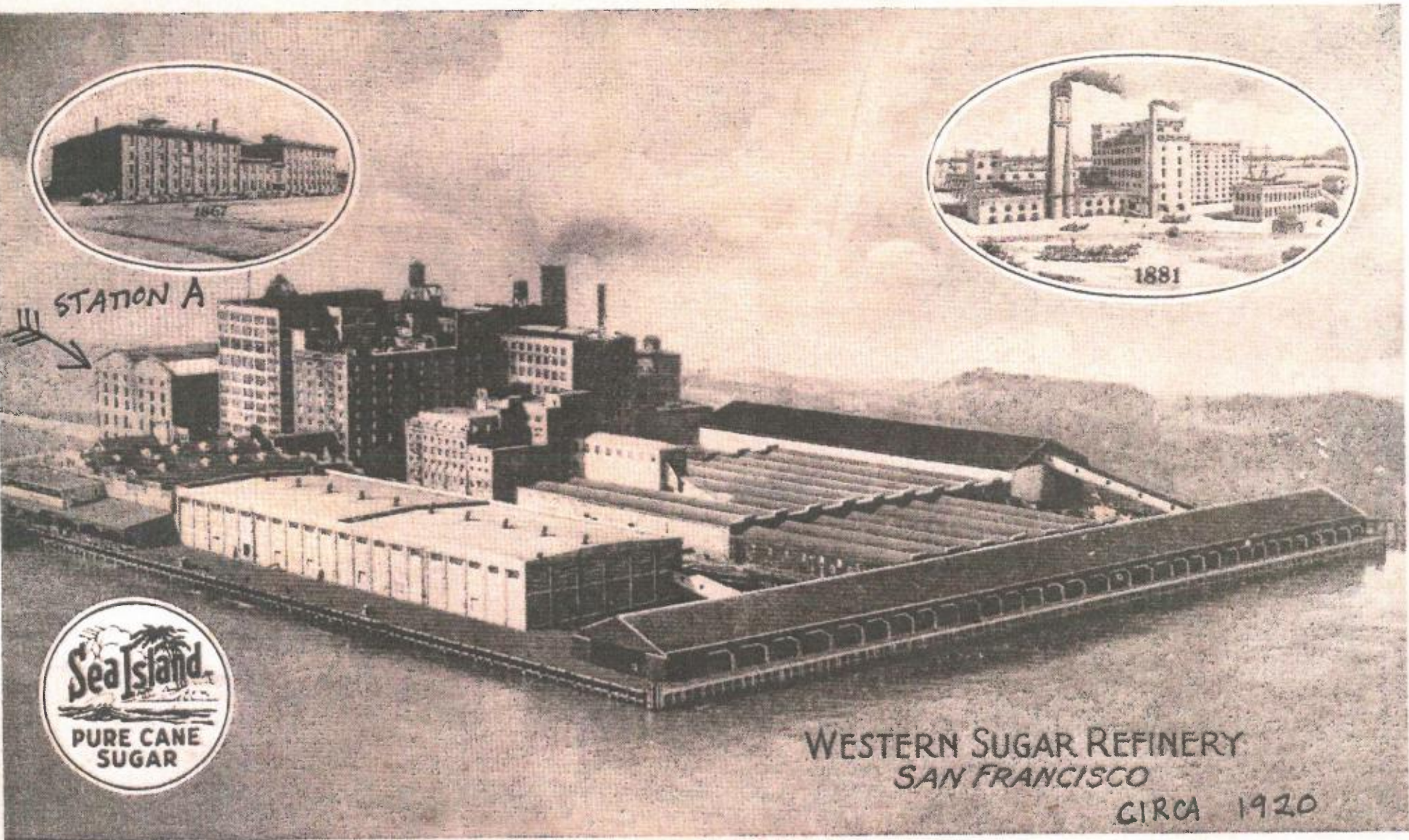
Brick fallen from Station A , Potrero Power Station, in 2019

Potrero Hill Archives Project Collection





STATION A  
↙



WESTERN SUGAR REFINERY  
SAN FRANCISCO  
CIRCA 1920

*J. Franer*

# The Power Station

01.30.20

## SF Planning Commission

Request for:

- EIR Certification + Adoption of CEQA Findings**
- GPA Recommendation of Approval to BOS**
- PCA Recommendation of Approval to BOS**
- DVA Recommendation of Approval to BOS**
- D4D Approval**



### Hearing Agenda

- **Summary of Proposed Actions**
- **Final EIR Certification**
- **Development Agreement Key Terms Overview**
- **Project Overview**
- **Approvals for Commission Consideration**

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### Proposed Approval Actions Overview

Project Element	Action
Final EIR	<i>Certify</i>
General Plan Amendments	<i>Adopt Resolution</i>
Planning Code & Map Amendments	<i>Adopt Resolution</i>
Design for Development	<i>Adopt Motion</i>
Development Agreement	<i>Adopt Resolution</i>
CEQA Findings	<i>Adopt Motion</i>

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3

### Environmental Review I Project Variant

- Reduced maximum building heights
- Retention of Station A

Project



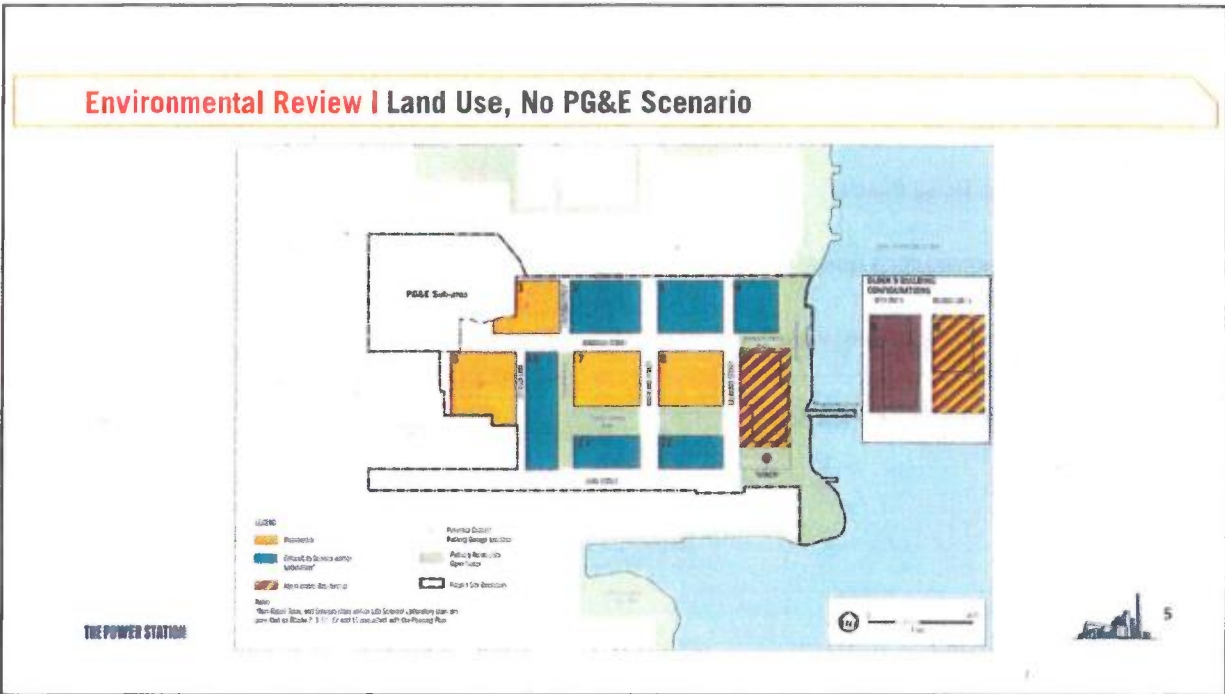
Project Variant



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4



5

### Environmental Review I Historic Resources Mitigation

- **Historic American Building Survey documentation**
- **Video recodation of the historic buildings and setting**
- **Salvage of materials with historical interest**
- **Installation of a permanent interpretive display**

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**6**

6

### Environmental Review | Noise Mitigation

- **Construction Noise Control Measures**
- **Nighttime Construction Noise Control Measures**
- **Implement Measures to Reduce Transit Delay**
- **Design of Future Noise-Sensitive Uses**



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7

### Environmental Review | Transportation Mitigation

- **Construction Management Plan and Public Updates**
- **Monitoring and Abatement of Queues**
- **Implement Measures to Reduce Transit Delay**
- **Improve Pedestrian Facilities at the Intersection of Illinois Street/22<sup>nd</sup> Street**



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8



### Environmental Review I Air Quality Mitigation

- Construction Emissions Minimization
- Diesel Backup Generator Specifications
- Promote Use of Green Consumer Products
- Electrification of Loading Docks
- Additional Mobile Source Control Measures
- Offset Construction and Operational Emissions
- Implement Measure to Reduce Transit Delay



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### Environmental Review I Wind Mitigation

- Wind Reduction Features for Block 1
- Identification and Mitigation of Interim Hazardous Wind Impacts



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10

## Environmental Review



### Potrero Power Station Mixed-Use Development Project

SAN FRANCISCO PLANNING DEPARTMENT  
CASE NO. 2017-0147626  
STATE CLERK/REGISTRY NO. 2017-0147626



### Potrero Power Station Mixed-Use Development Project

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CASE NO. 2017-0147626  
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### Potrero Power Station Mixed-Use Development Project

SAN FRANCISCO PLANNING DEPARTMENT  
CASE NO. 2017-0147626  
STATE CLERK/REGISTRY NO. 2017-0147626



11

11



12

## Southern Bayfront

- 20,000** New Households
- Over 40,000 new residents
- 6,700** Affordable Units
- 33% of new households to be affordable
- 38,000** New Jobs
- Office, PDR and retail
- 520+** New and Renovated Acres of Open Space
- Half the size of Golden Gate Park - nearly all of new public open space in the City

13

Current Context	Future Context

14

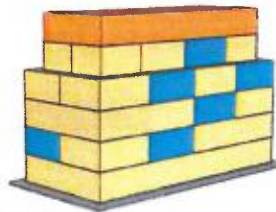
## Housing Program

### Basics

- Project requires 30% below market rate units overall and in each phase
- Below market rate units are restricted, on average, to a housing cost that is affordable to households earning not more than 72% of AMI for rental and 99% of AMI for ownership. (These are the average AMI levels required in Planning Code Section 415.) No rental BMR unit can be rented at an AMI higher than 130%; no ownership BMR units may be sold at an AMI higher than 150%.
- Uniquely, these levels are consistent with Section 415 of the Planning Code

### Ways to provide affordable units:

- 1) Provide inclusionary units within market rate residential buildings.
  - These units will be administered according to MOHCD procedures.
  - Preference will be given for 18-36 inclusionary units to Homeless Prenatal Program



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15

## Housing Program

2) Convey onsite parcel(s) for 100% affordable housing development to an affordable housing developer and provide gap funding to that developer

- Parcel shall be deed-restricted for affordable housing for the life of the project
- Developer receives 2/3 credit for affordable units upon conveyance and deed restriction; remaining 1/3 credit when units are completed
- If units are not constructed within 10 years of the conveyance, title reverts to developer (but deed restriction remains)
- If units are not constructed by completion of the term of the DA, title reverts to the City.

- Limited to 258 units (which would be about 1/3 of total BMR requirement)
- In-lieu fees must be used in District 10
- In-lieu fees are payable at building permit
- In-lieu fees adjust based on the index in Planning Code section 409(b)



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3) Payment of in-lieu fee to MOHCD



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### Housing Program

#### Office/life science – BMR Proportionality

- Intended to address a scenario where office or life science projects are built earlier than housing
- Assures that a certain number of BMR units will be provided regardless of whether market rate housing has been built
- For every 500,000 square feet of office built, the equivalent of 128 BMR units must be provided. For every 500,000 square feet of life science space built, the equivalent of 84 BMR units must be provided.
- Developer may use the same three means of satisfying BMR Proportionality requirements as noted above.



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### Transportation



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- 55 Dogpatch bus stop and layover facilities
- Supplemental shuttle service connecting project to BART
- Robust Transportation Demand Management Plan
- \$65M in Transportation Sustainability Fees directed towards neighborhood and system-wide improvements, including
  - Pedestrian Improvements and Bike Connections throughout Dogpatch
  - Elements of Jackson Park renovation
  - Water Transit Pilot Program



18

Workforce Development



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- Prevailing Wage for all construction work
- First Source Hiring Agreement for Construction and End-use operations
- Targets for hiring Local Business Enterprises (LBEs)
- Job Readiness and Training Fund
- Tailored Engagement Programs for Tech and Biotech employers



7 Acres of Open Space at the Power Station



Active Waterfront



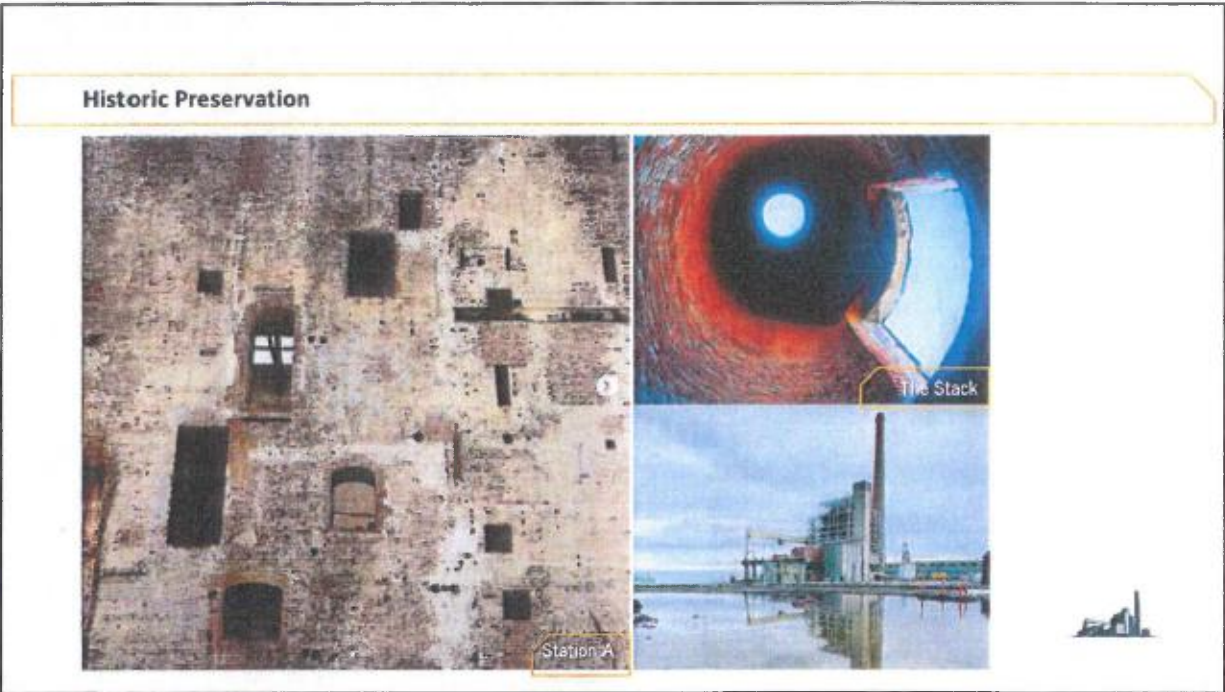
The Point



Rooftop Soccer Field

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21

**Community Facilities**

- **25,000 SF Community Facility partnered with the YMCA**
  - Provide significant payment for tenant improvements
- **Provide up to \$2,500,000 to the SF Public Library for a library located on-site or within ¼ miles;**
  - Provide up to 5,000 SF on site for a public library
- **Provide on-site child-care: Two (2) 6,000 SF facilities**
  - First 4 years, rent and expense free;
  - Next 4 years, expense free

THE POWER STATION

the Y logo

22

22

### Power Station Sea Level Plan

Figure 0.2.8 - Cross-section Plan of 20 Year and 100 Year with Proposed Seawall and Barrier

### Resilience Strategies

- Sea Level Rise Protection:
  - Project elevated to be above end of century SLR Projections: 9' above current King Tides and 6' above 100 year occurrence tidal elevations
  - Project designed to be adapted if SLR exceeds current projections
- Community Facilities District (CFD):
  - Funding mechanism for future sea level rise adaptations improvements in case future SLR exceeds current projections

23

### PG&E Subarea

24





25



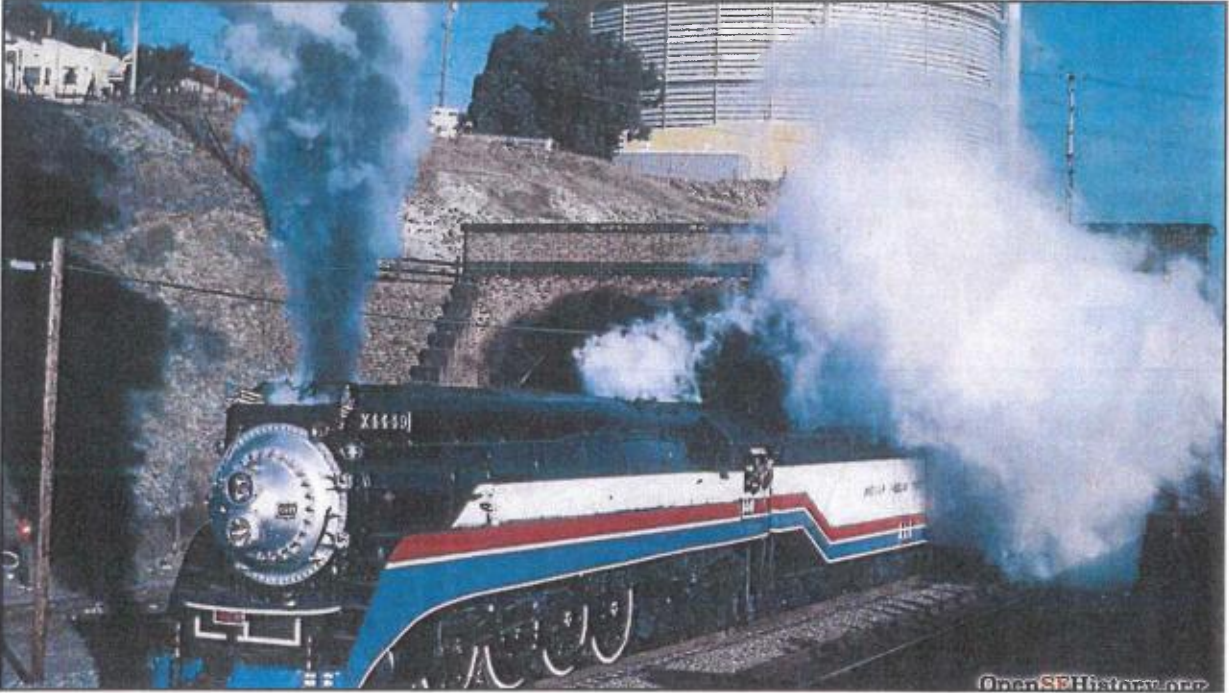
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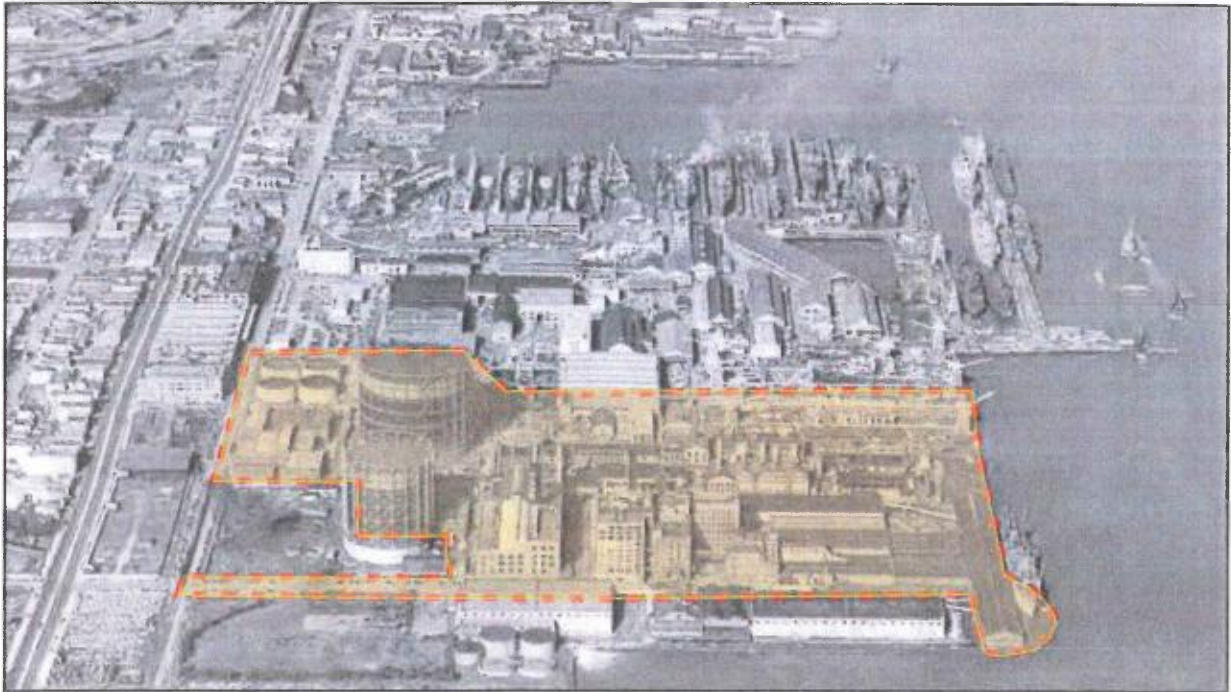
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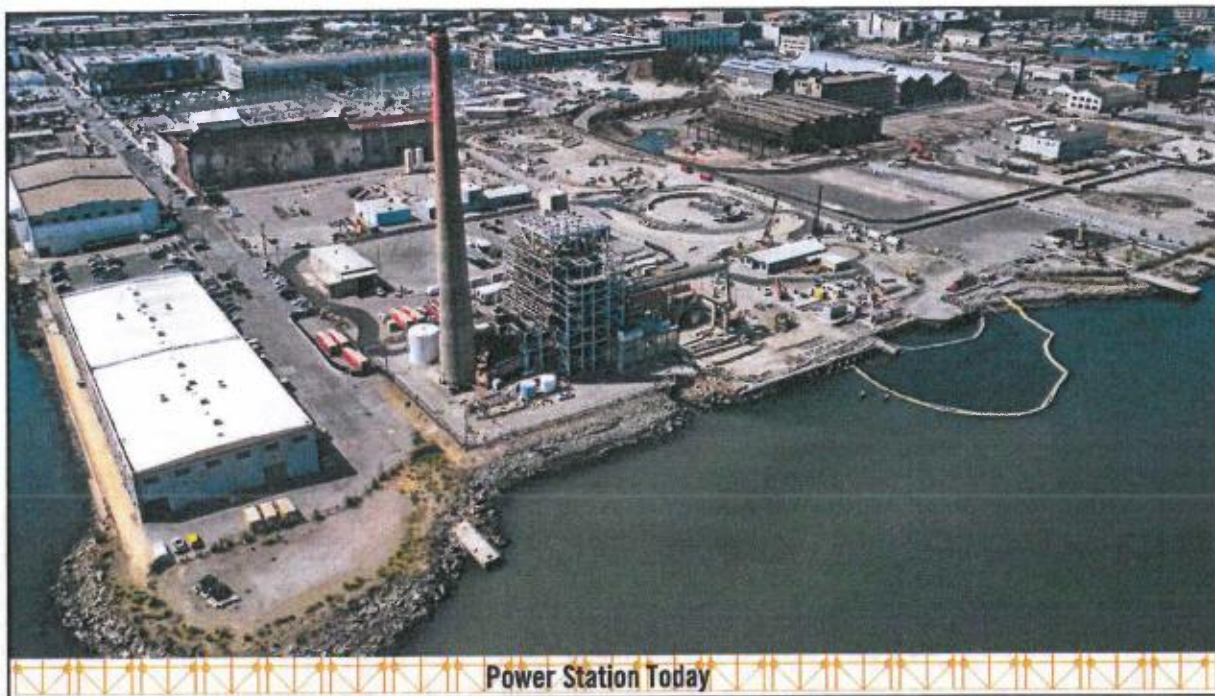
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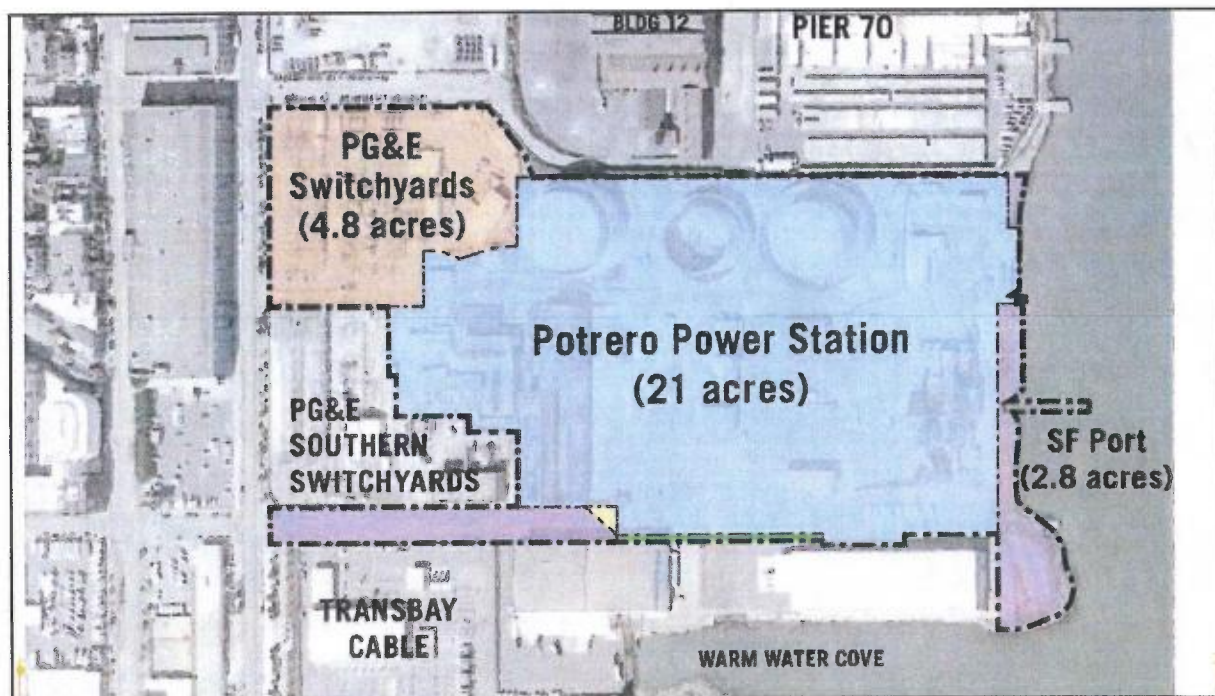
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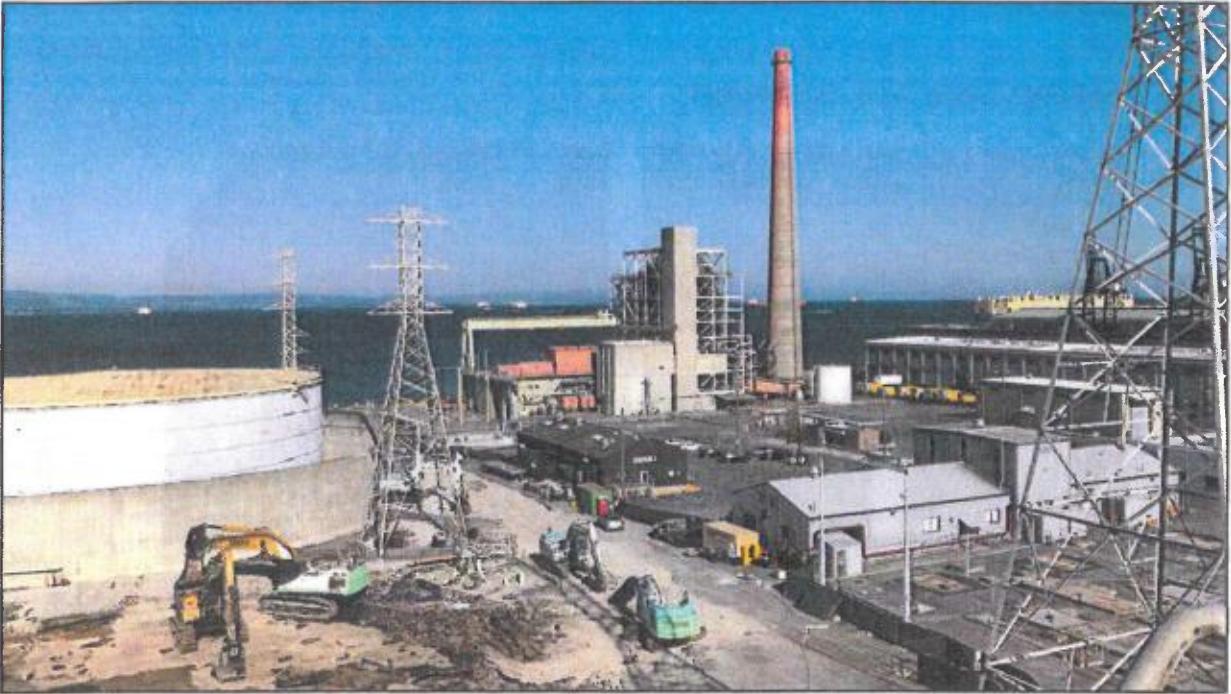
30



31



32



33



34

**Workshops, Events, Tours, Conversations.**

**1. Events Hosting 82,000+**

**2. Weekly Site Tours**

**3. Community Meetings**

**4. Weekly Office Hours**

THE POWER STATION 35

35

**What We Heard**

**"Mixing! Mixing! Mixing!"**  
Affordable housing and housing of all types

**"Retail & services that complete a neighborhood"**  
Grocery stores... a scale like Hayes Valley... a neighborhood you can actually live in

**"Preserve most of Station 2"**  
Please keep all of the eastern wall!

**"Variety of urban form"**  
Not like Mission Bay, step down toward the waterfront

**"The Bay on steroids"**  
Open the waterfront... an active waterfront edge... Bring the Bay Trail through

**"Active recreation & green spaces"**  
Waterfront playgrounds, soccer fields, childcare; we have enough plazas... we want green spaces









**"Keep the stack!"**  
The stack as an icon. Unit 3 as a destination on the waterfront


**"A healthy, open environment"**  
Don't give broad range, commit to a clear project

**"Look at all transit options & smart parking strategies!"**  
Grocery stores... a scale like Hayes Valley... a neighborhood you can actually live in

36


### How Project's Evolved

<p>~2,600 Dwelling Units</p> 	<p>30% Affordable; Planning Code Section 415 AMI's</p> 	<p>Varied urban form</p> 	<p>Significant historic preservation</p> 
<p>7-acres of open space</p> 	<p>1,200 LF of active urban waterfront</p> 	<p>~100k SF of neighborhood serving retail + amenities</p> 	<p>Access to multi-modal transportation</p> 


THE POWER STATION  37

37


### Streets of Dogpatch



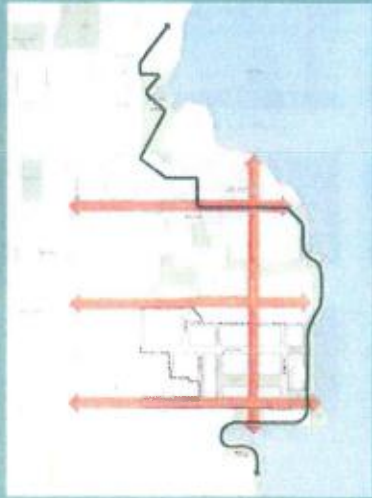
22<sup>nd</sup> Street




Maryland Street



23<sup>rd</sup> Street



THE POWER STATION  38

38

### Open Spaces of Dogpatch

Crane Cove Park

Rooftop Soccer Field

Active Waterfront

Warm Water Cove

The Point

Play for All Ages

39

39

### Dogpatch Places of Discovery

Slipways

Unit 3 / Stack

Station A

Spreckels Warehouse

Besharam

Minnesota Street

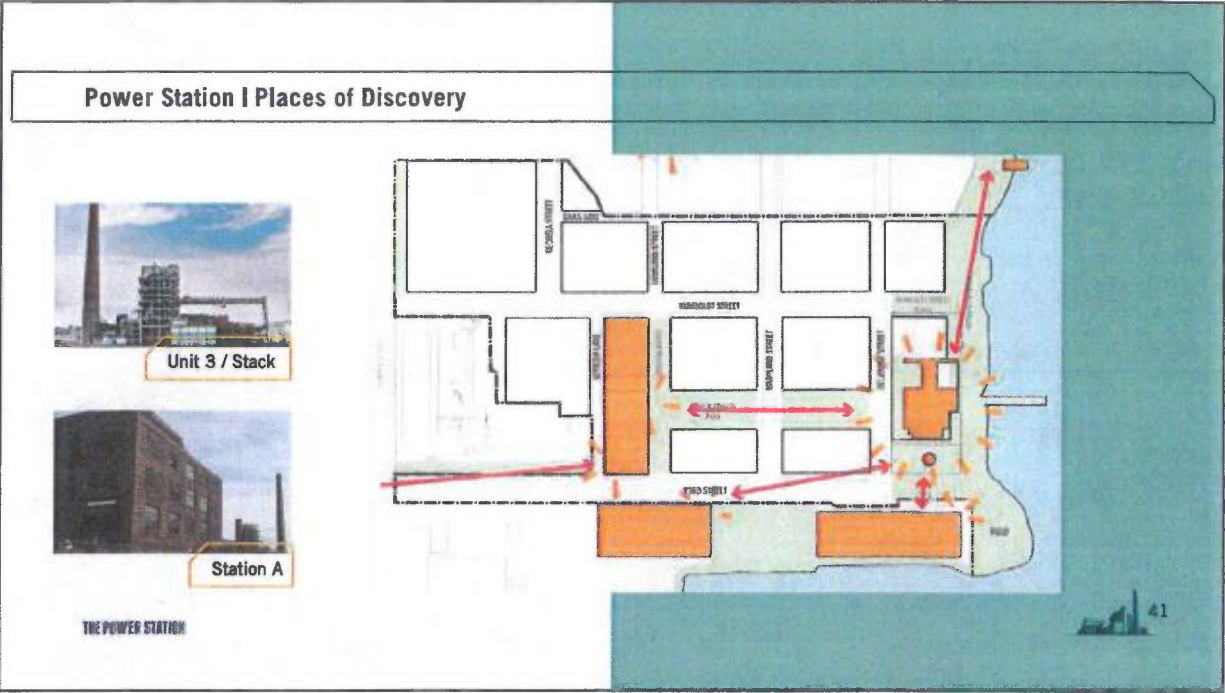
Building 12

Building 15

40

40





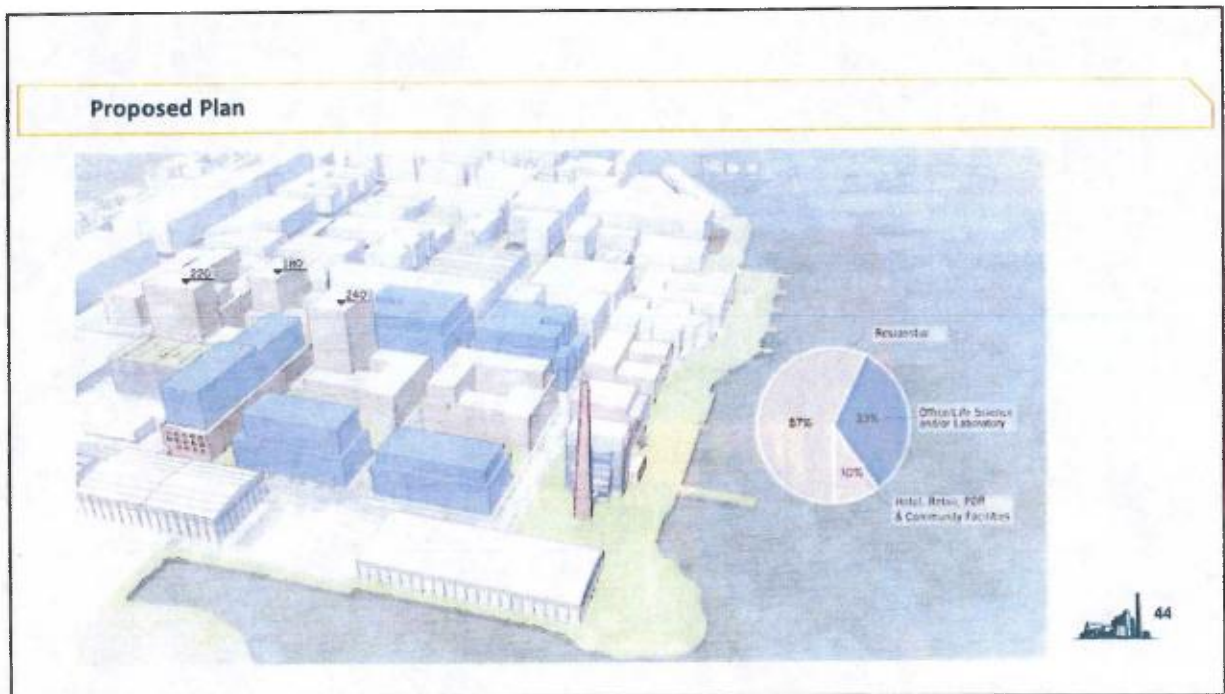
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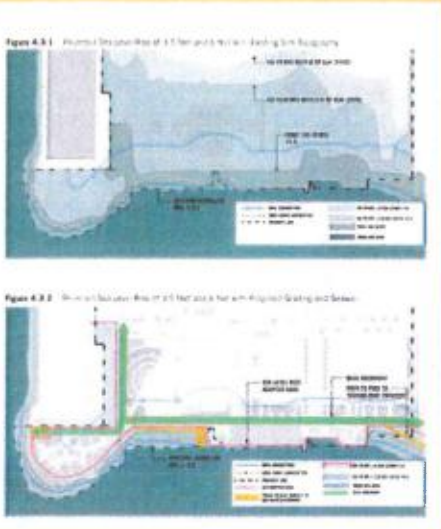


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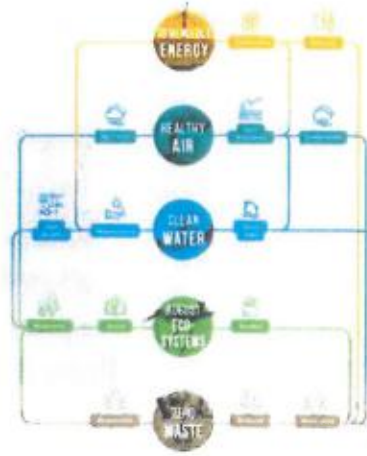


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### Sustainable Neighborhood Framework & Sea Level Rise



San Francisco Sustainable Neighborhood Framework



45

### Transportation & TDM & TSF

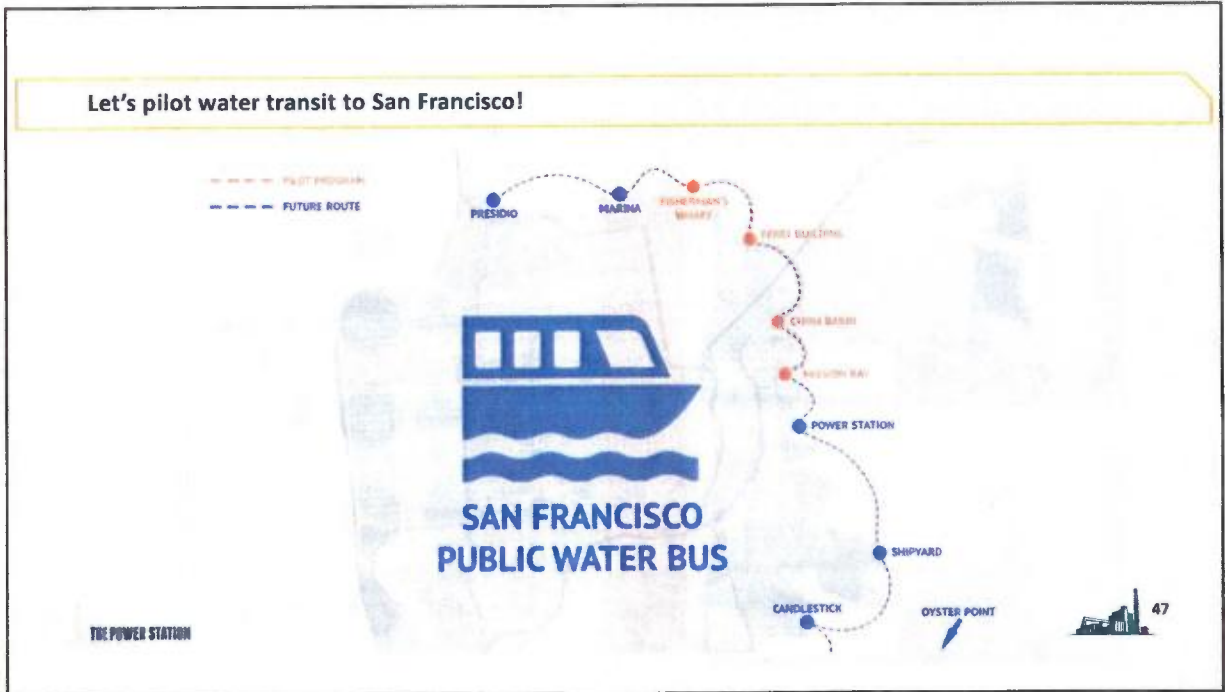


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- Multi Modal Transportation Options
- Robust TDM
- Over \$65m In TSF Fees



46



47

**\$241 Million in Infrastructure**

**Significant Infrastructure Investments**

- 6,930 LF of Streets
- 4,810 LF of Dedicated Bike Lanes
- 12,750 LF of Sidewalks
- 1,170 LF of Bay Trail
- Provide \$1.5m to the City for AWSS Infrastructure

THE POWER STATION

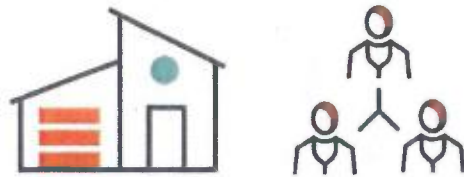
48

48

Power Station Affordable Housing Program

**30% Affordable Housing in every phase without public subsidy**

- 72% AMI (Average) for rental
- 99% AMI (Average) for ownership
- AMI averages consistent with Section 415 of Planning Code
- District 10 Preference / Marketing Program
- Over \$45m in Affordable Housing Fees



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Housing for Essential Members of our Community



Restaurant / \$30,000 / 40%AMI



Teacher / \$60,000 / 75%AMI



EMT Responders/ \$95,000 / 120%AMI



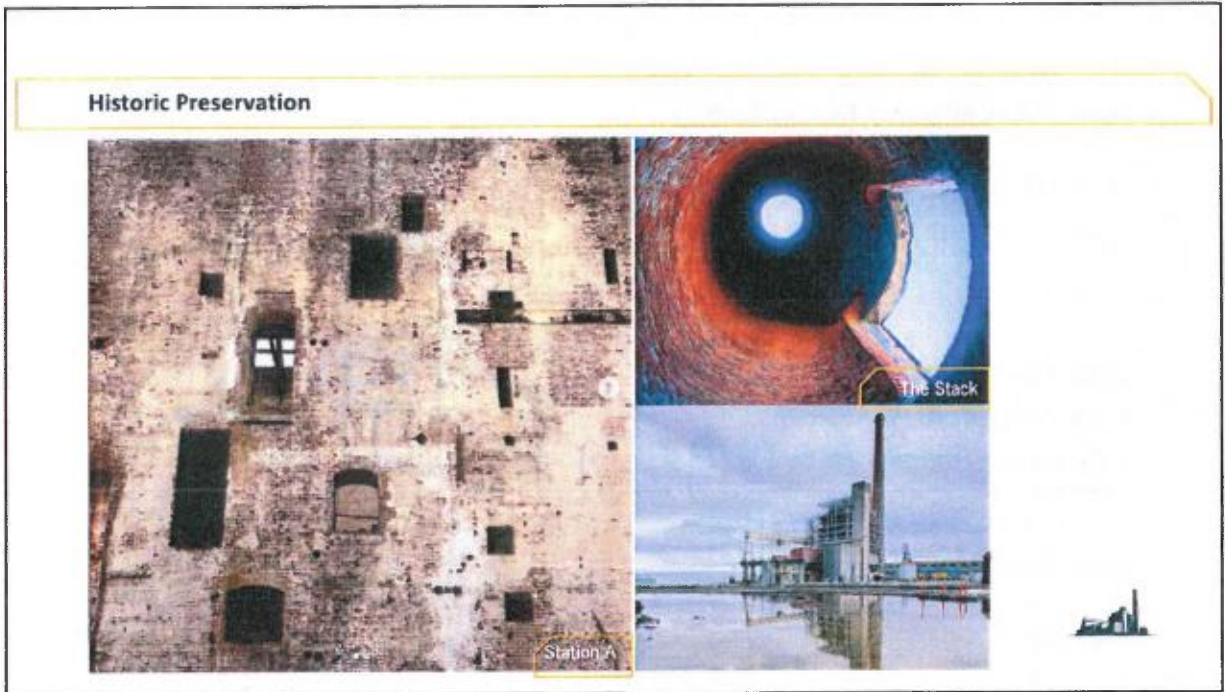
Healthcare / \$40,000 / 50%AMI



Retail Clerk / \$24,000 / 30%AMI

THE POWER STATION





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### Housing for Homeless Mothers and Children



THE POWER STATION

### Up to 36 dwelling units across 4 phases

- Houses women and their families while in pursuit of higher education or workforce training
- AMIs - deeply affordable



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### Community Building with the YMCA



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On-Site Child Care - Two 6,000 SF Facilities



THE POWER STATION



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PDR – Required on Ground floor of 23rd + Illinois Street Frontages



THE POWER STATION



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### Community Benefits

**Over \$862 Million in community benefits**

- 30% affordable housing @ 72% AMI without public subsidy
- 36 units for the Homeless Prenatal Program
- 25k SF community facility operated by YMCA
- Neighborhood streetscape improvements
- Investment in neighborhood parks
- Water transit pilot program
- Extension of bay trail
- Public transit on site (55 Dogpatch bus line)
- Investment in sea level rise defense
- 12k SF of childcare facilities
- Full sized grocery store
- Soccer field and playgrounds

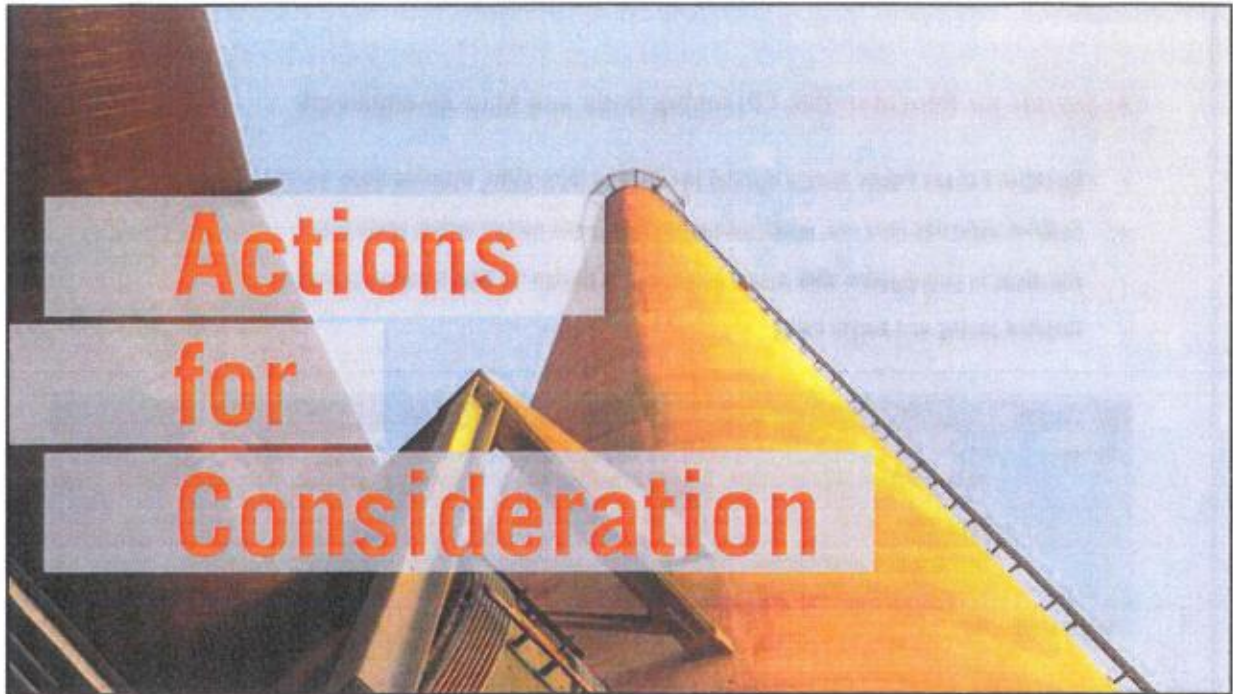
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Category	Amount
Affordable Housing	\$378m
Infrastructure	\$242m
Historic Preservation	\$102m
Other Fees	\$67m
Open Space + Community Facilities	\$95m

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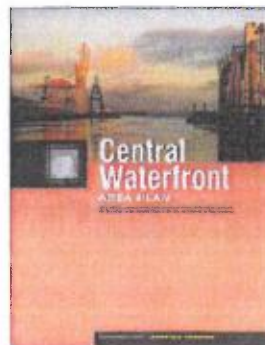
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**Approvals for Consideration | General Plan Amendments**

- **Central Waterfront Area Plan**
  - *Objective 1.1*
  - *Policy 1.1.8*
  - *Map 2 ("Generalized Zoning Districts")*
  - *Objective 5.1*
- **Commerce & Industry Element**
  - *Objective 4*
  - *New Policy 4.12*
  - *Map 1 ("Generalized Commercial and Industrial Land Use Plan")*
  - *Map 2 ("Generalized Commercial and Industrial Density Plan")*
- **Urban Design Element**
  - *Map 4 ("Urban Design Guidelines for Height of Buildings")*
  - *Map 5 ("Urban Design Guidelines for Bulk of Buildings")*
- **Recreation & Open Space Element:**
  - *Map 3 ("Existing and Proposed Open Space")*
- **Transportation Element:**
  - *Map 11 ("Citywide Pedestrian Network")*
- **Land Use Index**



THE POWER STATION



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**Approvals for Consideration | Planning Code and Map Amendments**

- Establish Potrero Power Station Special Use District (PPS-SUD), Planning Code Section 249.87
- Codifies objective land use, development standards, and design review processes
- Functions in coordination with design guidelines in Design for Development document
- Updated zoning and height limits

	Existing	Proposed
Zoning	M-2 (Heavy Industrial)  PDR-1-G (Production, Distribution, Repair/"light industrial")	Potrero Power Station Mixed-Use (includes residential, office, lab/life science, PDR, retail, hotel, open space)  P (Public) for open space on Port of San Francisco property
Height Limit	40'	60'-240'

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**Approvals for Consideration | Planning Commission + Community Review**

- Modifications to SUD and D4D permitted; approval by Planning Commission required if requested numerical deviation is greater than 10% from applicable standard
- No modifications or variances for permitted use, building height limits, or max. auto parking requirements
- Additional community and Planning Commission review requirements

	Public Community Meeting	Planning Commission Informational
Buildings	Pre-application meeting required for all Design Review Applications	Required for any building 200' or greater (Blocks 5 & 7), Station A (Block 10), Unit 9 (Block 9)
Open Space	Minimum of two meetings for Design Review Application	N/A

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### Approvals for Consideration | Planning Code Amendments

SUD & D4D updates since publication of Project Case Report on January 10, 2020

**SUD:**

- “Self Storage” use requires Conditional Use Authorization
- Above-grade connection between Station A and Block 11 included in design review of Station A

**D4D:**

- If Station A is not retained, minimum 5,000 sq. ft. rooftop Privately Owned Public Open Space (POPOS) required on Block 15

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### Approvals for Consideration | Design for Development (D4D)

- Comprehensive master vision document for buildings, rights of way, open spaces, and historic preservation/interpretation
- Standards (objective, quantitative; required)
- Guidelines (subjective, qualitative; required)
- Considerations (recommendations to further project objectives, principles, and values)



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## Approvals for Consideration | Development Agreement (DA)

DA update since publication of Project Case Report on January 10, 2020:

- Exhibit Z, articulates process for approval of improvements on Port property
- Planning Department and other Agencies to review and issue approvals after conferring with Port



THE POWER STATION



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## Advancing City Goals & Priorities

Housing & Services



Sustainability & Env. Justice



Connectivity



Open Space



Waterfront



THE POWER STATION



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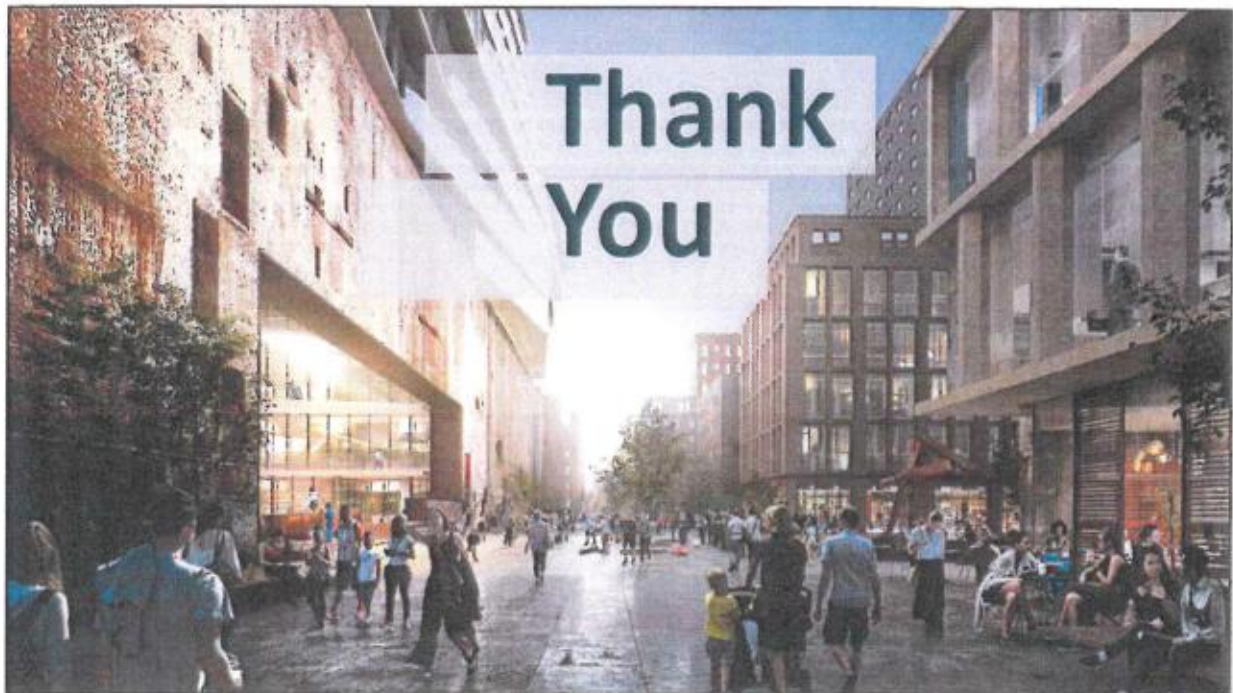
### Proposed Approval Actions

Project Element	Action
Final EIR	<i>Certify</i>
General Plan Amendments	<i>Adopt Resolution</i>
Planning Code & Map Amendments	<i>Adopt Resolution</i>
Design for Development	<i>Adopt Motion</i>
Development Agreement	<i>Adopt Resolution</i>
CEQA Findings	<i>Adopt Motion</i>

THE POWER STATION



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Received at CPC Hearing 1/30/20  
J. Franis

# CALIFORNIA BARREL COMPANY

420 23<sup>RD</sup> STREET | SAN FRANCISCO, CA | 94107 | (415) 796-8945

January 28, 2020

President Joel Koppel  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: *Requested Amendments to Potrero Power Station Development Agreement and SUD*

Dear President Koppel and Planning Commissioners:

We are pleased to present the Potrero Power Station Mixed-Use Project for your consideration tomorrow. Since preparation and introduction of the Project's Development Agreement and Special Use District about two weeks ago, we have continued to work with community stakeholders and are pleased to present a number of proposed amendments to the Special Use District and Development Agreement that address the community's concerns about the Project's preservation of the beloved Station A building and child care. We have made these changes in dialogue with the community and as a part of the multiyear outreach effort we have made with our neighbors and other stakeholders.

First, the Development Agreement requires that the Project provide two 6,000 square foot child care facilities, and does not permit the Project to pay an in lieu fee for this obligation. We are pleased to make this commitment. In response to community input, however, we respectfully request that the Planning Commission recommend that the Board of Supervisors make the below amendment to Section 3.1 of the Phasing Plan, in order to clarify that tenant improvement costs will not be passed onto any child care facility tenant. We note that this exceeds the requirements of the Planning Code, which includes such a pass through of tenant improvement costs.

Child Care Facilities. Developer shall construct two child care facilities, each no smaller than six thousand (6,000) gross square feet in size (the "**On-Site Child Care Facility**"). Each On-Site Child Care Facility shall be located in the Development Phase set forth in the Phasing Plan. The Development Phase Application shall specify in which Building an On-Site Child Care Facility shall be located. Each On-Site Child Care Facility shall have sufficient protected outdoor space to meet the requirements of California law, and be available for lease to a licensed nonprofit operator without charge for rent, utilities, property taxes, building services, repairs or any other charges of any nature, as evidenced by a lease and an operating agreement between the sponsor and the provider, with a minimum term of four years. Thereafter, each On-Site Child Care Facility must be available to a licensed nonprofit operator for an additional period of four years, at a cost not to exceed actual operating ~~and the original tenant improvement~~ costs (those incurred during the initial three-year term) reasonably allocated to similar facilities in similar buildings, amortized over the remaining term of the lease. In consideration of these requirements, Planning Code sections 414.1-414.15 and sections 414A.1-414A.8 shall not apply to the Project.



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Second, the community has also asked that a 5,000 square foot POPOs be provided on the rooftop of a new building located on Block 15, in the event that Station A collapses. We have agreed to this request and respectfully request that the Planning Commission recommend the following amendment to the D4D (which is a component of the Development Agreement):

Add Standard 6.1.4(D) titled "Rooftop POPOS on Block 15" that reads "If Station A is damaged such that 30% or less of the eastern wall remains, a publicly accessible private open space not less than 5,000 square feet in size and meeting the requirements of Planning Code section 138(d) shall be provided on the rooftop of one building constructed on Block 15."

Third, in response to requests made by SF Heritage, respectfully request that the Planning Commission recommend the following amendment to the SUD:

Add the following to 249.87(n)(5)(A) - Prior to approval of a Design Review Application for any building and/or Privately-Owned Community Improvement that is 200 feet or more in height, or for the rehabilitation and development of Station A on Block 15 or of Unit 3 on Block 9, the Planning Director shall refer the Design Review Application to the Planning Commission for an informational hearing. Such informational hearing shall consider any pedestrian bridge proposed for attachment to Station A, regardless of whether such bridge is initially proposed as part of the Station A building or an adjacent building that proposes a bridge that would ultimately connect to Station A. In accordance with San Francisco Administrative Code Section 71.5, any Mills Act contract application would also require approval by the Historic Preservation Commission.

Fourth, SF Heritage has asked that the project seek City Landmark designation of Station A, Unit 3 and/or the Stack if and when a Mills Act contract is sought for any of these structures. We agree to this request and accordingly request that the Planning Commission recommend the following amendment to Development Agreement Section 7.5:

Mills Act. At Developer's request, Developer and the City agree to use good faith efforts to pursue the approval of a Mills Act contract under the California Mills Act (California Government Code, Article 12, Sections 50280 et seq., California Revenue and Taxation Code, Article 1.9, Sections 439 et seq.) for the rehabilitation of any building on the Project Site eligible for such contract under the California Mills Act. The City finds that the approval of Mills Act contracts for the rehabilitation of the Station A, Unit 3, and/or the Stack buildings to be a critical component to the viability of the preservation of these buildings, given their dilapidated condition. So long as the term of any such Mills Act contract does not exceed twenty (20) years, the City agrees to waive any limitation under City Law regarding the tax assessment value of the building under San Francisco Administrative code 71.2(b), as well as the maximum amount of tax revenue loss that may result from any such Mills Act contract. In consideration for the City's efforts to pursue the approval a Mills Act contract for Station A, Unit 3 and/or the Stack Developer agrees to nominate Station A, Unit 3, and/or the Stack as a City historic landmark(s) under Article 10 of the Planning Code no later than Developer's submittal of an application for a Mills Act contract for Station A, Unit 3, and/or the Stack, respectively.

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We strongly share the community's desire to preserve and rehabilitate Station A, but are cognizant that this rehabilitation cannot occur until office allocation per Proposition M has been approved for the building. The D4D (which is a part of the Development Agreement) requires that the Developer preserve Station A. In the unlikely instance that the building were to be damaged during a seismic event, we have also agreed to preserve any portion of Station A's walls that remain after an earthquake. Standard 6.14.1 of the D4D provides the following:

Given the paramount importance of the building's brick walls to the character of the Project Site, if Station A is damaged by an earthquake or otherwise, any remaining portions of the [building's] walls shall be retained in place and incorporated into the Station A project.

In response to requests made by neighbors, we agreed to the following amendment to the Development Agreement (included as Section 14.28), which requires vibration monitoring during construction:

**Station A Vibration Monitoring.** Prior to any controlled blasting, pile driving, or use of vibratory construction equipment on the Project Site, Developer shall engage a historic architect or qualified historic preservation professional and a qualified acoustical/vibration consultant or structural engineer to undertake a pre-construction survey of Station A to document Station A's condition. Based on the condition of Station A, a structural engineer or other qualified entity shall establish a maximum vibration level that shall not be exceeded during construction of the Project. The qualified consultant shall conduct regular periodic inspections of Station A throughout the duration of vibration-inducing construction when it occurs within 80 feet of the building. Should vibration levels be observed in excess of the established maximum vibration level or should damage to any part of the walls of Station A to be retained by the Project under the Design for Development, construction shall be halted and alternative construction techniques put in practice, to the extent feasible. For example, smaller, lighter equipment might be able to be used or pre-drilled piles could be substituted for driven piles, if soil conditions allow.

Finally, we underscore that the Project is required through the MMRP (which is a part of the Development Agreement) to stabilize Station A and the Stack against construction generated vibration and activity as follows:

## **Mitigation Measure M-CR-5e (Variant): Historic Preservation Plan and Review Process for Alteration of Station A and the Boiler Stack**

Prior to the approval of the first building permit for construction of Phase 1, a historic preservation plan establishing protective measures shall be prepared and implemented to aid in preserving and protecting portions of Station A and the Boiler Stack, which would be retained as part of the project. The historic preservation plan shall be prepared by a qualified architectural historian who meets the Secretary of Interior's Professional Qualification Standards (36 Code of Federal Regulations Part 61). The plan shall establish measures to protect the retained character-defining features during construction of the project, such as avoiding construction equipment inadvertently coming in contact with Station A and the Boiler Stack, to minimize construction-related damage to Station A and the Boiler Stack, and to ensure that any such damage is documented and repaired. If

# CALIFORNIA BARREL COMPANY

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deemed necessary upon further condition assessment of the resource, the plan shall include stabilization of Station A and the Boiler Stack prior to construction to prevent deterioration or damage. Where pile driving and other construction activities involving the use of heavy equipment would occur in proximity to Station A and the Boiler Stack, the project sponsor shall undertake a vibration monitoring program as described in Mitigation Measure M-NO-4a, including establishing a maximum vibration level that shall not be exceeded based on existing conditions, character-defining features, soils conditions, and anticipated construction practices in use at the time. The project sponsor shall ensure that the contractor follows these plans. The preservation and protection plan, specifications, monitoring schedule, and other supporting documents shall be incorporated into the building or site permit application plan sets. The documentation shall be reviewed and approved by Planning Department Preservation staff.

We should also note that Station A survived the Great Earthquake of 1906 and the 1989 Loma Prieta earthquake. While we expect and hope that Station A will not collapse prior to the actual rehabilitation of the building, which will largely depend on the timing of approval of any office allocation (Prop M) for the building, we do not think focusing on stabilization measures beyond what has already been required and agreed to in the DA and other project document is prudent. Instead, we prefer to expend attention and resources in expediting Station A's rehabilitation, as no temporary measure will be as good as a full seismic retrofit and state of the art structural system.


We understand that Save the Hill have requested that Station A be seismically stabilized to survive a major earthquake by a certain Development Phase, independent of whether the City has approved a rehabilitation plan for the building and Prop M allocation. This would mean that the building would be stabilized as a vacant building with no roof and no revenue generating use. This proposal raises concerns, as we understand from a structural expert that the cost of this seismic stabilization for a moderate seismic event to be at least \$12 million. Moreover, any interim seismic stabilization features would likely need to be demolished once the building is actually rehabilitated for office use. The seismic stabilization features might also require perforations to the building and/or the alteration of exterior features of Station A that may not be consistent with the building's future use, or unintentionally damage the integrity of the asset and some of its character defining features. We commit to continuing our discussion with Save the Hill about this issue but believe that focusing on the rehabilitation of Station A as an active building would be more prudent.

# CALIFORNIA BARREL COMPANY

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To that end, we commit to commencing the architectural design process to redevelop Station A immediately after entitlement and apply for a Prop M allocation at the earliest opportunity we can, provided we can secure requisite community support.

Sincerely,



Enrique Landa

CC: John Rahaim, Planning Department  
John Francis, Planning Department  
Ken Rich, OEWD  
Jon Lau, OEWD  
Jim Abrams, J. Abrams Law, P.C.



# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 1/30/20  
J. Franer

President Joel Koppel  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear President Koppel and Planning Commissioners:

This memorandum requests that the Planning Commission recommend the following amendments to the Development Agreement and the Special Use District for the Potrero Power Station Mixed Use Development Project. These requested amendments have been initiated by the Planning Department and the Mayor's Office of Economic and Workforce Development (OEWD), with the concurrence of the project sponsor. Recommended deletions are shown in ~~strike through~~ and recommended additions are shown in underline.

(1) Table 249.87-1 of the Special Use District:

- a. Add a footnote (16) stating that "Self Storage uses are conditionally permitted," and add this footnote to each row in the column on Table 249.87-1 labelled "Retail Sales and Service".

(2) Table 3.1.1 of Exhibit E (the Design for Development) of the Development Agreement:

- a. Add a footnote (16) stating that "Self Storage uses are conditionally permitted," and add this footnote to each row in the column on Table 3.1.1 labelled "Retail Sales and Service".

(3) Page I-2 of Exhibit I (Transportation Program) to the Development Agreement:

- a. Safe streets around Jackson Park: Transportation-related elements that support safe streets around a renovated Jackson Park, once it is an approved City project. ~~Up to \$2.5~~ Two-and-a-half million dollars will be used to support any of the following improvements, if warranted: street and sidewalk improvements, accessibility improvements, upgraded crosswalks, striping, traffic signals or signage, traffic calming such as speed humps, and/or corner bulbouts.
- b. Add a new item to the TSF section of the Exhibit: 18th Street Bridge Safety Enhancements: Propose conceptual designs to enhance safety on the existing 18th Street overpass over Highway 280.

(4) Section 249.87(h)(2)(C) of the Special Use District:

- a. Dwelling Units that are restricted to a maximum sales or rental price that is affordable to households earning 150% of Area Median Income or less for Owned Units and 130% of Area Median income for Rental Units, Single Room Occupancy (SRO) Units, Student Housing, or housing specifically and

permanently designated for seniors or persons with physical disabilities, including units to be occupied by staff serving any of the foregoing Residential Uses.

(5) Exhibit D to the Development Agreement (Affordable Housing Plan):

a. Page 1, first paragraph:

- i. This Affordable Housing Plan is designed to ensure that thirty percent (30%) of the Residential Units produced by the Project are affordable housing units. The Affordable Housing Plan satisfies this goal by requiring Developer to build Inclusionary Units within Market-Rate Projects and/or to convey Development Parcels, at no cost, to Affordable Housing Developer, for the construction of 100% Affordable Units. In addition, Developer may partially satisfy the requirements of this Affordable Housing Plan by paying the Power Station Affordable Housing In-Lieu Fee, ~~or by causing the construction of 100% Affordable Units at locations proximate to the Project Site.~~ All proceeds of the Power Station Affordable Housing In-Lieu Fee will be paid to MOHCD and applied by MOHCD to affordable housing in Supervisorial District 10.

b. Section III(A)(1):

- i. the sum of Inclusionary Unit Credits, In-Lieu Fee Credits, and 100% Affordable Unit Credits earned by Developer shall equal or exceed thirty percent (30%) of the total number of Residential Units constructed on the Project Site ~~and any 100% Affordable Units constructed outside of the Project Site~~

c. Section IV(E)

- i. Developer may earn no more than two-hundred fifty-eight (258) In-Lieu Fee Credits ~~and 100% Affordable Unit Credits for 100% Affordable Housing Projects constructed outside of the Project Site, in the aggregate,~~ which is intended to represent approximately 33% of the Project's affordable housing requirement.

d. Section VI(C):

- i. Developer may earn no more than two-hundred fifty-eight (258) In-Lieu Fee Credits ~~and 100% Affordable Unit Credits for 100% Affordable Housing Projects constructed outside of the Project Site in the aggregate,~~ which is intended to represent approximately 33% of the Project's affordable housing requirement.

e. Section VII(d):

- i. Developer's Proportionality Election shall be at Developer's sole discretion; provided, however, that Developer may not earn more than two-hundred fifty-eight (258) In-Lieu Fee Credits ~~and 100% Affordable Unit Credits for 100% Affordable Housing Projects constructed outside of the Project Site, in the aggregate,~~ consistent with the requirements of Section IV(C) and Section VI(C).

In addition to the foregoing, we submit for the record Exhibit Z to the Development Agreement, which are standards related to how the Port of San Francisco and various other City agencies will work together on the processing permits and the implementation of the Project if approved. Lastly, an outdated version of the Phasing Table (Exhibit M-1-1) was mistakenly included in the Commission packet. The correct version is attached hereto.

Sincerely,  
John M. Francis  
Senior Planner & Urban Designer  
Citywide Planning Division

EXHIBIT M-1-1

Phasing Table	Phase	Delivered With Block or GSF	Primary Document	Section	Other Reference	Horizontal Improvement	Vertical Improvement	Public Improvement	Privately-Owned Community Improvement	Notes
<b>Infrastructure Improvements</b>										
Sea Level Rise Improvements	All	n/a	IP	Section 5		X		X		Vertical Developer of Block 9 may have some SLR obligations if Unit 3 is rehabilitated
AWSS Connection to 3rd Street at 23rd Street	1	n/a	IP	Figure 1.3		X		X		
AWSS Connection to 3rd Street at 22nd Street	6	13	IP	Figure 1.3		X		X		Required only in the event Pier 70 has not implemented at time of Phase 6 application
Stormwater Outfall	1	n/a	IP	Figure 1.3		X		X		
Sanitary Sewer Pump Station	1	n/a	IP	Figure 1.3		X		X		Required only if SFPUC determines the pump station is necessary as part of Development Phase Approval
Recycled Water Infrastructure	All	n/a	IP	Section 12	D4D 6.18.3, D4D 5.7.2, Figure 5.2.2	X	X		X	Collection and/or distribution pipes in streets and open spaces are Horizontal Improvements. Pipes in buildings and treatment equipment are Vertical Improvements.
23rd/Illinois Intersection Improvements and Signal	1	n/a	IP	8.1.3	Figure 5.7.1	X		X		
Sidewalk on the east side of Illinois between Humboldt and 22nd Streets	6 or 4	13 or 5	IP	8.1.3	D4D 5.25, Figure 5.2.2	X		X		In the event the area of Block 13 is not subject to PPS DA at time of Phase 4 application, this improvement will be constructed with Block 5
Sidewalk on the east side of Illinois between 23rd and Humboldt Streets	4	5	IP	19	Appendix B	X		X		Required only if there is a single vehicular access route to and from the Project site via 23rd Street at the time of Phase 4 application.
Humboldt Street Fire Turnaround	4	5	IP	19	Appendix E	X		X		In the event the area of Humboldt Street is not subject to PPS DA at time of Phase 4 application, this improvement will be constructed with Block 5. This may be an interim improvement until such time as the area of Humboldt Street becomes subject to the DA.
Humboldt/Illinois Intersection Improvements and Signal	6	13	IP	8.1.3	D4D 5.7.2, Figure 5.2.2, Figure 5.7.1	X		X		In the event the area of Humboldt Street is not subject to PPS DA at time of Phase 6 application, the signal will not be constructed with these intersection improvements.
<b>Open Spaces</b>										
The Point	1	*	D4D	4.20		X			X	* Prior to the City's issuance of the First Certificate of Occupancy for the Building representing 500,000 square feet of total development. Developer is not required to construct the Bay Overlook at 23rd Street in any phase.
Waterfront Park South	1	*	D4D	4.16-4.19		X			X	* Prior to the City's issuance of the First Certificate of Occupancy for the Building representing 3 million square feet of total development. Developer is not required to construct the Recreational Dock in any phase.
Snack Plaza	1	9	D4D	4.21		X			X	
Humboldt Street Plaza	1	*	D4D	4.24		X			X	* Prior to the City's issuance of the First Certificate of Occupancy for the Building representing 3 million square feet of total development.
Power Station Park East	1	12	D4D	4.28		X			X	
Block 9 POPO (includes Turbine Plaza) and Restroom	1	9	D4D	4.16-4.22			X		X	Public restroom to be provided on Block 9.
Power Station Park West	2	11	D4D	4.29		X			X	
Waterfront Park North	3	4	D4D	4.16-4.19		X			X	
Waterfront Park West	3	4	D4D	4.16-4.19		X			X	
Louisiana Paseo	4	15	D4D	4.30		X			X	
Soccer Field and Restroom	4, 5, or 6	1, 5, or 13	D4D	4.31			X		X	Soccer field to be provided on either the roof of the district parking structure on one of Blocks 1, 5, or 13 or in another location, as further described in the Phasing Plan and Design for Development. Public restroom to be provided on the same block as soccer field.
Illinois Street Plaza	6	13	D4D	4.32		X			X	
<b>Streets and Infrastructure</b>										
All public and private streets (including sidewalks, and bike facilities within such streets) within the boundaries of the Development Phase as shown in the D4D and IP	All		D4D, IP	D4D Section 5		X		X	X	Public Improvement if public street; POI if private street
All utilities within the boundaries of the Development Phase as shown in the IP	All		IP			X		X	X	
<b>Transit Facilities</b>										
Bus Layover	1	12	D4D	5.5.1, 6.10.1		X		X	X	Whether Public Improvement depends on whether City takes ownership of 23rd Street
Bus Shelter and Transit Operator Restroom	1	12	D4D	5.5.2, 6.10.1			X		X	
<b>Development Agreement, Phasing Plan (Exhibit M-1)</b>										
\$1.5 million AWSS Payment Fair Share Contribution	5	1	IP			N/A	N/A	N/A	N/A	Payment will be due at the earlier of either SFPUC's Notice to Proceed for the system-wide improvements or City's acceptance of the final public street in Development Phase 5.
Childcare (6,000 GSF)	2	11	DA	Exhibit M-1			X		X	
La Cocina (1,500 GSF)	6 or 2	13 or 11	DA	Exhibit M-1			X		X	If the entity that owns Block 13 is not a party to the Development Agreement prior to the City's approval of the Development Phase 2 application, Developer shall locate this space on Block 11.
Childcare (6,000 GSF)	4	15	DA	Exhibit M-1			X		X	
Community Center (25,000 GSF)	6, 5, or 4	1, 5, or 13	DA	Exhibit M-1			X		X	If the entity that owns Block 13 is not a party to the Development Agreement prior to the City's approval of the Development Phase 4 Application, Developer shall specify a Building on a Non-PG&E Sub Area Block in which the Community Facilities Space shall be located, which Building may be located in Development Phase 4 or Development Phase 5.
\$2.5 M Library Payment	N/A	N/A	DA	Exhibit M-1		N/A	N/A	N/A	N/A	
Option For Public Library (5,000 GSF)	4	15	DA	Exhibit M-1			X		X	
Grocery Store	6, 5, or 4	1, 5, or 13	DA	Exhibit M-1			X		X	



EXHIBIT M-1-1

Phasing Table	Phase	Delivered With Block or GSF	Primary Document	Section	Other Reference	Horizontal Improvement	Vertical Improvement	Public Improvement	Privately-Owned Community Improvement	Notes
SFPUC Pump Station	N/A	N/A	DA	Exhibit M-1		N/A	N/A	N/A	N/A	
The following items are not Associated Community Improvements and not subject to the Phasing Plan, but are provided for informational purposes for implementation.										
<b>Transportation Demand Management Plan</b>										
Improved Walking Connections	All	All	TDM	Active-1	D4D, Sections 5 and 6	X		N/A	N/A	
Bicycle Parking	All	All	TDM	Active-2	D4D 5.4		X	N/A	N/A	As provided in the D4D, the Planning Code's bike parking requirements apply as they change over time.
Showers and Lockers for Employees	Any	Any	TDM	Active-3	D4D 6.21.6		X	N/A	N/A	As provided in the D4D, the Planning Code's shower and locker requirements apply as they change over time.
Bicycle Repair Stations	All	All	TDM	Active-5a	D4D 6.21.6		X	N/A	N/A	
On-Site Car Share Parking	All	All	TDM	CShare-1	D4D 6.20.4		X	N/A	N/A	As provided in the D4D, the Planning Code's car share requirements apply as they change over time.
Delivery Supportive Amenities	All	All	TDM	Delivery-1	D4D 6.18		X	N/A	N/A	
On-Site Child Care	2 and 4	11 and 15	TDM	Family-2	DA Phasing	X	X	N/A	N/A	
Shuttle Bus Service	All	All	TDM	HOV-2	D4D 5.6	X		N/A	N/A	
Multimodal Wayfinding Signage	All	All	TDM	Info-1	D4D 7.5		X	N/A	N/A	
Real-Time Transportation Information Displays	All	All	TDM	Info-2	D4D 6.18.5		X	N/A	N/A	
Tailored Transportation Marketing Services	All	All	TDM	Info-3		X		N/A	N/A	
On-Site Affordable Housing	All	All	TDM	LU-2	DA Housing	X	X	N/A	N/A	Per Housing Plan, certain requirements are Vertical Improvements (on site units) and certain requirements may be Horizontal Improvements (i.e., land dedication)
Unbundle Parking	All	All	TDM	PKG-1			X	N/A	N/A	
Parking Pricing	All	All	TDM	PKG-2			X	N/A	N/A	Short-Term Daily Parking Provision
Parking Supply	All	All	TDM	PKG-4	D4D 6.20.2		X	N/A	N/A	
TDM Coordinator	All	All	TDM	Ops		X		N/A	N/A	
<b>CEQA Mitigation Measures</b>										
Historic Architectural Resources Documentation	0	N/A	EIR	M-CR-5a		X		N/A	N/A	Prior to demolition of individual historical resource or contributor
Historic Architectural Resources Video Recordation	0	N/A	EIR	M-CR-5b		X		N/A	N/A	Prior to demolition of individual historical resource or contributor
Historic Architectural Resources Public Interpretation and Salvage	All	All	EIR	M-CR-5c	D4D 2, 7.5	X		N/A	N/A	Project will submit an Interpretive Master Plan prior to demolition of historical resource or contributor
Rehabilitation of the Boiler Stack	1	N/A	EIR	M-CR-5d	D4D 6.12	X		N/A	N/A	
Historic Preservation Plan and Review Process for Alteration of the Boiler Stack	1	N/A	EIR	M-CR-5e		X		N/A	N/A	
Design Controls for New Construction	All	All	EIR	M-CR-6	D4D 6.11	X	X	N/A	N/A	
Construction Management Plan and Public Updates	All	All	EIR	I-TR-A		X		N/A	N/A	
Monitoring and Abatement of Queues	All	All	EIR	I-TR-B			X	N/A	N/A	If recurring queuing occurs, owner/operator will employ abatement methods
Implement Measures to Reduce Transit Delay	All	All	EIR	M-TR-5		X		N/A	N/A	Only required if annual monitoring report finds Maximum PM Peak Hour Vehicle Trips are exceeded in any Phase
Improve Pedestrian Facilities at the Intersection of Illinois Street/22nd Street	6	5 or 13	EIR	M-TR-7		X		N/A	N/A	Only required in the event that Pier 70 has not completed the improvement prior to PPS Phase 6 application. In the event the area of Block 13 is not subject to PPS DA at time of Phase 5 application, this improvement will be constructed with Block 5.
Construction Noise Control Measures	All	All	EIR	M-NO-1		X	X	N/A	N/A	
Avoidance of Residential Streets	All	All	EIR	M-NO-A		X	X	N/A	N/A	
Construction Vibration Monitoring	Any	Any	EIR	M-NO-4a		X	X	N/A	N/A	Development of Construction Vibration Monitoring program is a Horizontal Improvement. Compliance with the program is a Vertical Improvement.
Vibration Control Measures During Controlled Blasting and Pile Driving	Any	Any	EIR	M-NO-4b		X	X	N/A	N/A	
Vibration Control Measures During Use of Vibratory Equipment	Any	Any	EIR	M-NO-4c		X	X	N/A	N/A	
Stationary Equipment Noise Controls	All	All	EIR	M-NO-5			X	N/A	N/A	
Design of Future Noise-Sensitive Uses	Any	Any	EIR	M-NO-8			X	N/A	N/A	
Construction Emissions Minimization	Any	Any	EIR	M-AQ-2a		X	X	N/A	N/A	Development of the Construction Emissions Minimization Plan is a Horizontal Improvement. Compliance with the program is a Vertical Improvement.
Diesel Backup Generator Specifications	Any	Any	EIR	M-AQ-2b			X	N/A	N/A	
Promote Use of Green Consumer Products	Any	Any	EIR	M-AQ-2c		X		N/A	N/A	
Electrification of Loading Docks	Any	Any	EIR	M-AQ-2d			X	N/A	N/A	
Additional Mobile Source Control Measures	Any	Any	EIR	M-AQ-2e			X	N/A	N/A	
Offset Construction and Operational Emissions	1	N/A	EIR	M-AQ-2f		X		N/A	N/A	Horizontal Improvement is to fund or implement a specific offset project or pay fee to BAAQMD prior to issuance of CFO of last building in Phase 1
Siting of Uses that Emit Toxic Air Contaminants	All	All	EIR	M-AQ-4			X	N/A	N/A	
Wind Reduction Features for Block 1	5	1	EIR	I-WS-1			X	N/A	N/A	
Identification and Mitigation of Interim Wind Impacts	All	All	EIR	M-WS-2			X	N/A	N/A	
Nesting Bird Protection Measures	All	All	EIR	M-BI-1		X	X	N/A	N/A	
Avoidance and Minimization Measures for Bats	All	All	EIR	M-BI-3		X	X	N/A	N/A	Initial survey is a Horizontal Improvement. Compliance is a Vertical Improvement.
Fish and Marine Mammal Protection During Pile Driving	All	All	EIR	M-BI-4		X		N/A	N/A	
Compensation for Fill of Jurisdictional Waters	1	9	EIR	M-BI-7		X		N/A	N/A	

EXHIBIT M-1-1

Phasing Table	Phase	Delivered With Block or GSF	Primary Document	Section	Other Reference	Horizontal Improvement	Vertical Improvement	Public Improvement	Privately-Owned Community Improvement	Notes
Archeological Testing	All	All	Initial Study	M-CR-1		X	X	N/A	N/A	Archeological testing program is Horizontal Improvement. All Developers will comply with archeological monitoring program, if necessary. If an archeological deposit is encountered, the Developer who made the discovery is responsible for developing archeological data recovery plan and program.
Tribal Cultural Resources Interpretive Program	Any	Any	Initial Study	M-CR-3		X	X	N/A	N/A	If a tribal cultural resource is encountered, the Developer who made the discovery is responsible for developing tribal cultural resources interpretive program.
Paleontological Resources Monitoring and Mitigation Program	Any	Any	Initial Study	M-GE-6		X	X	N/A	N/A	Development of Paleontological Resources monitoring and Mitigation Program, if necessary, is a Horizontal Improvement. All Developers are responsible for complying with the program. If a paleontological resource is discovered, the Developer who made the discovery is responsible for any additional work conducted at the direction of the City's environmental review officer.

## EXHIBIT Z

### City and Port Implementation of Later Approvals for Port Sub-Area

#### A. Cooperation

The Port and the other City Agencies shall aid each other, cooperate with and amongst all City Agencies and undertake and complete all actions or proceedings reasonably necessary or appropriate to expeditiously and with due diligence implement the Project in accordance with the Plan Documents and the Approvals.

#### B. Maintenance and Repair of 23<sup>rd</sup> Street and Subsurface Utilities

Upon satisfaction of map conditions and acceptance, and execution of a future Memorandum of Understanding (MOU) between relevant City Departments, Public Works shall operate, maintain and repair the Port 23<sup>rd</sup> Street Property for use as a public street at no cost to the Port or Developer and accepts sole responsibility for the operation, maintenance, repair and liability of the Port 23<sup>rd</sup> Street Property for use as a public street. If PG&E vacates or otherwise terminates its existing utility easement located on the portion of 23<sup>rd</sup> Street on the Developer Property and more particularly described on Figure Z-1 (the “Existing PG&E Easement”), then Public Works shall operate, maintain and repair the Developer 23<sup>rd</sup> Street Property for use as a public street at no cost to Developer and shall accept sole responsibility for the operation, maintenance, repair and liability of the Developer 23<sup>rd</sup> Street Property for use as a public street. If the Existing PG&E Easement is not removed, the Developer 23<sup>rd</sup> Street Property may remain private property, as further detailed in Exhibit G Infrastructure Plan.

Upon execution of a future MOU detailing permitting and maintenance roles and responsibilities, the San Francisco Public Utilities Commission (“PUC”) will accept the utilities underlying 23<sup>rd</sup> Street, as further detailed in Exhibit G.

#### C. Port Review of Later Approvals

The Port Chief Harbor Engineer shall be responsible for reviewing and issuing all Later Approvals in accordance with the Development Agreement for certain shoreline and waterfront improvements (the “Shoreline Improvements”) located within the Port Sub-Area. The Shoreline Improvements anticipated as of the Reference Date are more particularly shown on Figure Z-2, including the storm drain outfall (itself subject to PUC review and acceptance), potential retrofit of the Station A intake structure (for use as an overlook of the San Francisco Bay), improvement of riprap, construction of wharfs and seawalls, and potential recreational dock and associated dredging. The Port’s design review of open spaces and streets under its jurisdiction will be in accordance with this Development Agreement, including Exhibit O, Development Phase Application Procedures and Requirements and Exhibit E, Design for Development.

#### D. City Review of Later Approvals on Port Sub-Area

The City Agencies other than the Port (including the Planning Department, DBI, Public Works, and SFMTA) shall be responsible for reviewing and issuing all Later Approvals (including building permits, Subdivision Maps, street improvement permits, and Design Review Applications) for all improvements (including Public Improvements and Infrastructure) on the Port

Sub-Area other than the Shoreline Improvements. Each such Later Approval shall be reviewed and issued by the City Agency that would otherwise be responsible for the issuance of such Later Approval if the proposed improvement was located within the City's jurisdiction (and outside of Port jurisdiction), except that the Planning Department shall confer with the Port and obtain its recommendations as to the design of Waterfront Park and the Point prior to approving a Design Review Application for those two subareas. The Port delegates to the City its authority (if any) to approve any and all Later Approvals pertaining to any portion of the Project Site not located within the Port Sub-Area and not subject to the Public Trust.

**E. Amendment**

The terms of this Exhibit Z may be amended with at any time by mutual written consent of Developer and the Executive Director of the Port, and the Planning Director, Director of DPW, or the General Manger of the SFPUC, depending on the nature of the proposed amendment. Material Changes to this Exhibit may require Planning Commission review, the Port Commission's Consent, or both.

Public Comment in January was about the speculative project at 463 Duncan and I sent you an email with the rejected DR attached. Five issues with these projects.

There are better templates for spec projections.

Use the entire garage. Keep the curb cut and let the remain with the property for parking.

Six years ago housing in RH-1 neighborhoods in the southern half of the City were approximately half the price of homes in my neighborhood.

Also need to monitor outcomes. Future Demolitions like the one on Dolores and the one on Taraval that increase density need to report back as part of the Condition of Approval.

Within six months of CFC, Project Sponsor should report back on occupancy, tenure and sales price of units.

This is data needed while proceeding with demolitions and densification in the RH-neighborhoods.