

**change.org**

Received at CPC Hearing

2/27/2020

C. May

Recipient: mohammed nuru, mohammed.nuru@sfdpw.org

Letter: Greetings,

Save 51 Trees at 3700 California Street

# Comments

Name	Location	Date	Comment
Patricia Vaughey	San Francisco, CA	2019-08-30	"Patricia Vaughey"
David Campbell	San Francisco, CA	2019-08-30	"Important!"
Donna Tuttle	San Francisco, CA	2019-08-30	"I am so sick of seeing all our beautiful life giving trees cut down."
Michael Nulty	San Francisco, CA	2019-09-01	"Mature trees are a valuable commodity in San Francisco because they take a long time to establish and then become gorgeous specimens that provide shade and year-round benefit to wildlife. Protecting them by keeping them in great health is an effective way to invest in the long-term look of your landscape. All benefits must be given to keep our trees."
Jack Gescheidt	Petaluma, CA	2019-09-03	"Too many trees, in and outside cities are being cut down. We should be planting far MORE trees, not continually killing hundreds and dozens and scores of them for every little building project. Nor be "replacing" healthy, mature trees, in parks or on streets, with saplings. Leave these precious trees to keep providing all their many ecological and community service, and then plant many more! Every developer should be prevented from killing any trees, even street trees, and ALSO required to plant many more trees, in streets and nearby parks, to attempt to offset the carbon emissions of their "improvement" and "development" projects. In a phrase, we need MORE trees now, not fewer!"
Jorge Noriega Sevilla	Mexico, Mexico	2019-09-09	"Such environmental damage should be avoided and nature's protection must be priority by any urban project, for our own future's safe and wellness."
Lauren Abrams	S.F., CA	2019-09-11	"Mature trees create oxygen and beautify the city. Please save these trees"
Adrienne Ferrari	San Francisco, CA	2019-09-13	"This is absolute rubbish! In case no one at City Hall noticed, we are officially in the climate crisis era, which makes trees especially mature trees more important than ever. To put development above this issue is flat out wrong. Get it the heck together! Trees now more than ever. #💎💎"
Jack Gescheidt	Petaluma, CA	2019-09-15	"One previous commentator (AF) got it just right IMO - mature trees are today more important than ever before. Each tree is not ONLY a valuable environmental and emotional resource providing shade and cooling and beautification and animal habitat in an urban environment, but also an EXAMPLE that San Francisco, of all places, should be, MUST be an example for valuing all trees, everywhere. To keep treating trees, as this plan does, as an expendable or "replaceable" object of little or no value is absurd and egregious. C'mon people, let's press on our elected officials to change their attitudes, and thus its policies and behavior. We should be replacing concrete and pavement, not 20, 50 and 100-year old trees that sequester carbon, produce oxygen and have an indispensable role to play in mitigating the environmental disaster we short-sighted humans have ourselves

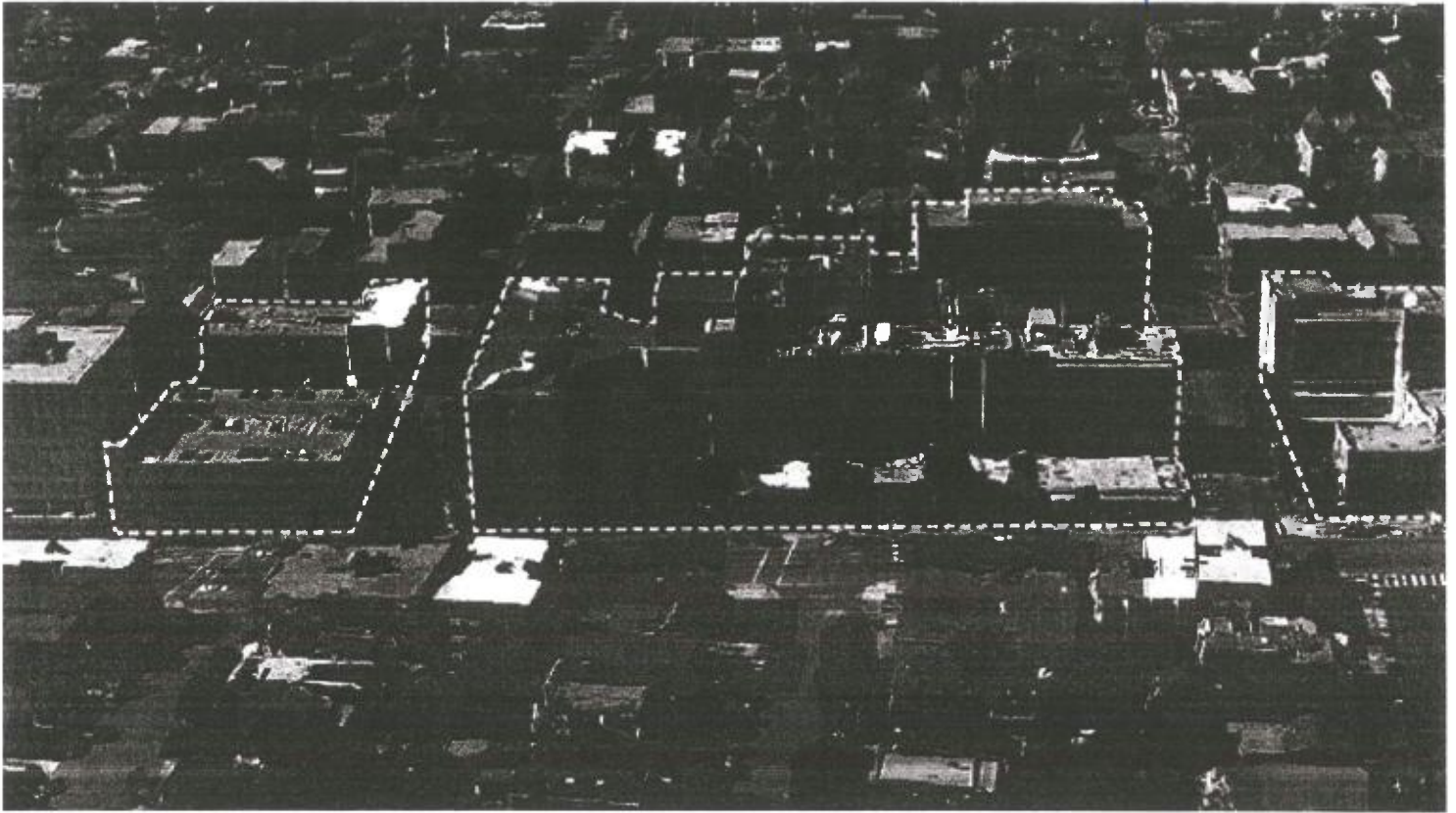
Name	Location	Date	Comment
			created. More about trees and their incredible ecological service is here: <a href="http://www.TreeSpiritProject.com/WhatTreesDo">http://www.TreeSpiritProject.com/WhatTreesDo</a> "
roz arbel	san francisco, CA	2019-09-16	"In this age of climate change, San Francisco should be retaining it's canopy, not destroying it! There's NO REASON to remove 187 mature, vibrant, and viable trees."
Trish Haugen	Vancouver, WA	2019-09-17	"We need all the trees we can get with impending climate crisis💎"
Patrick McGowan	San Francisco, CA	2019-09-17	"Shameful"
Wendy Sharp	San Francisco, CA	2019-09-17	"Mature Trees are Needed!"
Robert Friedman	San Francisco, CA	2019-09-17	"Stop 💎 this right here##"
Linda lau	San Francisco, CA	2019-09-17	"More than ever, we need to have as many trees as possible to help us fight climate change."
Idalia Ramos	San Francisco, CA	2019-09-18	"We need all the trees to keep us cool, we can't afford to cut any down"
Paul Aguilar	San Francisco, CA	2019-10-20	"We need trees for air especially after the fires in the Amazon. secondly developers in San Francisco I've had far too much leeway in what they destroy to put up expensive Lego housing."
Levi McElravy	San Francisco, CA	2019-10-21	"There is no reason these trees should be cut down to begin with. They are as much part of the neighborhood as the houses & people. We need more trees like these ones, not less. Thank you."
Jen A	Fontana, CA	2019-10-25	"Save our trees!!"
Daniel Janisch	San Francisco, CA	2019-10-26	"Save these trees!!!!"
Ginger Coyote	Hollywood, CA	2019-10-27	"We need trees for air. This is very important for not only SF. But the world."
michele salvai	new orleans, CA	2019-10-27	"save the trees"
Marco Thiede	Vallejo Ca., CA	2019-10-28	"Marco Thiede"
Wendy Persson	San DIego, CA	2019-11-09	"This is important."
Benjamin Tyson	San Francisco, CA	2019-11-12	"Thank you for taking the initiative on this petition ! Good luck at the Supervisors meeting today at 3pm !"
A MacDonald	Concord, CA	2019-11-12	"Thank you for your attention."
Sam Sheldon	San Francisco, CA	2019-11-13	"This city already has one of the smallest tree canopies of any major US city. No need to remove more trees. If anything we should plant more!"
Carl Macki	Fairfax, CA	2019-11-13	"Because I am in favor of more oxygen and beauty in our environment."

Name	Location	Date	Comment
Lisa Rybak	Oakland, CA	2020-02-15	"It's unacceptable and totally irresponsible to be removing so many mature trees when we are facing an environmental crisis of this proportion!"

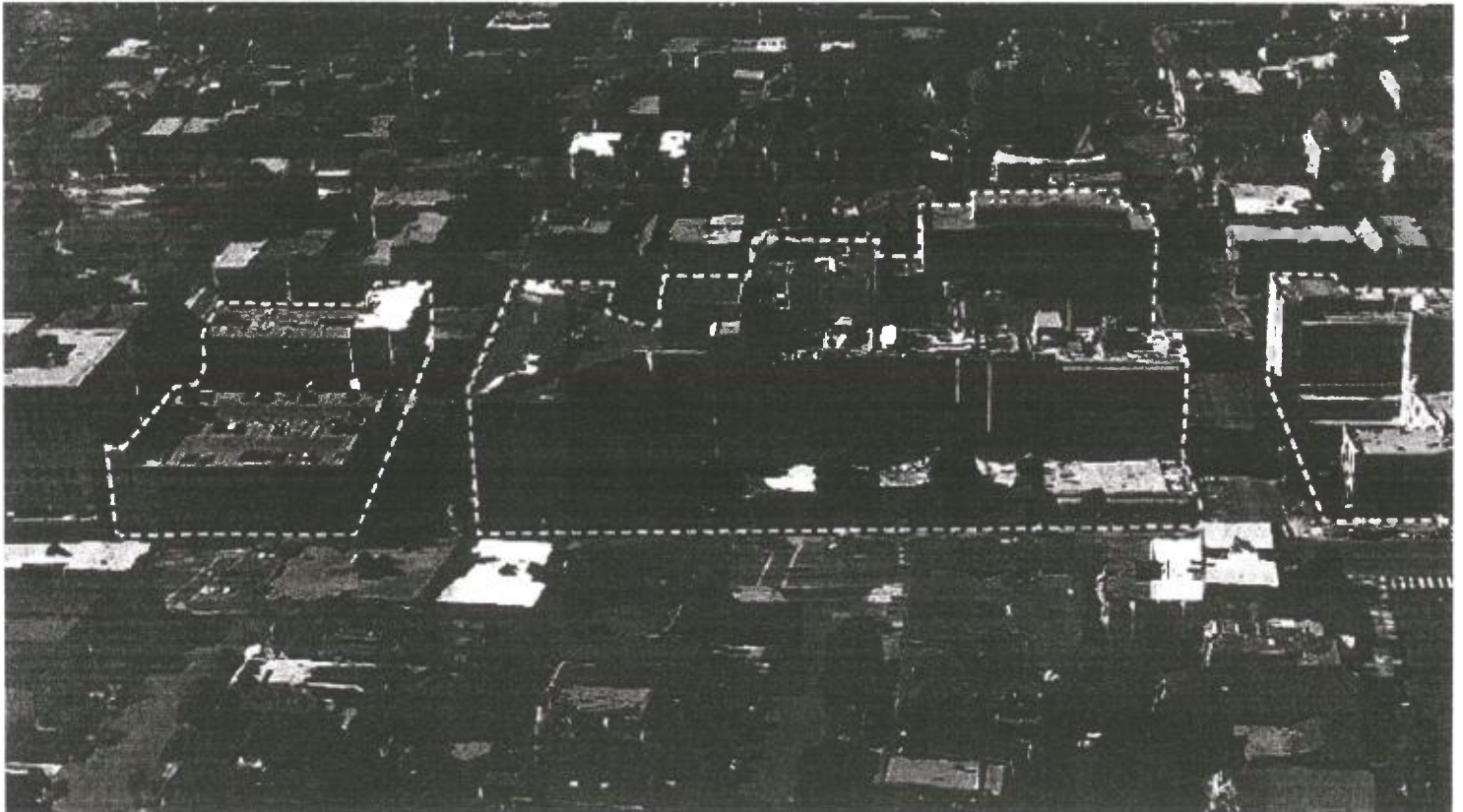


change.org

C. May



## Save 121 Trees at 3700 California Street



**376 have signed.** Let's get to 500!

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**John Nulty started this petition to mohammed nuru and 1 other**

The developer of 3700 California wants to remove total of 121 mature trees. Under city ordinances 42 street trees and 9 significant trees for total of 51 trees are protected. Property bound by California Street, Arguello Boulevard, Sacramento Street and Spruce Street. We want to stop the removal of these trees and protect them for the future generations. Please sign, share and comment on this petition. Removing such a large number of trees runs counter to the City's environmental efforts to reduce global warming. Photo courtesy of San Francisco Planning Department.

**Start a petition of your own**

4/27/2020

C. May

**SUPPORT LETTERS FOR  
3700 CALIFORNIA STREET PROJECT**

<b>Neighborhood Groups</b>	
Laurel Heights Improvement Association	
Jordan Park Improvement Association	
Presidio Heights Association of Neighbors	
Pacific Heights Residents Association	
Laurel Village Merchants Association	
Grow The Richmond	
<b>Other Organizations</b>	
Jewish Community Center of SF	
Carpenters Local 22	
Sheet Metal Workers Local 104	
Sprinkler Fitters and Apprentices Local 483	
United Association of Journeymen and Apprentices of the Plumbing and Pipe Fitting Industry Local 38	
<b>Individual Neighbors</b>	
Alex Perkins	3570 Washington
Ann Dey	3461 Jackson
Brooks Walker III	15 Arguello
Jim Shapiro	3939 Washington
John Jensen	3624 California
Michael Eisler	140 Commonwealth
Paul Danielson	47 Jordan
Richard Fried	Washington and Cherry
Richard Frisbie	Laurel Heights
William Bartlett	131 Jordan





# *Laurel Heights Improvement Association of San Francisco, Inc.*

February 13, 2020

Christopher May, Project Planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

On behalf of the Laurel Heights Improvement Association, I am writing to support the proposed plan for the residential conversion of the CPMC hospital site at 3700 California Street. I sat on the visioning advisory committee and the plan being presented to the City of San Francisco reflects a process that is unfortunately rarely, if ever, employed in San Francisco.

The developer, TMG Partners, ran a process which included extensive studies of the neighborhood character, a neighborhood survey, and numerous meetings with neighbors, neighborhood associations, merchant associations, and others to inform a visioning process. TMG listened to the neighbors and then faithfully incorporated the neighborhood's concerns and desires into a plan. They found an extraordinary architect to execute the vision. The plan has numerous small buildings that reflect the varied architectural character of the neighborhood rather than several large buildings which would be out of context with the scale and character of the neighborhood. The plan includes significant family housing and appropriate parking for the project's units.

TMG Partners accommodated the specific request of neighbors in Presidio Heights and Jordan Park to forgo changing the zoning to allow retail uses to be constructed along Sacramento and California Streets, because retail uses would have attracted a substantial amount of traffic to the site. TMG Partners designed a feasible, all-residential project that conforms with current zoning. The neighborhood was vocal in its concerns about avoiding adverse impacts to the neighborhood, such as traffic congestion, parking inadequacy, inconsistency with neighborhood character and any land use pattern that would compromise safety.

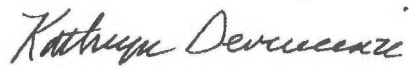
The plan being presented to the City of San Francisco is the result of over 18 months of work with the neighborhood, including numerous adjustments to the scale and character of individual buildings, changes in setbacks, and other refinements to make the plan widely accepted. It is rare, and perhaps unique, that a plan is endorsed by the surrounding neighborhood associations. I strongly encourage the



Planning Department to endorse this plan with the same enthusiasm as the neighborhood. It is an example of neighborhood planning done correctly.

Sincerely,

Laurel Heights Improvement Association of San Francisco, Inc.

A handwritten signature in cursive script, reading "Kathryn Devincenzi".

By: Kathryn Devincenzi, President

22 Iris Avenue, San Francisco, CA 94118-2727

**JORDAN PARK IMPROVEMENT  
ASSOCIATION**

January 31, 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project Planning Dept. Case No. 2017-003559CUA/ENV Planning Commission Hearing Date: February 27, 2020

Dear Commissioners:

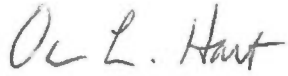
On behalf of the Jordan Park Improvement Association (JPIA), I am writing to express support for the proposed re-development of CPMC's 3700 California campus

JPIA participated in the Visioning Process run by TMG Partners, which included meetings over an 18-month period. The Visioning Advisory Committee was composed of neighborhood leaders, City Planning staff, and representatives of Supervisor Farrell's office. These meetings included analyses of site conditions and constraints, discussions of neighborhood values and desires, and the development of a project design that is consistent with our neighborhood's vision.

The TMG process included meetings with the JPIA Board --- which provided an opportunity for us to be informed, ask questions, and influence the project design. TMG made plan modifications in response to our concerns --- most importantly that the project fit into the character of our neighborhood. In this regard, TMG hired Robert A.M. Stern Architects, a firm noted for being able to match project design with neighborhood character. Working with Stern, TMG adjusted building heights, setbacks, rooflines, and architecture to address our concerns. It may be the only development of its kind in San Francisco to closely knit new development into the surrounding context. TMG also listened to our concerns regarding the need to provide adequate parking --- and we strongly support the proposed amount of parking. JPIA looks forward to continuing our interactions with TMG during the planning and development process.

JPIA endorses TMG's plans for 3700 California and encourages acceptance by the City of San Francisco  
--- so that our shared vision for this site will be carried through to final project approvals.

Sincerely,

A handwritten signature in black ink, appearing to read "Owen L. Hart". The signature is written in a cursive, flowing style.

Owen Hart, President, Jordan Park Improvement Association

*Presidio Heights Association of Neighbors*

February 3, 2020

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

Attn: Christopher May, Project Planner

RE: Support letter for 3700 California Street Project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am the President of the Presidio Heights Association of Neighbors (PHAN) and, on behalf of PHAN, I am writing to convey PHAN's support for the proposed development plan for the former CPMC Hospital site, whose street address is 3700 California Street. The site is currently being proposed to be developed into more than 200 units of housing by TMG Partners. The entire project is within the boundaries of the Presidio Heights neighborhood.

From its beginning, several years ago, this project followed a template embedded in the development agreement for Sutter Health/CPMC's new hospital on Van Ness Avenue, after Sutter Health agreed to abandon its original plan to build its new hospital in Presidio Heights. The portion of the development agreement for the Van Ness Avenue hospital site required significant neighborhood input into the development of the 3700 California site after its sale and provides details as to how the new owner of the site (TMG) should obtain that input from the surrounding neighborhoods. I am pleased to report that TMG has been exemplary in carrying out the mandates of these provisions..

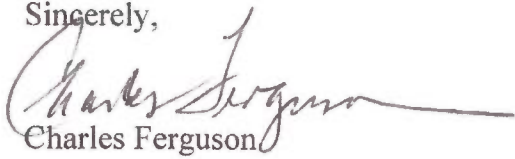
The outreach from the TMG team was extensive and they listened to what residents of Presidio Heights had to say about the types of housing, the design of buildings, parking, vehicular traffic and other key elements of this large project. Furthermore, TMG hired a premier architectural firm and came up with a plan that fits in our neighborhood very well, and for which we are very thankful. After listening to us, TMG came up with a plan that emphasizes family housing while also including some smaller units.



We also support the amount of parking requested by the project. For decades we have endured our neighborhood being inundated by high parking demand from the hospital workers and we want the project built with adequate parking spaces, particularly since the project will likely house families with multiple children and it is challenging to manage family life in San Francisco without autos.

In conclusion, we eagerly look forward to the completion of this project. We think it will add significantly to the architectural distinction of Presidio Heights and serve as an example of a well-run and respectful community process resulting in strong community support for significant new housing in a neighborhood that hasn't experienced new projects in a very long time. We welcome the 3700 California Street and hope that it will have your full support.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles Ferguson", with a long horizontal flourish extending to the right.

Charles Ferguson  
President, Presidio Heights Association of Neighbors

PACIFIC HEIGHTS RESIDENTS ASSOCIATION  
2443 Fillmore Street #178  
San Francisco, California 94115

January 31, 2020

FEB 04 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am writing this letter to express my support and the support of the Pacific Heights Residents Association for the proposed residential project at 3700 California Street. Over several years we have attended many presentations about the project and have participated in discussions between the project developers and neighborhood groups.

We strongly support the 3700 California project because:

- The project will replace the closing hospital with residential uses that fit into the neighborhood.
- The project sponsor has proposed a project that is consistent with, and is the outcome of, the neighborhood vision that came out of the Visioning Advisory Committee process.
- The project design provides for a high-quality project with variation in rooflines, setbacks and building heights that makes the project look as it has always been part of this neighborhood.
- The project includes a high number of multi-bedroom units that are appropriate for families.
- The project proposes an adequate number of parking spaces, as requested by the neighborhood, and locates them below grade in order to provide pedestrian friendly sidewalks and street frontages.
- The project is appropriately scaled, with many smaller buildings, extensive landscaping and tree plantings.

This is a significant property that will undoubtedly change the immediate neighborhood to some degree, but its size and strategic location only underscore the importance of successful redevelopment and reuse. If the property is developed as proposed, it will bring desperately needed housing, appropriate for the setting and the neighborhood, to a significant commerce and transit corridor.

Sincerely,



Terrence J. McGuire  
Board President, Pacific Heights Residents Association

## Laurel Village Merchants Association

February 3, 2020

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project

Planning Dept. Case No. 2017-003559CUA/ENV

Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am writing this letter to express my support and the support of the Laurel Village Merchants Association for the planned redevelopment of the CPMC Hospital at 3700 California Street. The developer has worked extremely hard with the neighborhood over a number of years to craft an excellent project that will bring much needed new housing to the neighborhood. The project has a thoughtful design that blends the project into the neighborhood and will bring much welcomed new shoppers to replace the loss from the hospital and its staff and visitors. We strongly endorse the 3700 California project and the community vision for it and urge the Planning Commission to approve the project on February 27, 2020.

Sincerely,



Terry Flannery

President

**From:** [Denise Pinkston](#)  
**To:** [Matt Field](#); [Kaitlin Crocker](#); [Tuija Catalano](#)  
**Subject:** Fwd: Support for 3700 California  
**Date:** Sunday, February 16, 2020 9:47:36 PM

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Please file

Sent from my iPad

Begin forwarded message:

From: Jane Natoli <[wafoli@gmail.com](mailto:wafoli@gmail.com)>  
Date: February 16, 2020 at 10:35:32 PM CST  
To: "christopher.may@sfgov.org" <[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)>  
Cc: Denise Pinkston <[DPinkston@tmgpartners.com](mailto:DPinkston@tmgpartners.com)>  
Subject: Support for 3700 California

Hello,

My name is Jane Natoli, I'm a volunteer organizer for Grow The Richmond, a neighborhood group with over 200 members who advocate for more homes, better transit and walkability, and more support for our small businesses in and around the Richmond. I'm writing to express support for 3700 California.

While I wish the proposal involved fewer parking spaces and the ratio seems out of line with the direction we should be going considering our climate crisis, it's also undeniable that we are facing a severe housing shortage and this will provide new homes for hundreds of current and future San Franciscans.

I look forward to this being expeditiously approved.

Thanks!

--

Jane Natoli  
415-335-9950

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Support my DCCC campaign today<<https://protect-us.mimecast.com/s/OrGFC4x9WqFJAv3FBWqbE>>





February 19, 2020

Christopher May, Project Planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

On behalf of the Jewish Community Center of San Francisco, located at 3200 California Street, we are pleased to support the 3700 California Street development.

The developer has undertaken a significant community outreach process that has resulted in a thoughtful community supported project that will be a fine addition to the neighborhood with its family focused design. The developer's outreach included meeting with JCC leadership on a number of occasions to brief us on the project from its inception to its presentation to the Planning Commission, as well as holding significant community meetings in our facilities.

The JCC is a strong supporter of new housing in the City and welcomes new residents to the neighborhood. We hope you will approve this well-conceived project. We believe it will be a positive contribution to the neighborhood and the city at large.

Sincerely,

A handwritten signature in black ink, appearing to read "Marci Glazer", is written over a thin horizontal line.

Marci Glazer

CEO, Jewish Community Center of San Francisco



# United Brotherhood of Carpenters and Joiners of America

## LOCAL UNION NO. 22

February 4, 2020

**Re: Support for the proposed development at 3700 California Street in San Francisco**

Dear President Koppel and members of the San Francisco Planning Commission,

On behalf of Carpenters Local 22 in San Francisco and our many members in the surrounding Bay Area, I am writing this letter to express our enthusiastic support for the project at 3700 California Street in the City and County of San Francisco.

TMG Partners has a long history of commitment to the Bay Area and have proven themselves to be willing and productive community partners ensuring a better place for working people. On the CPMC project and others in the region, they have pro-actively reached out to the Carpenters, and consistently work with Union general contractors providing an opportunity for local apprentices, including women and minorities, to begin or continue a career in the construction industry. At CPMC, their commitment to the community is also evidenced by their over 2 years of work with project neighbors to design a project that reflects the neighborhood's vision for what the hospital site could become in the future.

We urge the Planning Commission to support this project because it will create good jobs in the Bay Area for our workers, designed with project neighbors, replace a largely closed hospital use with homes designed to fit into the neighborhood to serve new and existing San Francisco families, and increase the supply of much needed housing.

Thank you for your service and consideration in moving this project forward.

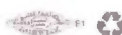
Sincerely,

Todd Williams  
Senior Field Representative

cc: Joel Koppel, Commission President, [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)  
Kathrin Moore, Commission Vice President, [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Sue Diamond, Commissioner, [Sue.Diamond@sfgov.org](mailto:Sue.Diamond@sfgov.org)  
Frank Fung, Commissioner, [Frank.Fung@sfgov.org](mailto:Frank.Fung@sfgov.org)  
Milicent A. Johnson, Commissioner, [Milicent.johnson@sfgov.org](mailto:Milicent.johnson@sfgov.org)  
Dennis Richards, Commissioner, [Dennis.Richards@sfgov.org](mailto:Dennis.Richards@sfgov.org)  
Christopher May, Project Planner, [Christopher.May@sfgov.org](mailto:Christopher.May@sfgov.org)

sko/opeiu29/afl-cio

2085 3RD STREET • SAN FRANCISCO, CA 94107  
TELEPHONE: (415) 355-1322 • FAX: (415) 355-1422



INTERNATIONAL ASSOCIATION OF SHEET METAL, AIR, RAIL AND TRANSPORTATION WORKERS  
**SHEET METAL WORKERS' LOCAL UNION No.104**  
WEST BAY DISPATCH OFFICE

PHONE (415) 621-2930



FAX (415) 621-2554

1939 MARKET STREET, SUITE A, SAN FRANCISCO, CA 94103

September 18, 2019

Joel Koppel, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Email: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)

Christopher May, Senior Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Email: [christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**RE: 3700 California Street, San Francisco (Case #2017-003559CUA)**

Dear Commissioner Koppel:

The Sheet Metal Workers' Local Union No. 104 supports TMG Partners proposed project at 3700 California Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Provide approximately 264 units of housing that our City so desperately needs
- Stimulate the local economy by providing middle-class union construction jobs with living wages, health and retirement benefits, for San Francisco residents
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans
- The Project sponsor was open to discuss our concerns and has committed to partner with our local union construction community

We urge you to join us in our support and approve this project as proposed.

Respectfully,

Daniel Campbell  
Business Representative  
DC. wd opeiuz9 afl-cio

# SPRINKLER FITTERS AND APPRENTICES

## LOCAL 483

OF THE UNITED ASSOCIATION OF PLUMBERS,  
PIPEFITTERS AND SPRINKLER FITTERS OF THE  
UNITED STATES AND CANADA AFL-CIO

Stanley M. Smith  
Business Manager

Jeffrey M. Dixon  
John Medina  
Organizers

Dylan M. Boldt  
Tony Rodriguez  
Dan Torres  
Business Agents

Rik Drury  
Market Development  
Representative

February 25, 2020

Joel Koppel, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Email: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)

Christopher May, Senior Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Email: [christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

RE: 3700 California Street, San Francisco (Case #2017-003559CUA)

Dear Commissioner Koppel:

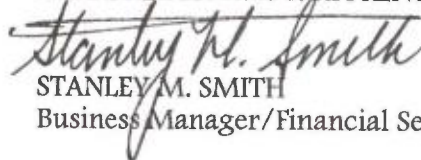
Sprinkler Fitters, UA Local 483 supports TMG Partners proposed project at 3700 California Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Provide approximately 264 units of housing that our City so desperately needs
- Stimulate the local economy by providing middle-class union construction jobs with living wages, health and retirement benefits, for San Francisco residents
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans
- The Project sponsor was open to discuss our concerns and has committed to partner with our local union construction community

We urge you to join us in our support and approve this project as proposed.

Sincerely

SPRINKLER FITTERS & APPRENTICES



STANLEY M. SMITH  
Business Manager/Financial Secretary

SMS/sw  
OPEIU-29-AFL-CIO





**UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES  
OF THE PLUMBING AND PIPE FITTING INDUSTRY**

LOCAL UNION NO. 38

1621 MARKET STREET • SAN FRANCISCO, CA 94103

February 24, 2020

Joel Koppel, Commission President  
San Francisco Planning Department  
1650 Mission Street, Suite 400 San  
Francisco, CA 94103  
Email: joel.koppel@sfgov.org

Christopher May, Senior Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Email: christopher.may@sfgov.org

**RE: 3700 California Street, San Francisco (Case #2017-003559CUA)**


Dear Commissioner Koppel,

UA Local Union No. 38 Plumbers and Pipe Fitters supports TMG Partners proposed project at 3700 California Street, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Provide approximately 264 units of housing that our City so desperately needs.
- Stimulate the local economy by providing middle-class union construction jobs with living wages, health and retirement benefits, for San Francisco residents.
- Ensure sustainable career pathways into union construction apprenticeship and training programs for local youth and United States military veterans.
- The Project sponsor was open to discuss our concerns and has committed to partner with our local union construction community.

We urge you to join us in our support and approve this project as proposed.

Sincerely,



LARRY MAZZOLA, JR.  
Bus. Mgr. & Fin. Secty-Treas.

LMJR/la  
opeiu29/afl-cio

February 10, 2020

Christopher May, project planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am very pleased to write this letter in support of the 3700 California Street project.

This proposal will be a significant improvement to our neighborhood as compared to the current buildings that make up the hospital site which are wholly inconsistent with the residential nature of our neighborhood. We are pleased the developer has selected an architectural style that will be consistent with our neighborhood and provided a residential scale and rich landscaping consistent with the surrounding area. We are also pleased that the project will include adequate parking after we have endured years of hospital overflow parking into our neighborhood. Most of all, as neighbors, we appreciate that the developer listened to our neighborhood's vision for the site and incorporated critical elements into the plan before you for approval.

San Francisco badly needs all kinds of housing, especially housing for families. We fully support this project moving forward with all due haste and encourage you to support it when it comes to you.

Thank you.



Alec Perkins  
3570 Washington Street  
San Francisco CA 94118

*Ann B. Dey*  
*3461 Jackson Street*  
*San Francisco, CA*  
*94118*

February 3, 2020

Christopher May, project planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

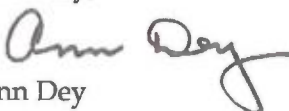
Dear Planning Commissioners:

I am a member of the Presidio Heights Association of Neighbors (PHAN) and attended several of the community meetings about the proposed TMG/Grosvenor housing development at 3700 California.

I am appreciative of the effort by TMG to reach out to our neighborhood, to listen to our concerns, to incorporate project changes that addressed community issues, and to submit to you a project that aligns with the community vision for the Children's Hospital site.

The project will provide badly needed family housing in a variety of building types, building designs that reflect the historic neighborhood designs around us, and address the "logistical" needs of new families in our neighborhood with enough parking and loading hidden underground so the public streets can be lined with porches, trees, and improved sidewalks. I encourage you to vote to support this project.

Sincerely,

  
Ann Dey

BROOKS WALKER III  
15 ARGUELLO STREET  
SAN FRANCISCO, CA  
94118

February 14, 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
**Attn: Christopher May, project planner**

RE: **Support for 3700 California Street project**  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am writing this letter to express my support for the proposed TMG Partners project at 3700 California Street, on the now closed CPMC hospital site. I am a third generation San Franciscan and have grown up in this neighborhood. My kids were born at Children's Hospital, as was I and my siblings. After the announcement of the hospital's closing, I have been closely following the design process of Sutter Health, the developer, and their design team headed up by Robert A.M. Stern architects. As a practicing architect with my own firm Walker Warner Architects, I have been very impressed with the level of care taken by the team in addressing neighborhood concerns throughout the process and with the overall high quality of design of the proposed project.

The proposed project at 3700 California will replace an eyesore of now vacant buildings in our neighborhood with an elegant, high-quality housing project with adequate parking below grade, and a variety of homes that will appeal to families and residents of all ages. Reflecting the input of current neighboring residents, it will make a major positive contribution to the neighborhood. The proposed new designs, landscaping, trees, wider sidewalks, below grade parking and hundreds of units of housing are a welcome addition to our neighborhood. We hope that the redevelopment of the site can begin as soon as possible so that the shuttered buildings do not create an attractive nuisance.

Please vote to approve this project in a timely fashion.

Sincerely,



Brooks Walker III



James M. Shapiro  
3939 Washington Street  
San Francisco, CA  
94118

February 12, 2020

Christopher May, project planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:


My family and I have lived in the Presidio Heights neighborhood for twenty-five years and our children were born at the CPMC Children's Hospital. We are intimately familiar with the surrounding neighborhood, especially as my family and I are part of the congregation at Temple Emanu-El of San Francisco on Lake Street, where I also served on the Board of Directors for a period of time.

When the prospect of the hospital closing first surfaced, I was concerned about what would happen next. TMG Partners has done an admirable job in reaching out and meeting with the various neighborhood associations surrounding the former hospital during the project design process, as well as meeting one-on-one with those who requested it. They listened and addressed our concerns in a forthright manner and made it feel like we were really part of the design process of the project.

We are very pleased with the proposed building and site designs, which are particularly difficult on a steeply sloped site, and the way parking (enough for families) has been hidden in the space that is now mostly located in unoccupied basements. Hundreds of units will be added to our neighborhood for families at all stages of life. We look forward to welcoming these new neighbors.

We urge your support of this project. Thank you for your time and attention to this matter.

Sincerely,

  
Jim Shapiro

February 18, 2020

Christopher May, Project Planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

My home is located at 3624 California Street which is directly adjacent to the 3700 California project site and I am writing in support of the 3700 California Street project and the process that the developer undertook in interfacing with the neighbors and coming up with their plans. The plan brought forth by the developer is thoughtful and respectful of the neighborhood and its character. The project will bring much needed high quality family housing to help with the housing crisis in San Francisco. Residents of the project will also support Laurel Village retailers who have been undergoing significant recent challenges.

Change will inevitably come to our block and our property from the new buildings that will be built in what is now a surface parking lot next to our home and the other proposed new buildings on the west and north sides of our property, but we support adding new housing to the City of San Francisco. The developer has done a good job sensitively designing the buildings to fit into the neighborhood and worked in the community for a number of years coming up with a balanced plan. We hope that you will approve this project when it comes before you later this month.

Sincerely,



John Jensen

3624 California Street

February 10, 2020

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project

Planning Dept. Case No. 2017-003559CUA/ENV

Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

The purpose of this letter is to express my support for the 3700 California Street project. My wife and our 3 children ages 16, 14 and 11 reside at 140 Commonwealth Avenue one- and one-half blocks from the project and we have watched the process for this project closely. The developer has worked very cooperatively and collaboratively with the neighborhood residents on the design of the project from the outset so that the end result will fit appropriately and seamlessly into the surrounding residential character that exists currently. The Jordan Park neighborhood has historically been negatively impacted by the traffic and parking impacts from the CPMC hospital. Accordingly, it is incredibly satisfying to know that the 3700 California Street project has incorporated adequate parking into the plan so that the parking and traffic impacts to the surrounding neighborhood will be substantially less than with the former hospital use. It is beyond dispute that more housing done the right way is required in the City of San Francisco and strongly believe this application meets that standard. While we recognize that replacing the hospital will result in change to our neighborhood, the developer has been careful and thoughtful about that change and we are confident that it will be one that on balance improves the quality of life in Jordan Park. It is our hope the 3700 California development results in a number of new families becoming residents of our community, providing much needed support for the retailers at Laurel Village and on Sacramento Street, and that they participate in the other local cultural, civic, educational and religious institutions such as the Jewish Community Center of San Francisco, Temple Emanuel and St Johns Church to name a few. In closing this letter shall register my clear support for the development and the process that resulted in what will be a positive contributor to the neighborhood and city at large, and we hope that the Planning Commission approves this project as soon as possible.

Sincerely,

A handwritten signature in dark ink, appearing to read "Michael Eisler", written in a cursive style.

Michael Eisler

Paul Daniels  
47 Jordan Avenue  
San Francisco, CA  
94118

February 10, 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Attn: Christopher May, project planner

RE: Support for 3700 California Street project Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Commissioners:

As a resident of the Jordan Park neighborhood, I am writing to express support for the proposed re-development of CPMC's 3700 California campus. Over the past several years my family and I have hosted several community meetings with the team from TMG Partners to hear about the proposed project as it has gone through various design changes as a consequence of neighborhood input. TMG has always responded by addressing neighbors' concerns and incorporating them into the design.

An example of this is the offensive fluorescent lighting of the existing parking structure at the corner of Jordan and California. The lights remained on at full luminosity all night. When home owners complained to TMG, they immediately addressed the issue and had the night lights luminosity reduced tremendously while still allowing users safety in navigating the parking structure.

TMG's proposed project's design, with its varying building setbacks and architectural profile, is in keeping with the neighborhood character, and the removal of the parking structure is a huge improvement to the neighborhood.

We have appreciated TMG's efforts in listening to our concerns and believe that they and their architects have addressed and incorporated them into the final product. Now that the hospital has moved out and the buildings are vacant, we urge the Commission to accept this project for approval so that the developers can move forward in a timely manner.

Thank you for your attention to this matter.

Sincerely,



Paul Daniels

February 5, 2020

San Francisco Planning Commission

1650 Mission Street, Suite 400

San Francisco, CA 94103

Attn: Christopher May, project planner

RE: Support letter for 3700 California Street project

Planning Dept. Case No. 2017-003559CUA/ENV

Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

I am writing this letter to express my support for the 3700 California Street project. I live two blocks from the project on Washington Street and Cherry Street and appreciate the community process for this project. The developer's welcoming of the community's strong input into the design of the project which made sure that the architectural character, the type of housing, the pedestrian feel, and adequate parking has led to broad community support for this project.

I want to register my strong support for the project and the process that resulted in this project and trust that the Planning Commission will approve this well received project when it comes before you on February 27, 2020.

Sincerely,



Richard Fried



February 10, 2020

Christopher May, project planner  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

RE: Support for 3700 California Street project  
Planning Dept. Case No. 2017-003559CUA/ENV  
Planning Commission Hearing Date: February 27, 2020

Dear Planning Commissioners:

As a longtime resident of Laurel Heights, I am very pleased to write this letter in support of the 3700 California Street project. I urge you to approve this project.

I have been involved in meetings/presentations/etc. associated with the project from the outset. The final design is the result of a unique collaborative process where the developer worked with the community to craft a plan that incorporated the community's concerns in a genuine process. Community input was discussed, understood and implemented where appropriate and practical. Where this input was not implemented the developer took pains to circle back to the Community and explain the rationale involved in the final decision. We don't need all our ideas accepted, what we do need is that they be heard, understood and considered. A lesson many in the City could benefit from.

The resulting plan provides significant housing into our neighborhood in a manner that is respectful of the community and integrates critical design features consistent with the surrounding neighborhood. The fact that this plan for significant new housing is endorsed by all the neighborhood groups represents a unique moment in our City where this type of unanimity is missing because most projects do not include the community in a legitimate process the way that occurred with the 3700 California Street project.

The developer has designed a project that is consistent with the zoning and the neighborhood and this project deserves prompt approval.

Thank you,



Richard Frisbie

**William F. Bartlett**  
131 Jordan Avenue  
San Francisco, CA 94118

February 26, 2020

San Francisco Planning Commission  
Attn: Christopher May, Project Planner  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 3700 California Street, Case No. 2017-003559CUA/ENV  
Hearing Date: February 27, 2020

Dear Commissioners:

I am writing in support for the proposed re-development of CPMC's 3700 California Street campus as a life-long neighbor of the site. The developer has worked very closely with the community, brought the community into the planning process, and made adaptations to their plan to address many of the neighborhood comments. This process should be applauded. The proposed development is very compatible with neighborhood in terms of design and scale and will improve our neighborhood in many ways.

Having lived down the street from the hospital, where my father worked as a physician and my wife delivered our three children, I am glad to see it go. It has been out of context with the neighborhood and resulted in significant traffic and constant parking issues for our community. The proposed project is thoughtful in addressing these potential impacts and the process to develop this has resulted in the neighborhood organizations and neighbors endorsing the project. This is rare in the current environment and we desperately need new housing in San Francisco.

I support the project and commend the process undertaken to bring this plan forward. I hope that you will approve this project and see that it is a great example of the community and developer working together.

Respectfully,



Will Bartlett

Received at CPC Hearing 2/27/2020  
S. Updegrave



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING

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# 888 POST STREET

PLANNING COMMISSION

FEBRUARY 27, 2020

## PROJECT STAKEHOLDERS

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- ▶ Mayor's Office
- ▶ Supervisor Peskin's Office
- ▶ Department of Homelessness and Supportive Housing
- ▶ Department of Real Estate
- ▶ Department of Public Works
- ▶ Tidewater
- ▶ Office of Charles Bloszies
- ▶ Goodwill Industries

## CHALLENGE

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- ▶ San Francisco and The Bay Area are in the midst of a **housing affordability crisis**
- ▶ The unsheltered population has increased 19%
- ▶ Over 1,000 Transitional Aged Youth (ages 18-24) are experiencing homelessness in San Francisco,
- ▶ 83% of young people experiencing homelessness are unsheltered



## PROGRAM OVERVIEW

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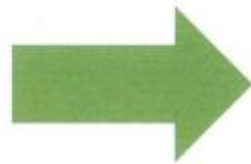
- ▶ The proposed Navigation Center:
  - ▶ Dedicated space for young people (ages 18-24)
  - ▶ Non-profit provider who is familiar with the community
  - ▶ Approximately 75 beds
  - ▶ Low-threshold, high-service model
- ▶ Co-located with subtenants that provide complementary services
- ▶ HSH's Community Engagement Process

## ACTIVE NAVIGATION CENTERS: EMBARCADERO SAFE NAVIGATION CENTER



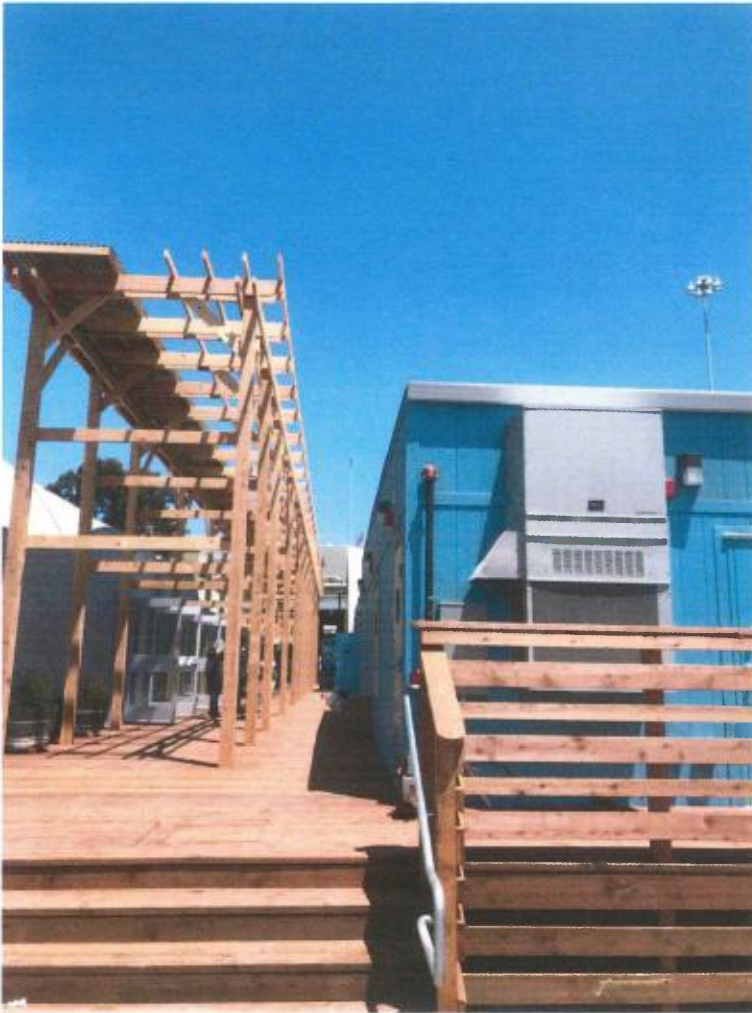
Dormitories

Outdoor Space



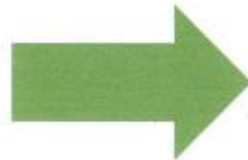
## ACTIVE NAVIGATION CENTERS: DIVISION CIRCLE NAVIGATION CENTER

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Bathroom  
Trailers

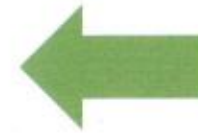
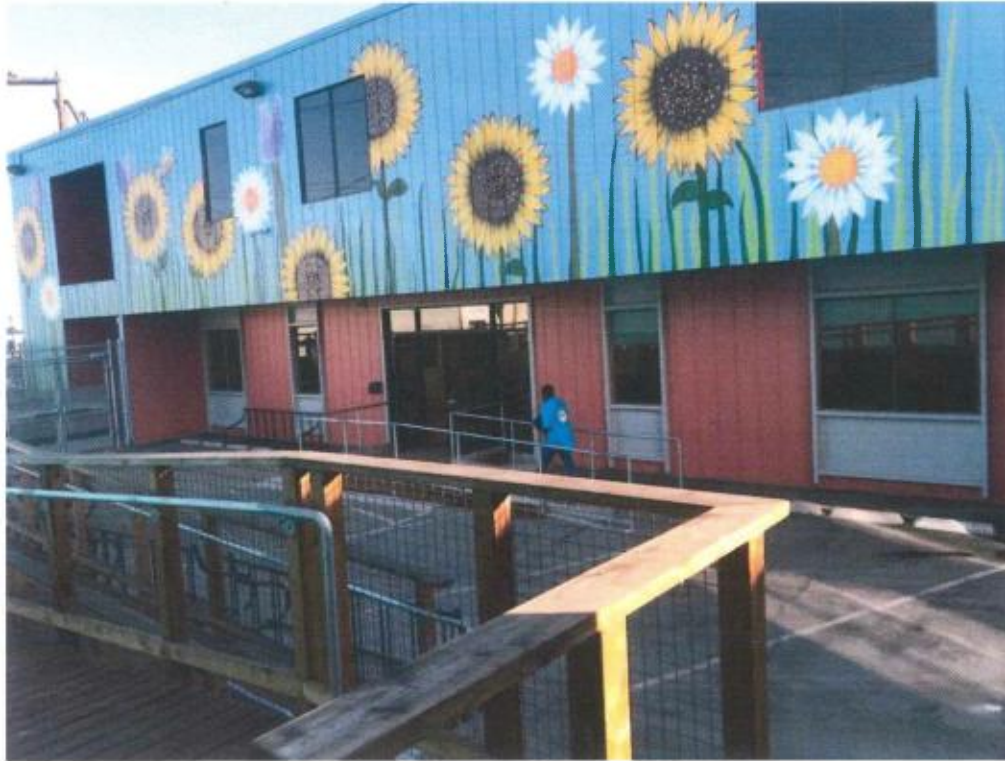
Outdoor Space





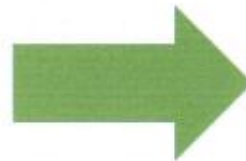
## ACTIVE NAVIGATION CENTERS: BAYSHORE NAVIGATION CENTER

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Welcoming Exterior

Community &  
Activities Space





# SAN FRANCISCO PLANNING COMMISSION

THURSDAY FEB. 27, 2020

**Goodwill**   
SAN FRANCISCO | SAN MATEO | MARIN



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# GOODWILL AT A GLANCE: OUR EMPLOYEES

**Low or No Income**



**Limited English Proficiency**



**Justice-Involved**

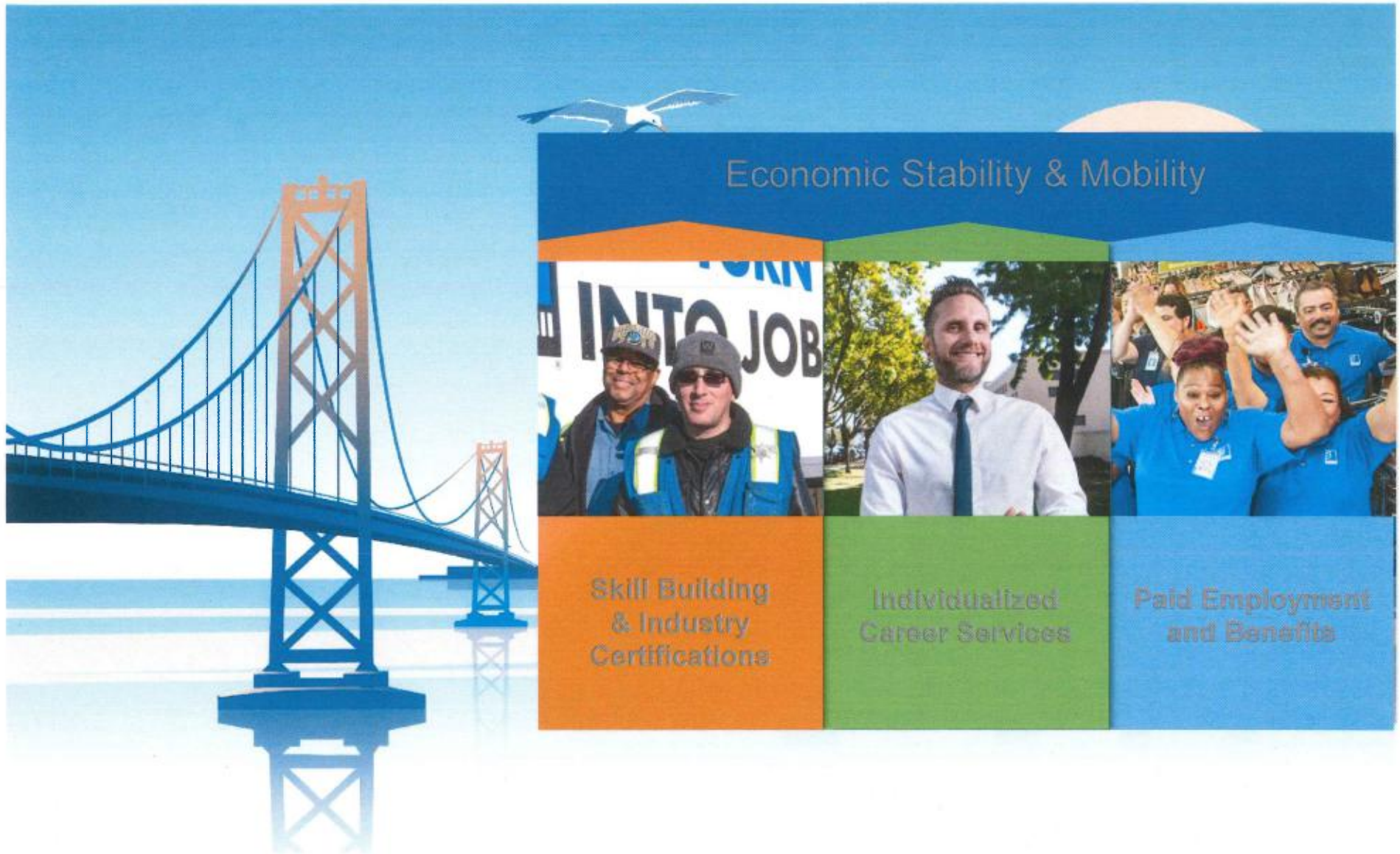


**Homeless or At-Risk of Homelessness**



# SF GOODWILL'S: **THREE** PILLARS OF SUPPORT

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31m

We divert over **31 million lbs** from landfills every year.

3m

Through recompute: we removed **3 million pounds** of electronic waste.

# TAY PROGRAM OVERVIEW – GOODWILL INDUSTRIES

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## HOUSING + EMPLOYMENT

- #1 Cause of Homelessness in SF = job loss
- “An effective strategy to move individuals out of homeless into permanent housing= increase access to meaningful job training and employment” (HUD)

## EXPERIENCE WITH YOUTH:

- Comprehensive youth employment programs (e.g. Back on Track, RAMP)
- Primary employment partner in youth diversion programs (e.g. Young Adult Court)

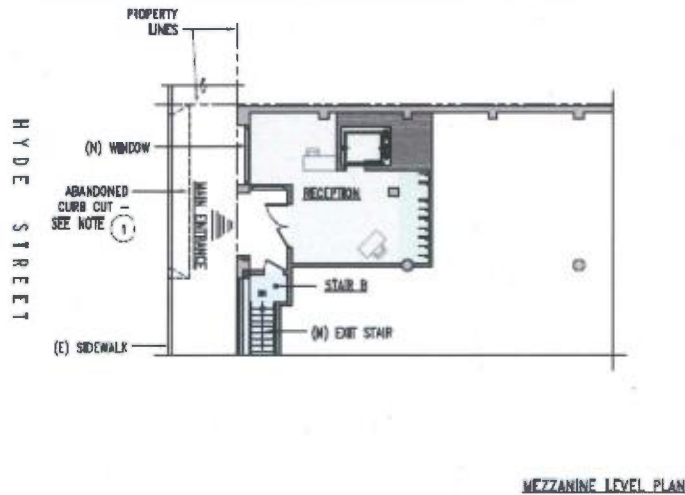
## CUSTOMIZED PROGRAMMING:

- Designated youth training space
- Partnerships with youth serving employers
- Growth Mindset Training
  - Utilization of Cognitive Behavioral Interventions(CBI)



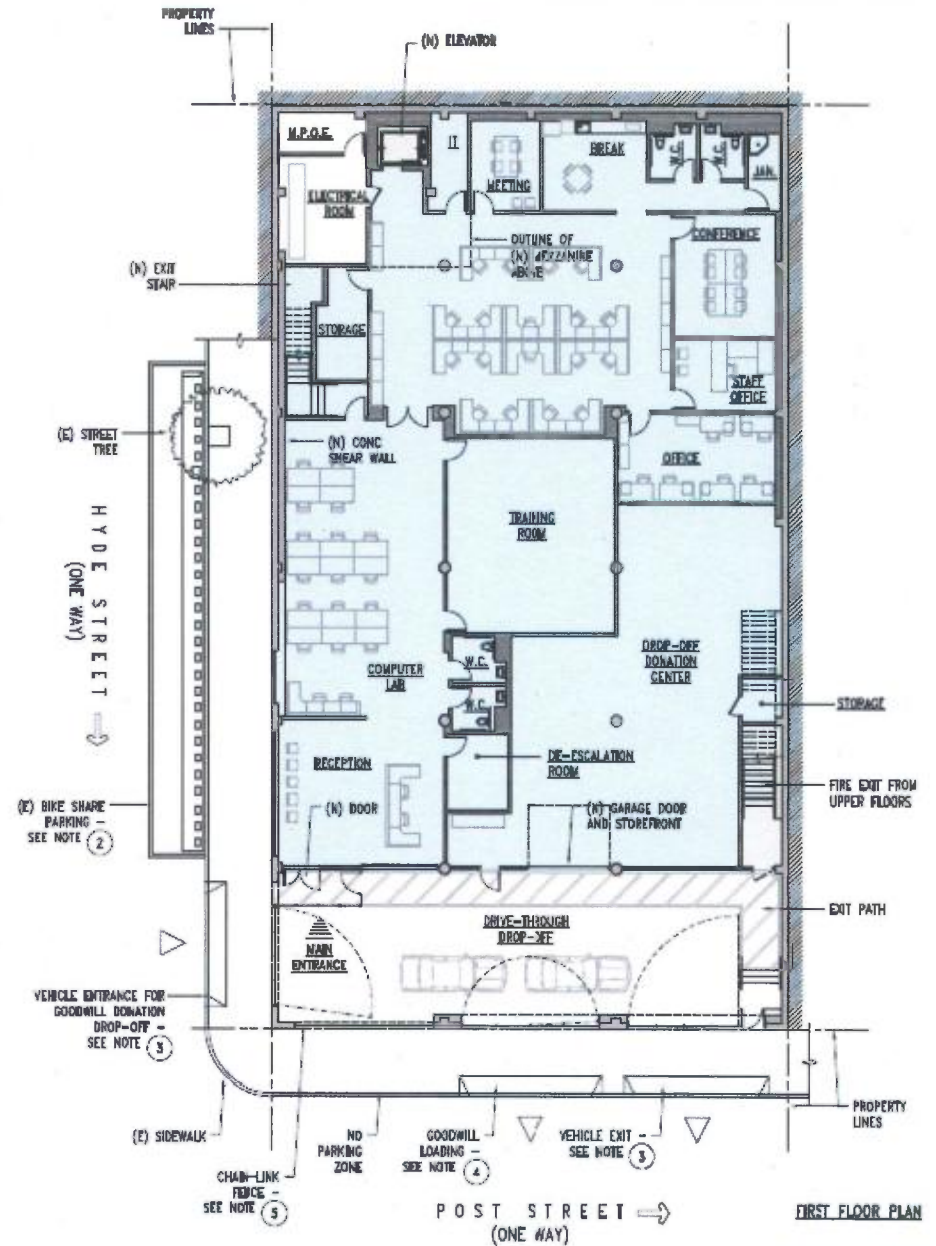


# SITE DESIGN – MEZZANINE AND FIRST FLOOR PLAN



## NOTES – SPECIFIC LOCATIONS

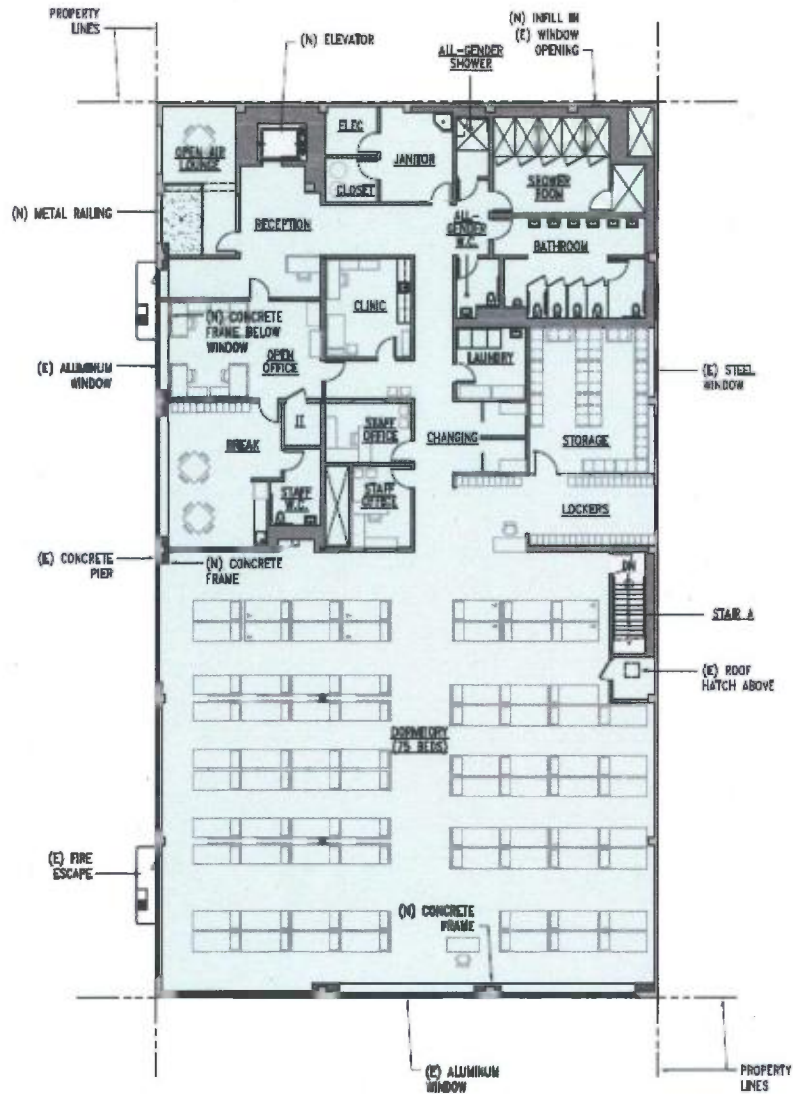
- ① UNUSED CURB CUT WILL BE CLOSED AND RESTORED ACCORDING TO CITY STANDARDS.
- ② BIKE SHARE PARKING IS SHOWN IN ITS CURRENT LOCATION, BUT MAY BE RELOCATED BASED ON S&AT COMMENTS OF 2/13/20.
- ③ VEHICLES WILL ENTER THE GOODWILL DONATION CENTER USING THE EXISTING HYDE STREET CURB CUT. VEHICLES WILL EXIT THE DONATION DROP-OFF AREA USING AN EXISTING POST STREET CURB CUT.
- ④ POST STREET CURB WILL REMAIN FOR GOODWILL LOADING OF DONATIONS ONTO A PANEL TRUCK PARKED ON POST STREET.
- ⑤ AREA BELOW PORTICO WILL BE SECURED BY NEW CHAIN LINK FENCE AND GATES OR MODIFIED EXISTING CHAIN LINK. GATES WILL BE CLOSED WHEN DONATION CENTER IS NOT IN OPERATION. GATES REQUIRED FOR FIRE EXITS WILL ONLY OPERATE ONE WAY (OUT).



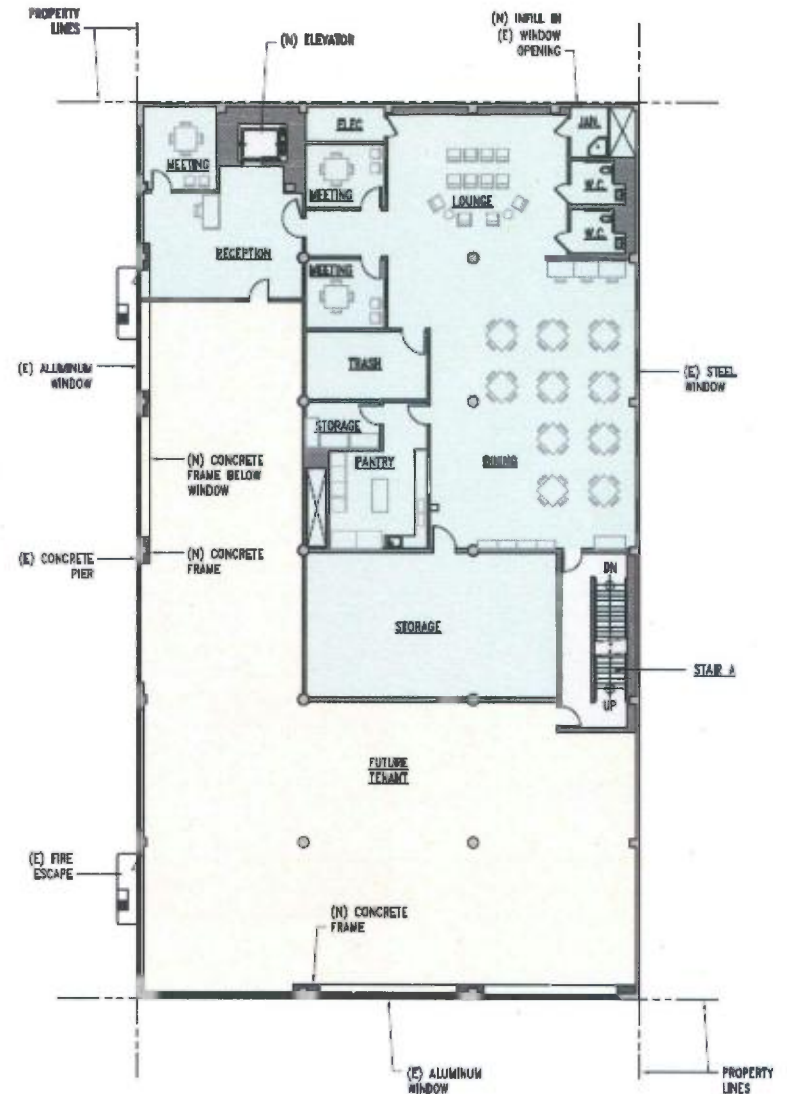
PROPOSED DESIGN



## SITE DESIGN – SECOND AND THIRD FLOOR PLANS



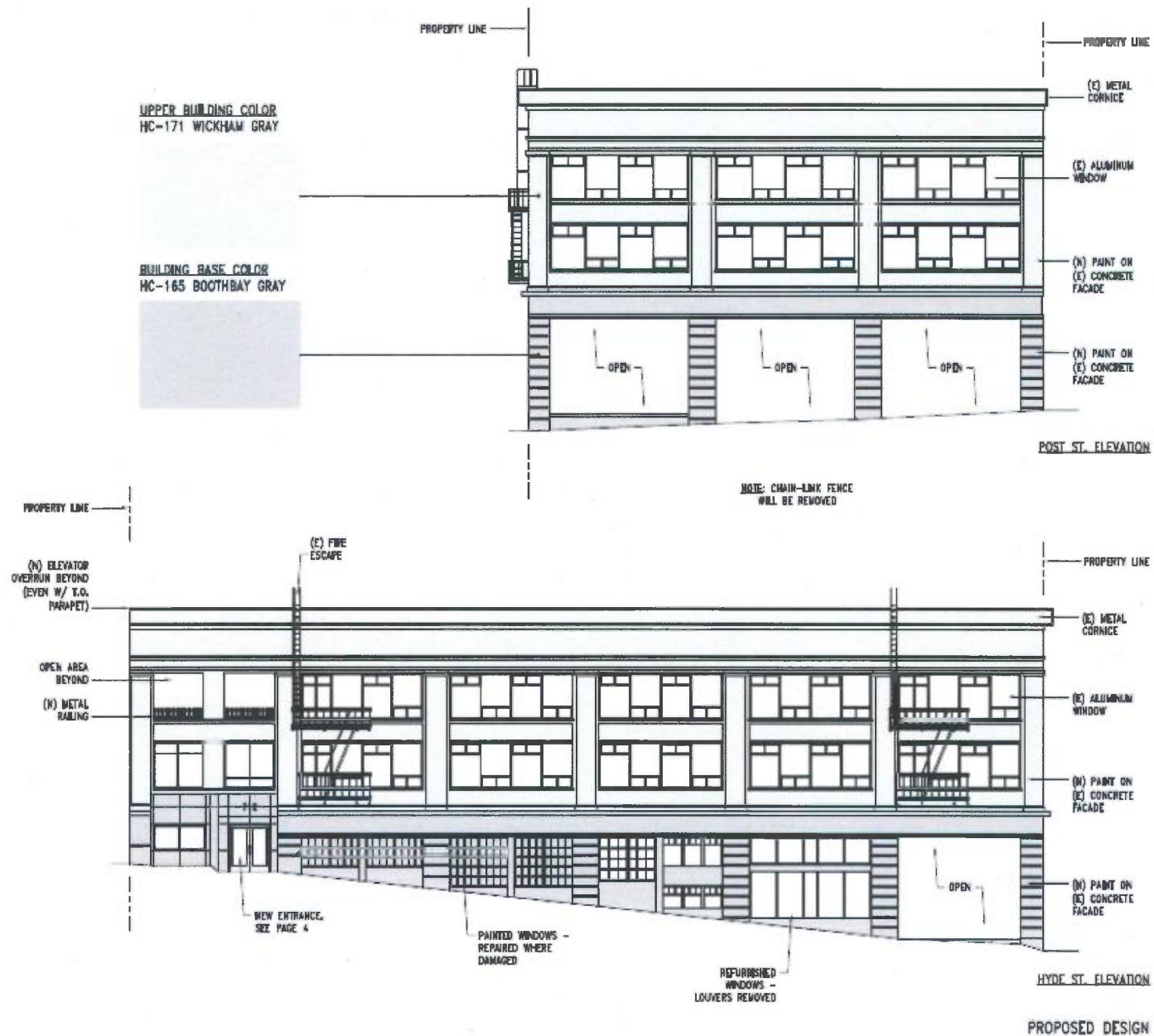
THIRD FLOOR PLAN



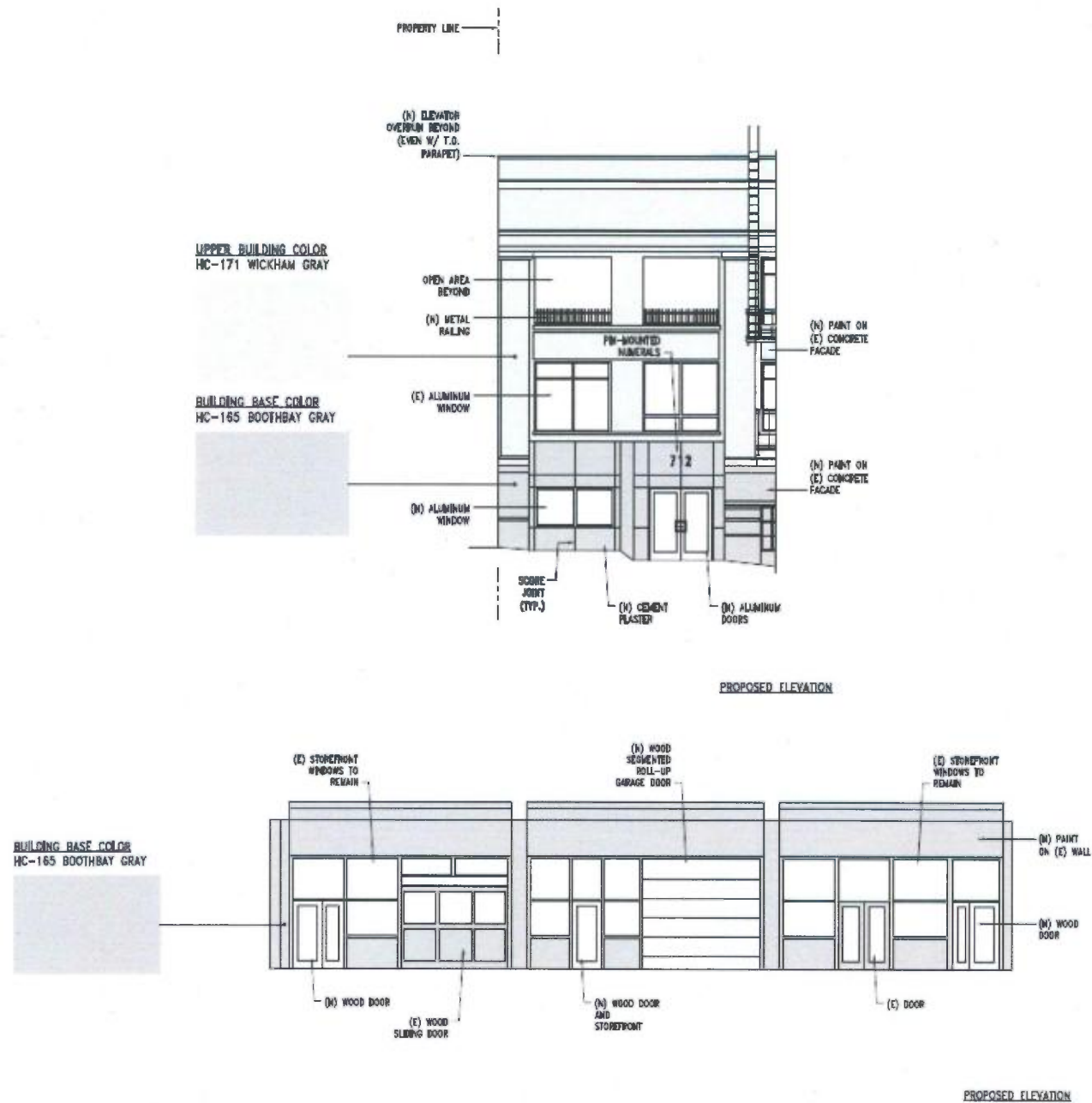
SECOND FLOOR PLAN

PROPOSED DESIGN

## SITE DESIGN – SITE RENDERING OF RENOVATED BUILDING



# SITE DESIGN – EXTERIOR DETAILS



# THANK YOU



DEPARTMENT OF  
HOMELESSNESS AND  
SUPPORTIVE HOUSING