

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Item 14 - 2021-006353PCA - Accessory Dwelling Unit Controls [BF 210699]  
**Date:** Thursday, September 09, 2021 12:32:26 PM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>  
**Date:** Thursday, September 9, 2021 at 12:26 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>  
**Cc:** "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, Elizabeth Watty <elizabeth.watty@sfgov.org>, "Kwiatkowska, Natalia (CPC)" <natalia.kwiatkowska@sfgov.org>, "MILJANICH, PETER (CAT)" <Peter.Miljanich@sfcityatty.org>, "PRADHAN, MANU (CAT)" <Manu.Pradhan@sfcityatty.org>, "Koomas, Joey (RNT)" <joey.koomas@sfgov.org>, KRISTEN JENSEN <Kristen.Jensen@sfcityatty.org>  
**Subject:** Item 14 - 2021-006353PCA - Accessory Dwelling Unit Controls [BF 210699]

Dear President Koppel, Vice President Moore, and Commissioners,

Please see below additional language that Supervisor Mandelman intends to include in the ordinance before you today as item 14 on your agenda. Due to our August recess, we were not able to get this finalized and introduced in time for your hearing packet today, but the below is the final draft from the City Attorney's office and we do intend to introduce this language as soon as possible at the Board.

I also want to confirm that this language was developed in consultation with Planning and Rent Board staff and that Planning staff accepts and has not offered any additional modifications to the below.

To summarize, this is a provision that would allow tenants to petition the Rent Board within 30 days of receiving the required ADU notice to get a written determination of the presence of housing services and whether the ADU proposal would sever, reduce, or remove said services.

Both Veronica and I will speak to this additional provision on the record today in the hearing, and I look forward to discussing with you.

This language would appear on page 4, line 1 of the version in your packet. Section (iii) is substantively the same as in your packet. Section (iv) is the new substance.

*(iii) Prior to submitting an application to construct an ADU under this subsection (c)(4), the property owner shall file with the Rent Board a written declaration, signed under penalty of perjury, demonstrating that the project will comply with the requirements of Administrative Code Sections 37.2(r) and 37.9 relating to severance, reduction, or removal of a housing service. The Rent Board shall determine the form and content of said declaration, which shall include the following information: (1) a description of any housing services supplied in connection with the use or occupancy of any units on the subject property that are located in the area of the property or building where the ADU would be constructed; (2) whether construction of the ADU would result in the severance, substantial reduction, or removal of any such housing services; and (3) whether any of the just causes under Administrative Code Section 37.9(a) would apply. The property owner shall also file a copy of the notice required under Section 207(c)(4)(J) with the declaration.*

*(iv) Tenants at the subject property may contest the information in the declaration required by subsection 207(c)(4)(C)(iii) by petitioning for a written determination from the Rent Board verifying the presence and defining characteristics of the housing service or services in question, and whether any such housing services would be severed, substantially reduced, or removed by the project as proposed. Petitions must be filed with the Rent Board within 30 calendar days after the date of the notice required under subsection 207(c)(4)(J). If no such petitions are filed, the Rent Board shall promptly transmit the declaration to the Planning Department. If such petitions are filed within 30 calendar days, the Rent Board shall transmit the declaration and its written determination on the petition to the Planning Department within 90 calendar days of receipt of said petition. The Department shall not approve an application to construct an ADU under this subsection (c)(4) unless the materials transmitted by the Rent Board indicate that construction of the ADU*



would not result in the severance, substantial reduction, or removal without just cause of any tenant housing service that is supplied in the area of the property or building where the ADU would be constructed, unless the property owner demonstrates that the tenant supplied with that housing service has given their express written consent for the severance, substantial reduction, or removal of the housing service.

Thank you,

Jacob

**Jacob Bintliff**

Legislative Aide

Office of Supervisor Rafael Mandelman  
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 284  
San Francisco, California 94102

(415) 554-7753 | [jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)

*Pronouns: he, him, his*

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for 490 Brannan St. project  
**Date:** Thursday, September 09, 2021 12:31:35 PM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Erina C Alejo <erinacalejo@gmail.com>  
**Sent:** Thursday, September 09, 2021 12:09 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for 490 Brannan St. project

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Dear Commissioners,

My name is Erina Alejo, a visual artist that has produced arts for five years in San Francisco. **I'm writing to support project: 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET.** I've been so grateful and privileged to work with Asian Pacific Islander Cultural Center. They have been integral to my development as an artist, especially as someone who was born and raised in San Francisco, leading up to my first and successful exhibition at SFMOMA that recently concluded.

I admire their efforts to create opportunities for visual artists like me especially considering that they've never had a space of their own to work with. The staff at APICC work tirelessly every year to find spaces for Asian American artists to showcase their work and allow the community to express their culture.

The lack of space that the Asian American community controls is a problem that we cannot ignore any longer. This space is a professional performing space and a gallery space that would be in the heart of SOMA, a place where many in our community live.

I offer my support to this project and I hope you can too.

Thank you,  
Erina Alejo  
Artist and San Francisco Third-Generation Renter  
APICC Advocate

--

[Erina C Alejo](#) (they/she/siya)

Archiving '21 projects: [We Smell Like Sunshine!](#), AAWAA and APICC; [My Ancestors Followed Me Here](#), SFMOMA

✧ • ° : \* ✧ • ° : \* [erincalejo.com](http://erincalejo.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1750 Van Ness Avenue 0622/019 Record # 2016-015987PCACUAVAR  
**Date:** Thursday, September 09, 2021 12:00:03 PM

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**Commission Affairs**

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**From:** Jeffrey Oberti <jeffreyoberti@gmail.com>  
**Sent:** Thursday, September 09, 2021 11:35 AM  
**To:** May, Christopher (CPC) <christopher.may@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1750 Van Ness Avenue 0622/019 Record # 2016-015987PCACUAVAR

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

Good Day,

I am writing to let you know I oppose this project going higher than 3 stories. If the project is built as detailed the new building will block light and be an eyesore to the current residents of the neighboring buildings.

I ask that you deny the application as is and keep the project to 3 stories maxium.

Thank you,  
Jeff

**From:** [CPC-Commissions Secretary](#)  
**To:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 459 Clipper Demolition  
**Date:** Thursday, September 09, 2021 12:00:40 PM  
**Attachments:** [SB Marked 459ClipperSt T after neighbor meeting - Final \(003\)\(1\).pdf](#)  
[200621\\_C469\\_Shading Impact Analysis Report.pdf](#)

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### Commission Affairs

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**From:** Steve Boeddeker <[sboeddeker@yahoo.com](mailto:sboeddeker@yahoo.com)>  
**Sent:** Thursday, September 09, 2021 11:50 AM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 459 Clipper Demolition

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

Hello Members of the Planning Commission

My name is Steve Boeddeker and my family lives at 449 Clipper, just to the left/east of the demolition site. I come from several generations of Boeddekers to live in and around SF...including my father who went to Serra and USF/Annapolis...my grandfather who helped build the St. Anthony's Dining Room and my great uncle Fr. Alfred Boeddeker who founded St. Anthony's and for whom Boeddeker Park is named. So I was extremely proud 25 years ago to be able to buy a historic home in SF and be a part of it's history and community. And when I remodeled my home I took that history and community very serious by respecting the historic architecture, shared mid block space and air/light of the neighboring historic homes.

This does not seem to be the approach being taken by the developer of 459 Clipper.

Even though it is one of the original historic buildings on the block and has withstood several earthquakes and years of neglect it may be deemed not worth saving. I was friends with the tenants Debra and Jeff as well as the college students who had to move out before it was sold. They were all very happy living there. Since then the only attention the property has seen has been the removal of all plaster and electrical...ironically revealing its solid redwood framing and foundation. Even though it's "old school"

construction seems solid to me it may be deemed not worth saving. I assume a professional has or will make this determination. And if demolishing this historic building is approved, the issue becomes how the replacement structure fits within the historic block and how it affects the neighboring historic Victorians.

While the beauty shots/renderings are nice, if you review the plans you'll see that the building appears to push the limits and loopholes of every aspect of the building code. For years now the neighbors have requested that the developer respect the neighboring historic homes by limiting the impact on the light/air and mid block of these century old buildings. And to keep the design/mass consistent with the historic homes up and down the block. We have even gone to the extent of suggesting ways to achieve that and had a professional light study done. But our suggestions seem to have fallen on deaf ears.

I have emailed/attached the commissioned light/air study as well as the marked up plans that show the following requests:

- Move setback from street consistent with historic block and preserve air/light to 449
- Reduce rear depth for midblock and respect light/air to neighboring historic homes
- Reduce height to meet the average of historic block
- Side setbacks for 449 and 469 light/air/privacy

These are not huge requests and won't significantly change the square footage.

The original proposed structure was to be a 6000 sq. ft. single unit mansion with elevator and multiple roof decks. Now the plans show 2 units and claim to be increasing the number of affordable family homes. My fear is that soon after construction is complete it will be converted back to the original single unit monster home...and in the end we will have had nobody living there for over a decade and another expensive structure built with seemingly only profit in mind.

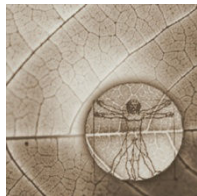
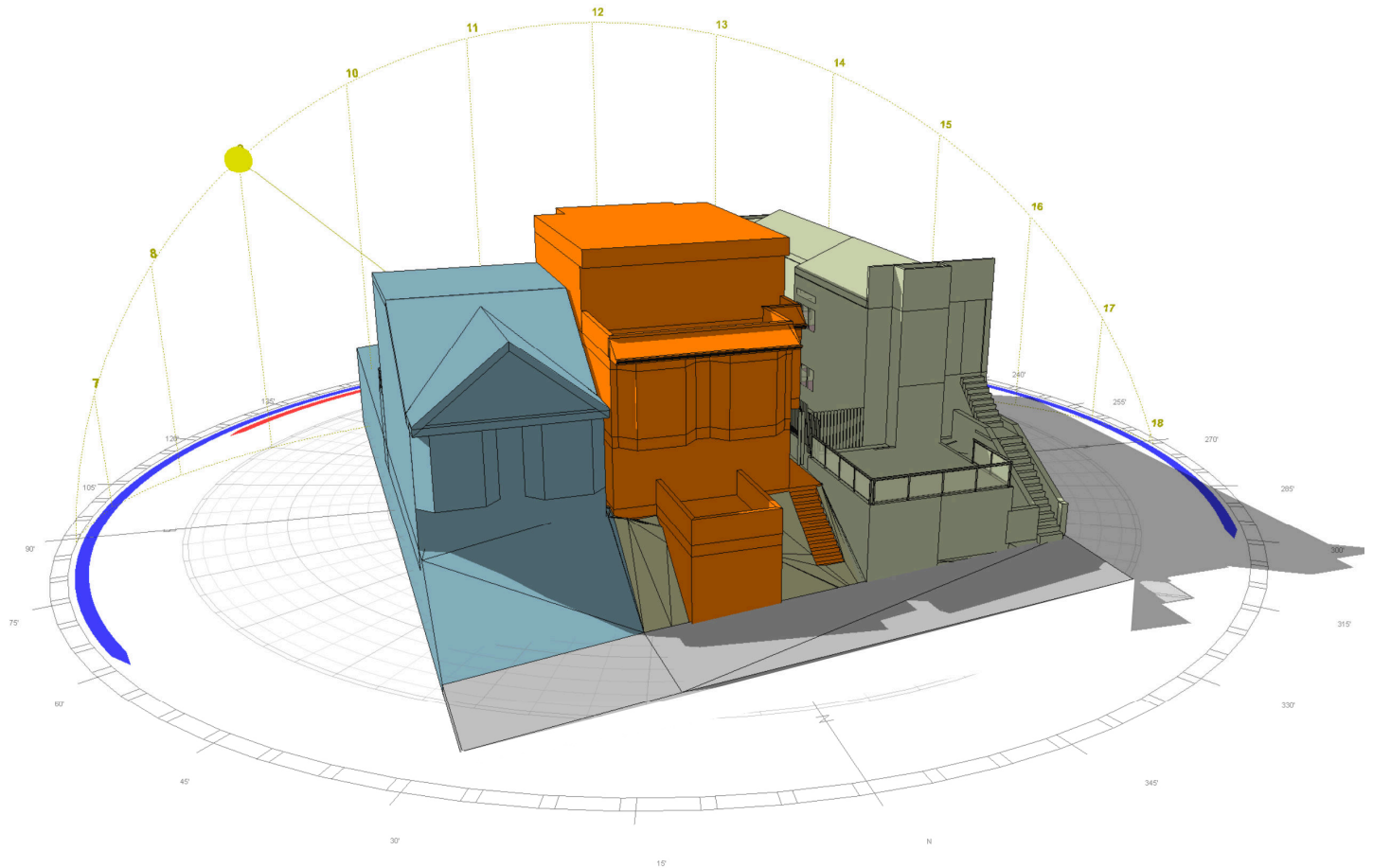
I ask that you please withhold permits for the demolition of the historic home at 459 Clipper Street until it has been inspected and until the plans for replacement are more in line with the historic block and the light/air and mid block of it's neighbors.

Thanks for your attention and stay safe.

Steve Boeddeker  
449 Clipper

# SHADING IMPACT ANALYSIS REPORT

FOR 469 CLIPPER STREET | JUNE 21<sup>ST</sup> 2020



Report prepared by  
Olivier PENNETIER, LEED AP, CEA  
**SYMPHYSIS**  
Bioclimatic Design Consulting  
olivier@symphysis.net

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## I. INTRODUCTION & ANALYSIS SUMMARY

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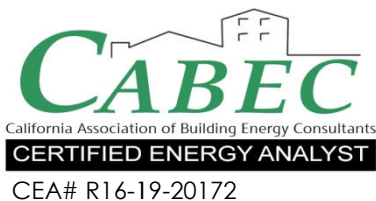
SYMPHYSIS was asked to perform a shading analysis to assess the shading impact and potential daylighting reduction of a proposed new, 3-story over basement duplex, located at 459 Clipper Street, upon the adjacent properties at 469 Clipper Street.

After performing the analysis, SYMPHYSIS concludes that **the proposed project at 459 Clipper Street would significantly reduce available daylight reaching the Family Room and Library of the first story at 469 Clipper Street, by 41.5%**. This would be equivalent to a glazing-to-floor area ratio of 7.3% within this occupied space, **which is substandard to the 8% minimum required by the California Building Code section 1204.2**. The other spaces on the first and second floors would also experience a reduction in daylight, although to a lesser degree. The Kitchen and dining areas would experience a 20.7% reduction of the available visible sky.

The report herein describes the proposed project, as well as the methodology used for the shading and daylight availability analysis, along with its results. ■



Olivier A. Pennetier, MArch, LEED AP, CEA  
SYMPHYSIS Principal  
06/21/2020



*Our services consist of professional opinions and conclusions developed in accordance with generally accepted environmental design, solar engineering and daylighting design principles and practices. Our conclusions and recommendations are based on the information provided by the clients, USGS Digital Elevation Model and publically available Geographic Information System database.*

## II. PROJECT LOCATION

The proposed project is located at 459 Clipper Street in San Francisco CA, in the center of the Noe Valley neighborhood, block 6555, lot 038A. ■

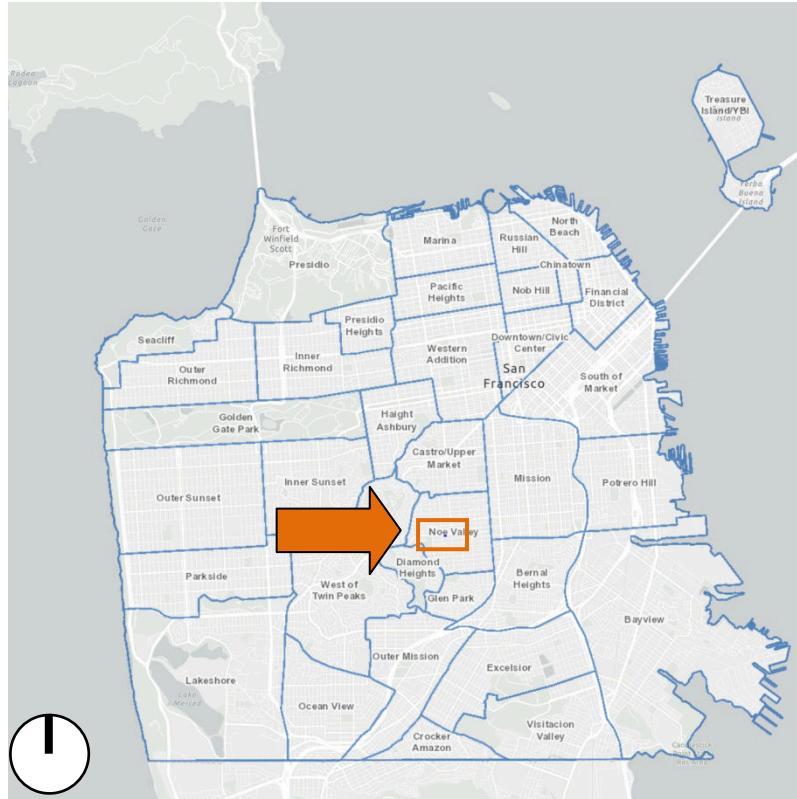


FIGURE 1: LOCATION MAP

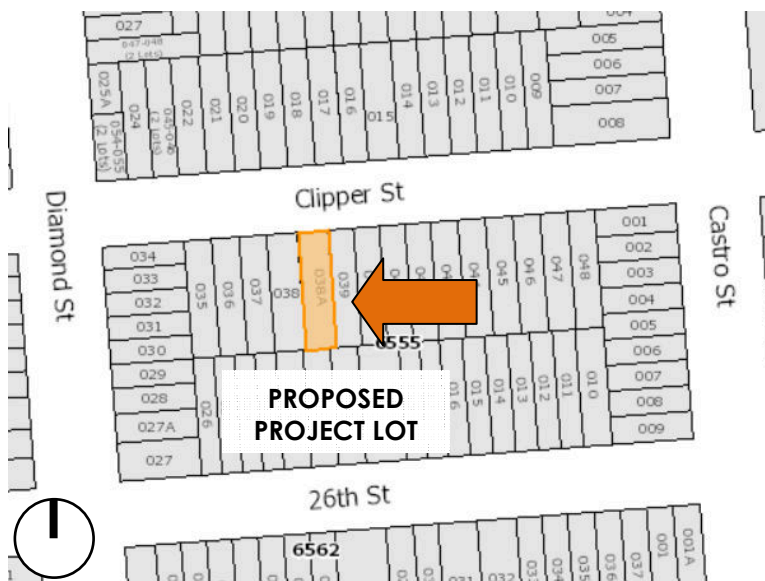


FIGURE 2: BLOCK MAP

### III. PROPOSED PROJECT DESCRIPTION

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The proposed project is a new 3 story over basement duplex, 40'-6" in height, adjacent to 2 existing properties at 449 and 469 Clipper Street.

The following images show the 3D massing models for the existing conditions and proposed design. ■

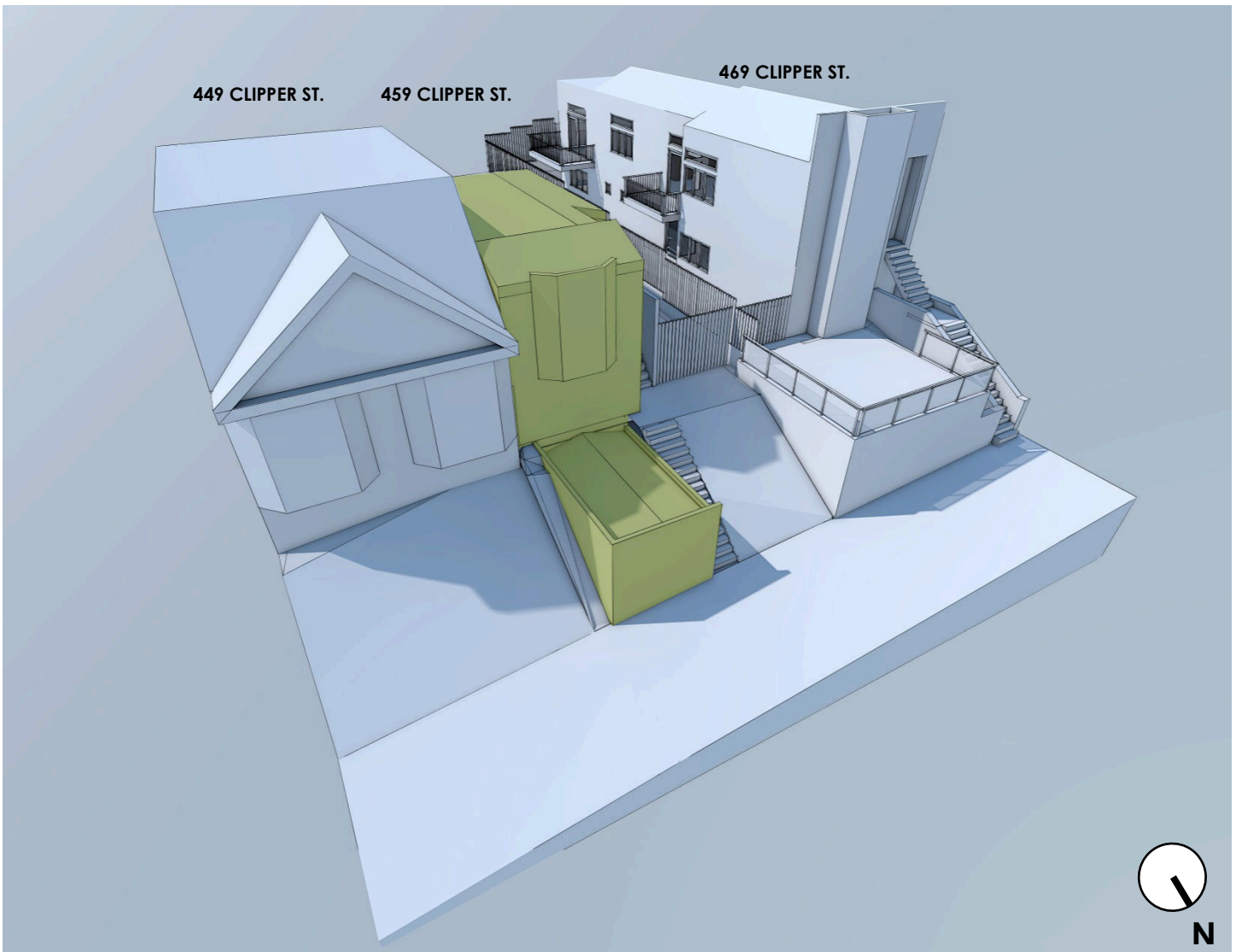


FIGURE 3: 3D MASSING MODEL OF THE EXISTING CONDITIONS.

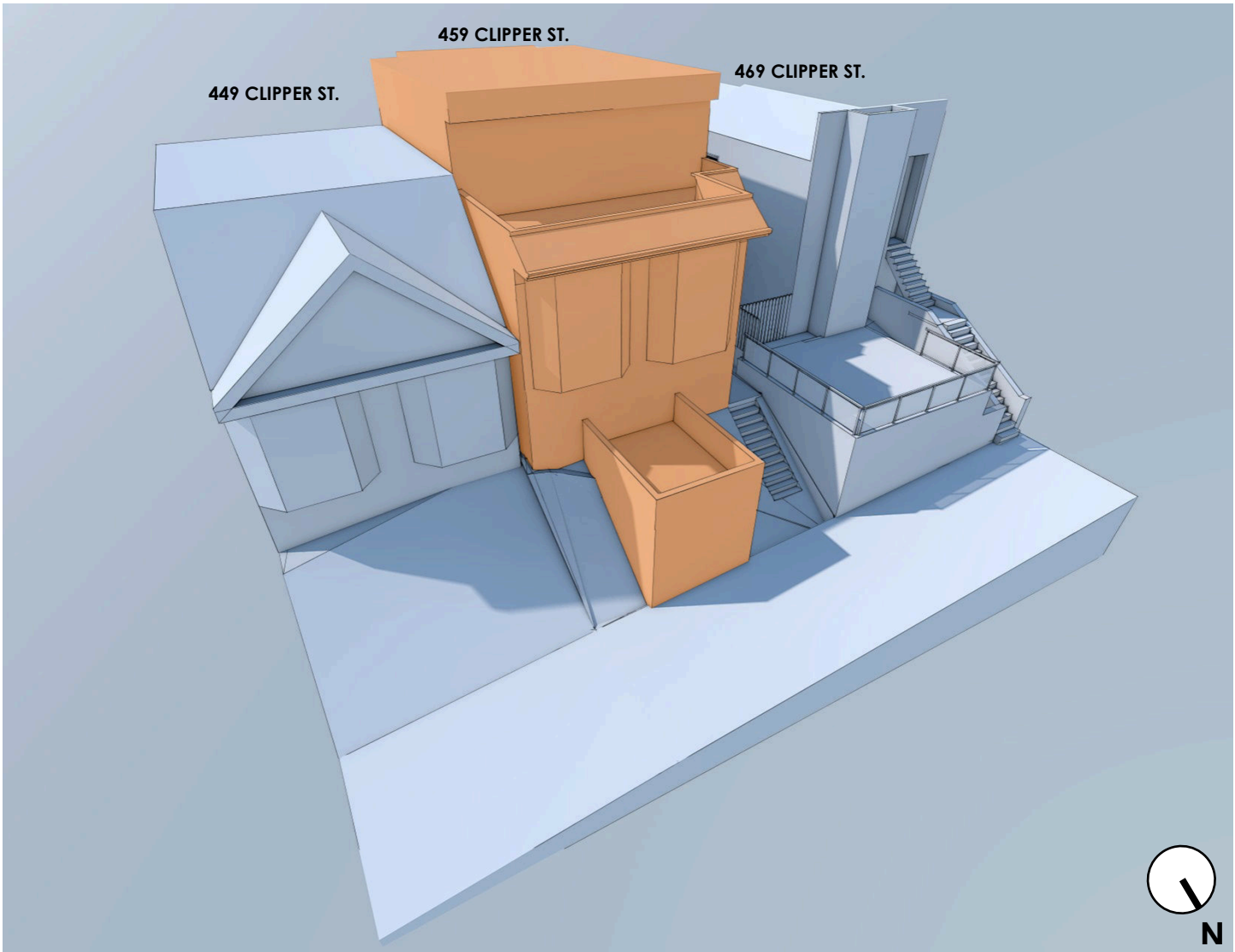


FIGURE 4: 3D MASSING MODEL OF THE PROPOSED DESIGN.

## IV. ANALYSIS METHODOLOGY & FINDINGS

SYMPHYSIS utilized various tools to develop this shading impact analysis. Here is a breakdown of the analysis process, and the tools used at each stage of the analysis:

- 1) A 3D model of the existing and proposed conditions was created within a CAD software (ArchiCAD), using the architect's drawings of the proposed project, dated 02/07/2020. The property to the West of the proposed project at 469 Clipper Street was modeled based on architectural drawings provided by the owner. The property at 449 Clipper Street was modeled based on available elevation drawings provided by the project's architect drawings as well as aerial photographs and photogrammetry from Google Earth.
- 2) The 3D models were sent into a building performance analysis tool called Autodesk Ecotect to calculate shading and available visible sky specifically on the adjacent property's windows at 469 Clipper Street. First the calculations were computed for the existing conditions, then another pass with the proposed design. The difference between the two conditions highlights the areas that are most impacted by the proposed project. The calculations were set for the entire year, all time of day.

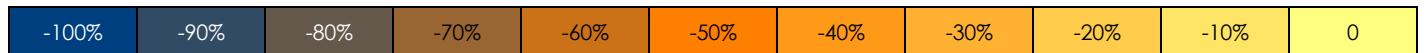
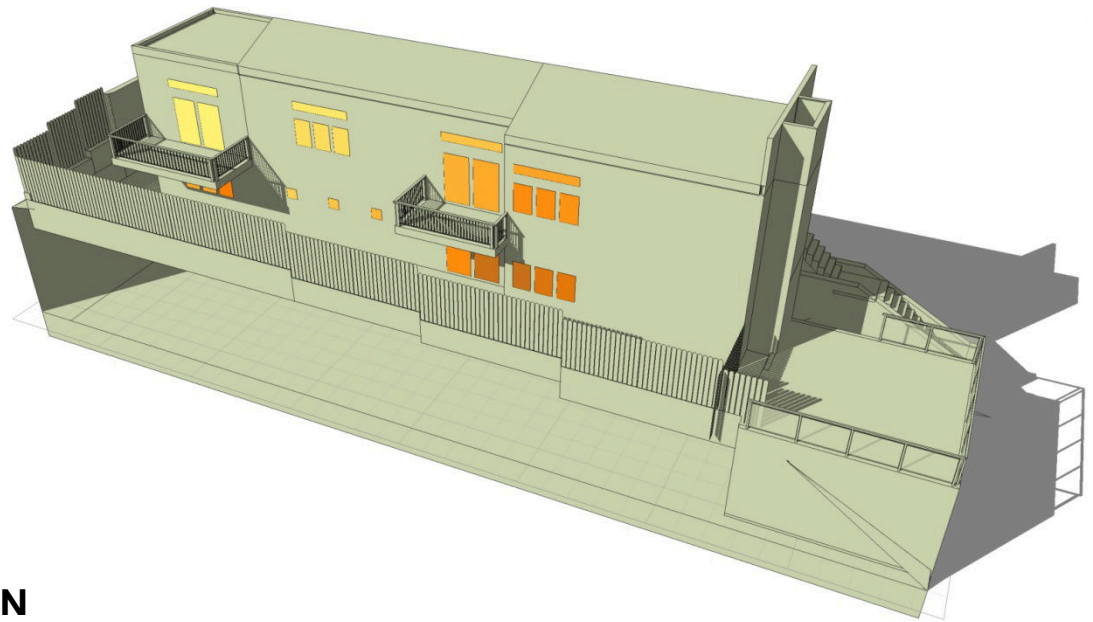


FIGURE 5: REDUCTION OF VISIBLE SKY ON WINDOWS AT 469 CLIPPER STREET FACING THE PROPOSED PROJECT (NOT SHOWN FOR CLARITY).

After compiling all the results of the various analyses, SYMPHYSIS concludes that the proposed project at 459 Clipper Street would reduce the amount of light from the skydome currently reaching the interior spaces of 469 Clipper Street by a weighted average of 18.9%. **The highest impact affects the East-facing windows (facing the proposed project) of the first floor at the family room and library, with a significant reduction in visible sky of 41.5% - similar to losing 5 hours of daylight during an average day.** The kitchen located at the second floor would also experience a significant 20.7% decrease in available daylight.

To put these visible sky reductions into perspective, it can be useful to associate the available light reduction with an equivalent glazing-to-floor area ratio. This is used by the California Building Code section 1204.2, which requires all occupied spaces to have a minimum 8% of glazing-to-floor area ratio to allow for sufficient daylight. The current glazing-to-floor area ratio of the family room / Library spaces is 12.5%. **A 41.5% reduction of visible sky (daylight) on this space's windows can be thought of an equivalent glazing-to-floor area ratio of 7.3%, which is below the code-required minimum of 8%.** Table 1 below highlights these numbers.

FLOOR	ROOM	FLOOR AREA	GLAZING AREA	% GLAZING/FLOOR AREA RATIO	EXISTING VISBLE SKY	PROPOSED VISIBLE SKY	VISIBLE SKY REDUCTION	% GLAZING RATIO EQUIVALENCY
1	FAMILY/LIBRARY	568	71	12.5%	26.5%	15.5%	<b>-41.5%</b>	<b>7.3%</b>
1	PAINTING STUDIO	215	60	27.9%	15.0%	14.0%	-6.7%	26.0%
2	KITCHEN	504	112	22.2%	41.1%	32.6%	<b>-20.7%</b>	17.6%
2	BEDROOM	221	67	30.5%	48.7%	47.2%	-3.1%	29.5%

TABLE 01: VISIBLE SKY REDUCTION ON WINDOWS AT 469 CLIPPER STREET.

The following graphics show the shading impact of the proposed project upon the East-façade of the adjacent property at 469 Clipper Street, for 08:00 am and 10:00 am at the summer solstice (when the sun is highest in the sky), Fall equinox (mid-season) and Winter solstice (when the sun is lowest in the sky). ■

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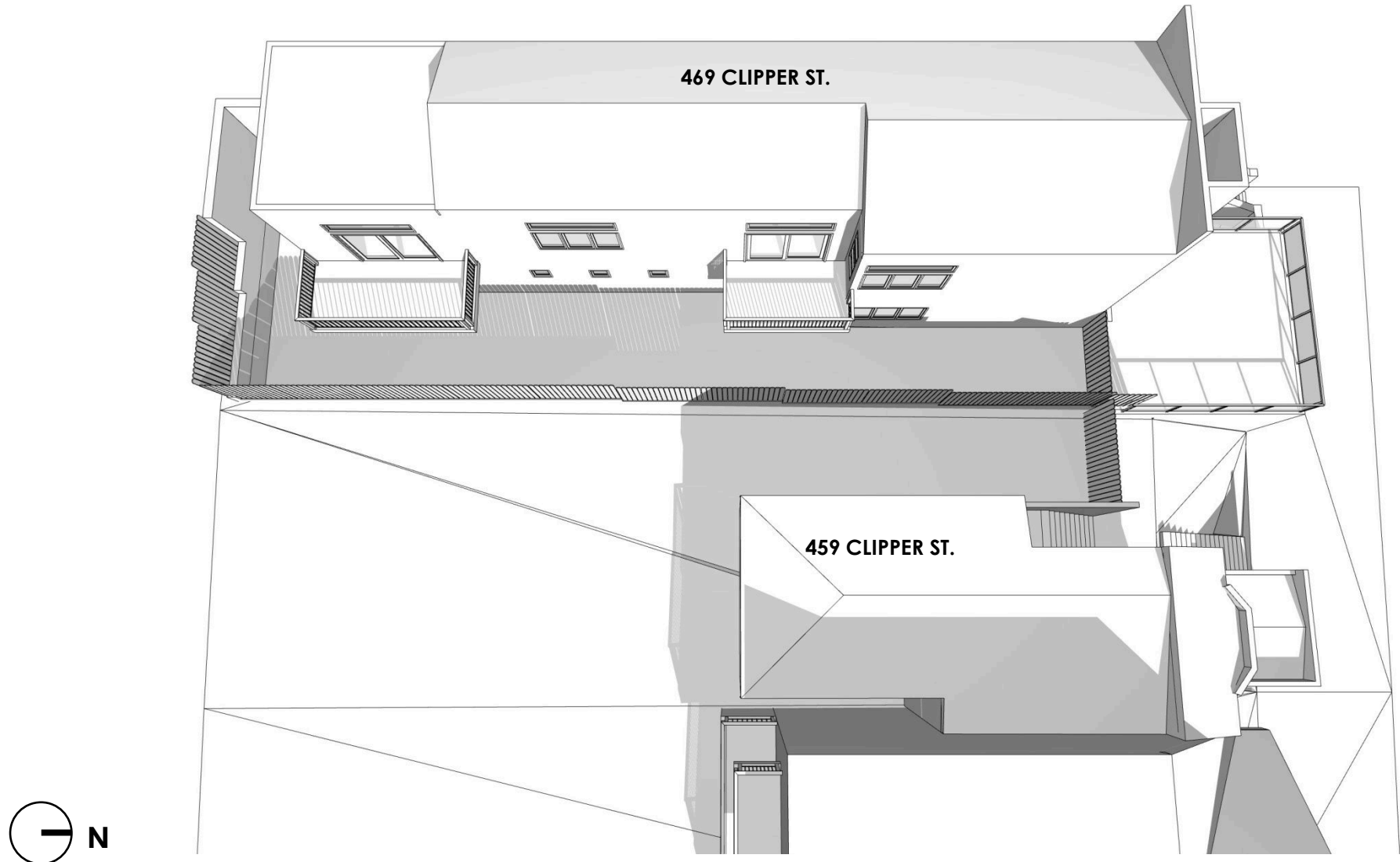


# A01

SUMMER SOLSTICE - EXISTING CONDITIONS

JUNE 21<sup>ST</sup>

08:00 AM



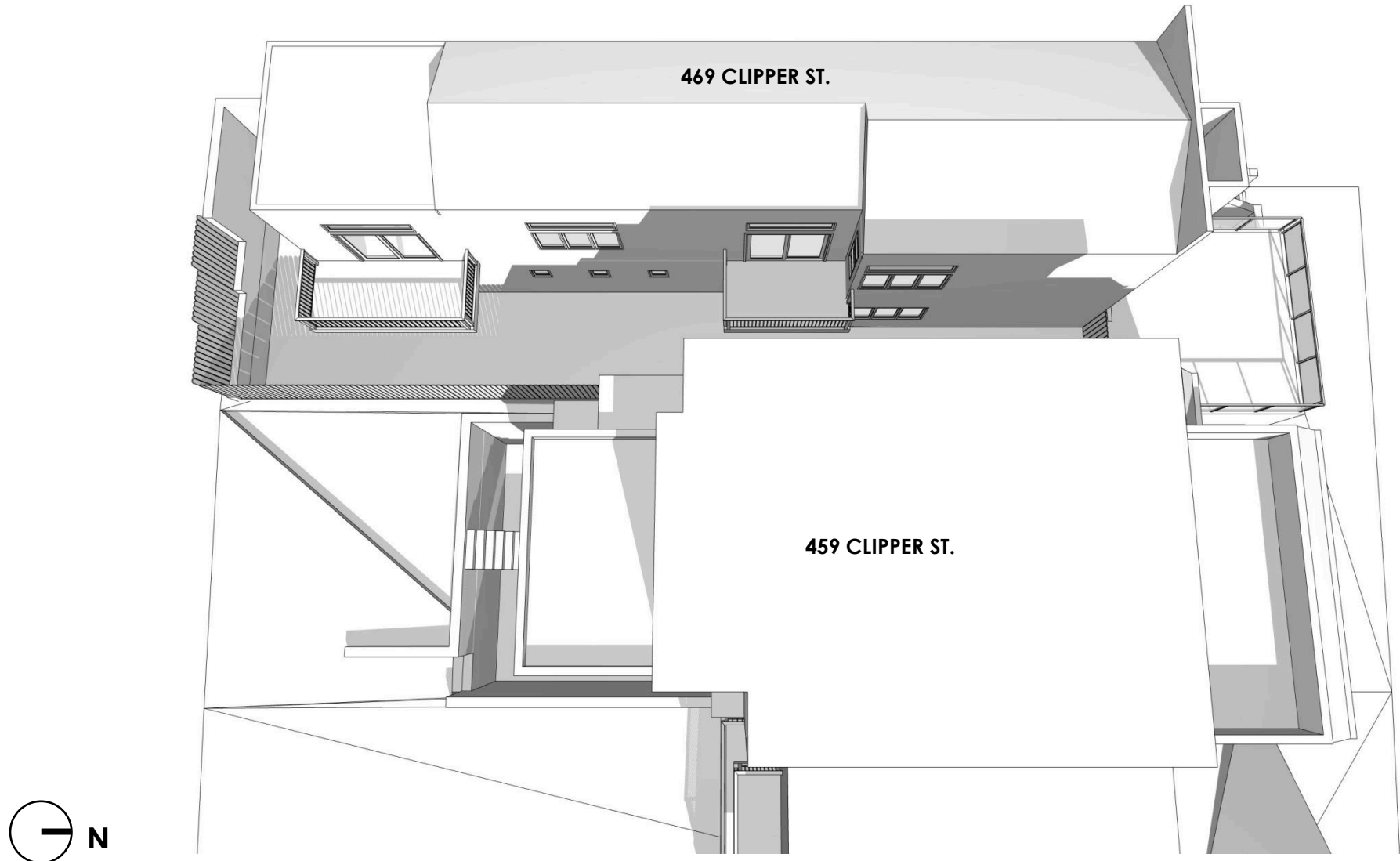


# A02

## SUMMER SOLSTICE PROPOSED CONDITIONS

JUNE 21<sup>ST</sup>

08:00 AM

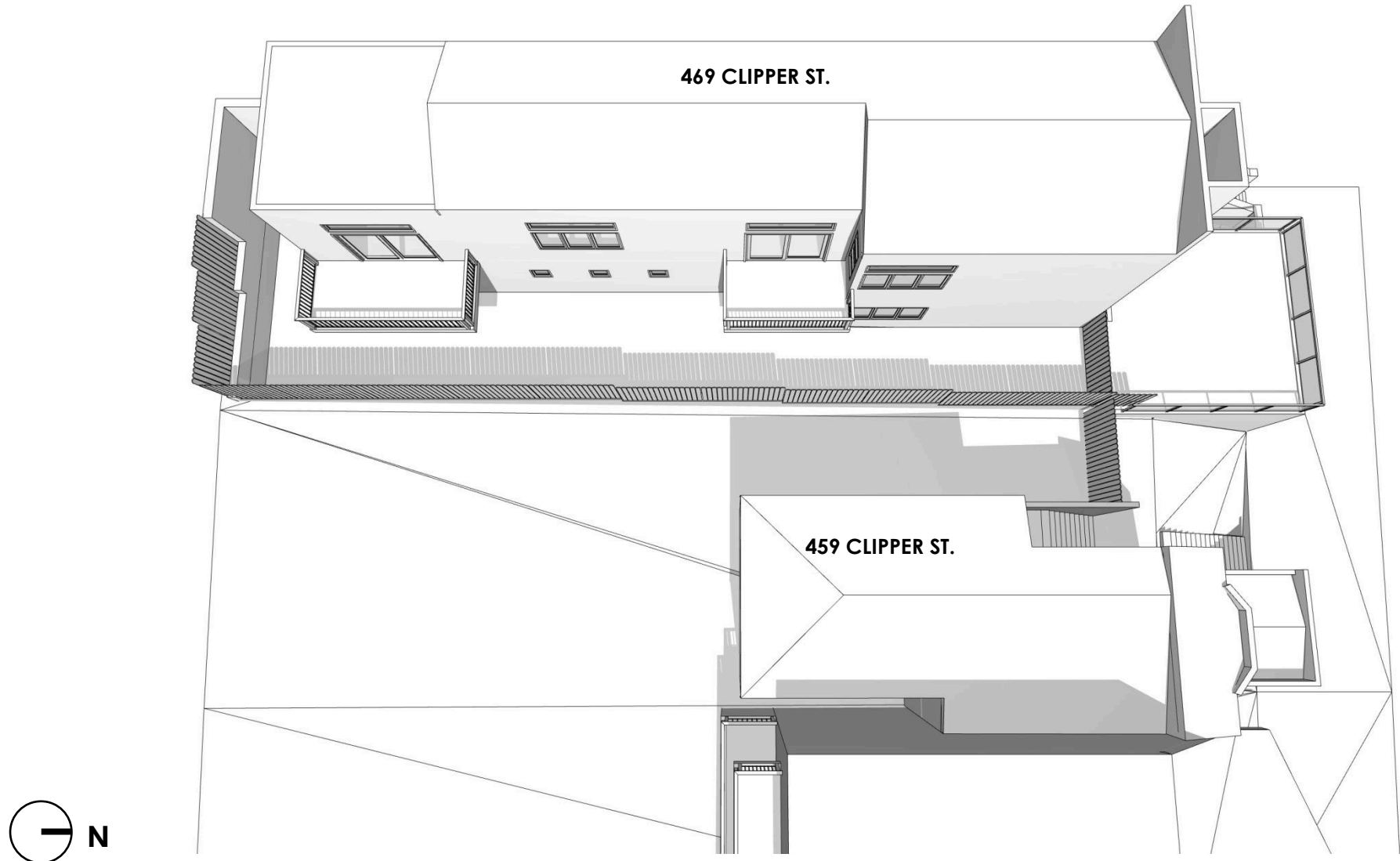


# A03

## SUMMER SOLSTICE - EXISTING CONDITIONS

JUNE 21<sup>ST</sup>

10:00 AM

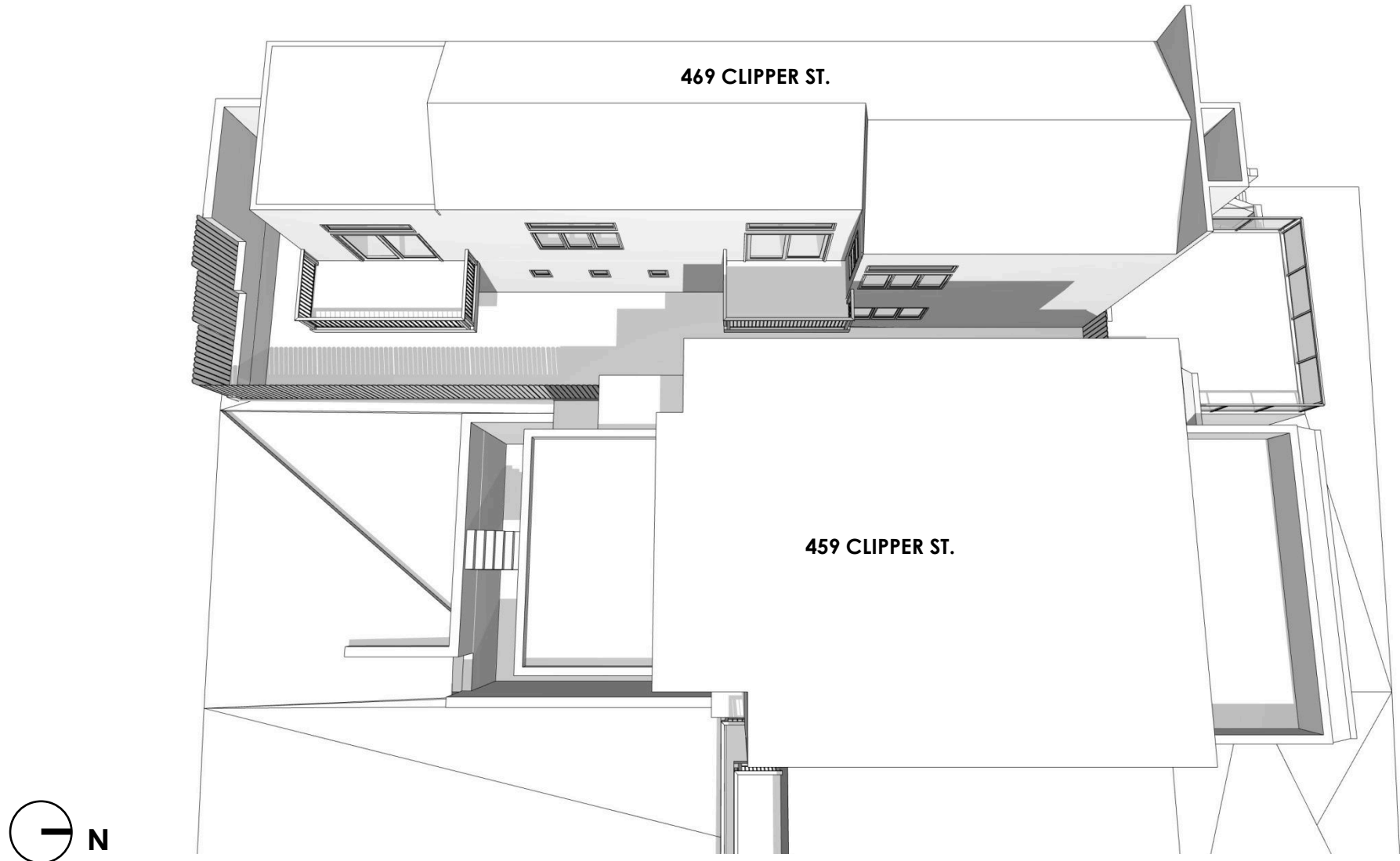


# A04

## SUMMER SOLSTICE - PROPOSED CONDITIONS

JUNE 21<sup>ST</sup>

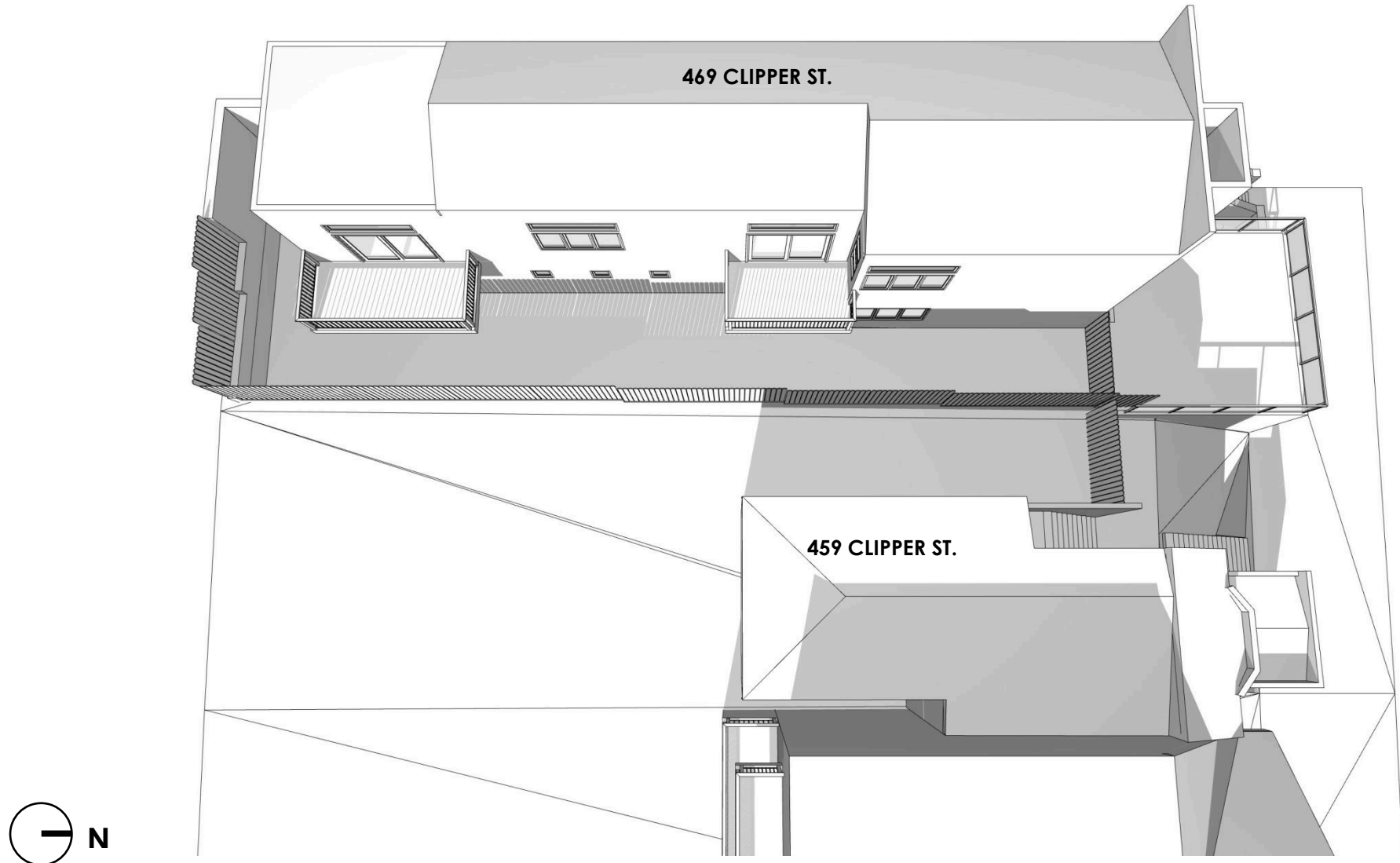
10:00 AM



# B01

## FALL EQUINOX - EXISTING CONDITIONS

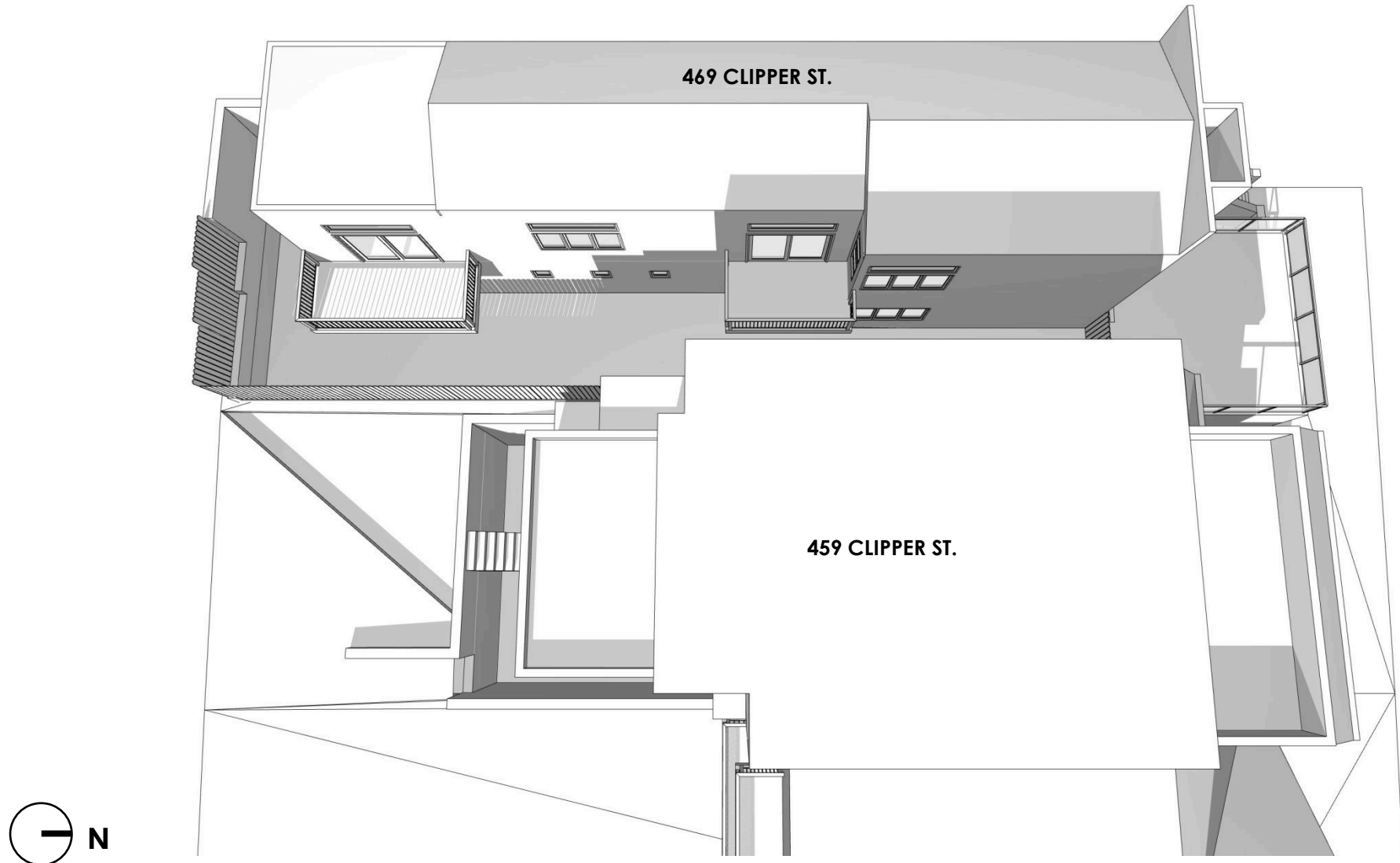
SEPTEMBER 21<sup>ST</sup> 08:00 AM



# B02

## FALL EQUINOX - PROPOSED CONDITIONS

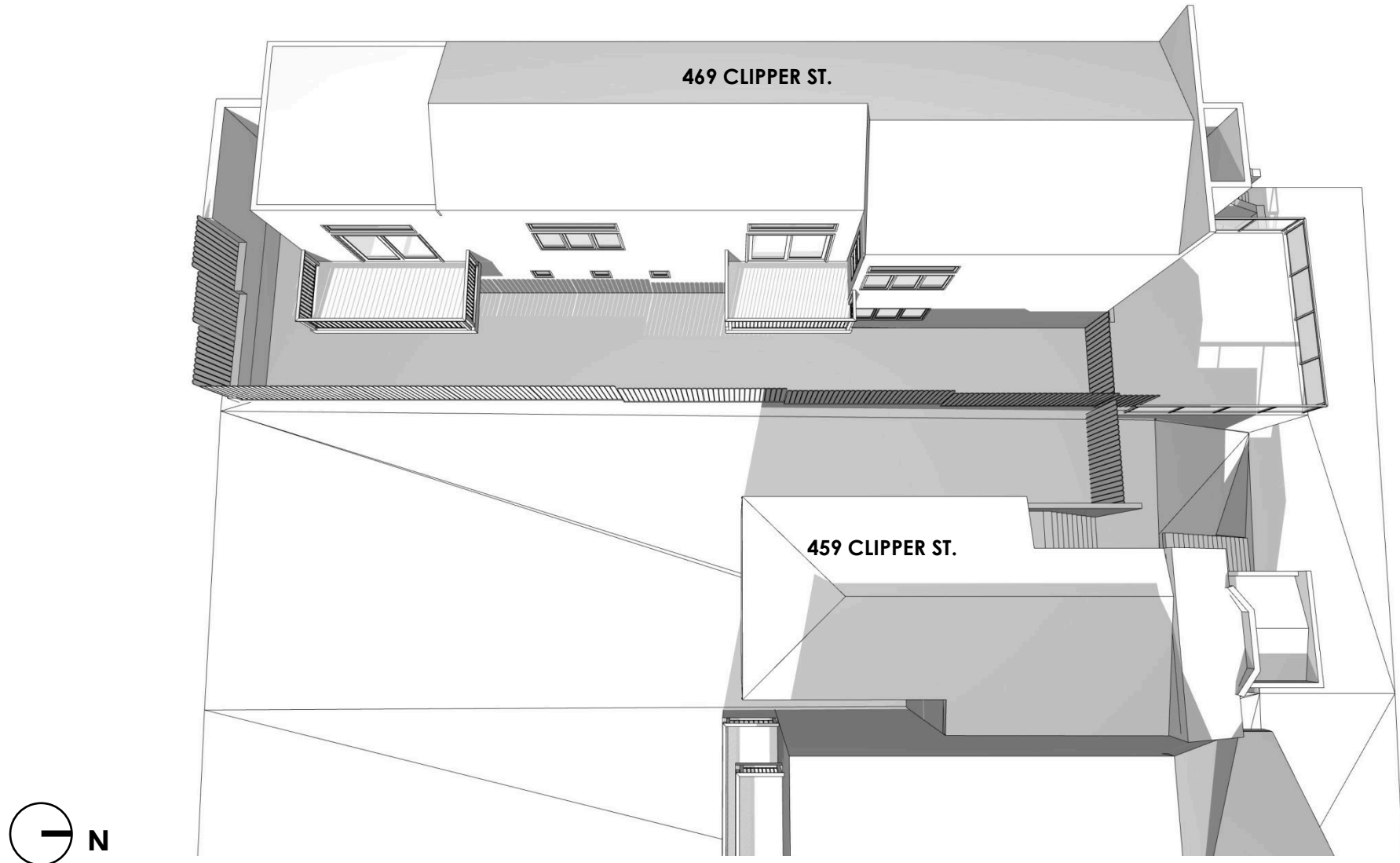
SEPTEMBER 21<sup>ST</sup> 08:00 AM



# B03

## FALL EQUINOX - EXISTING CONDITIONS

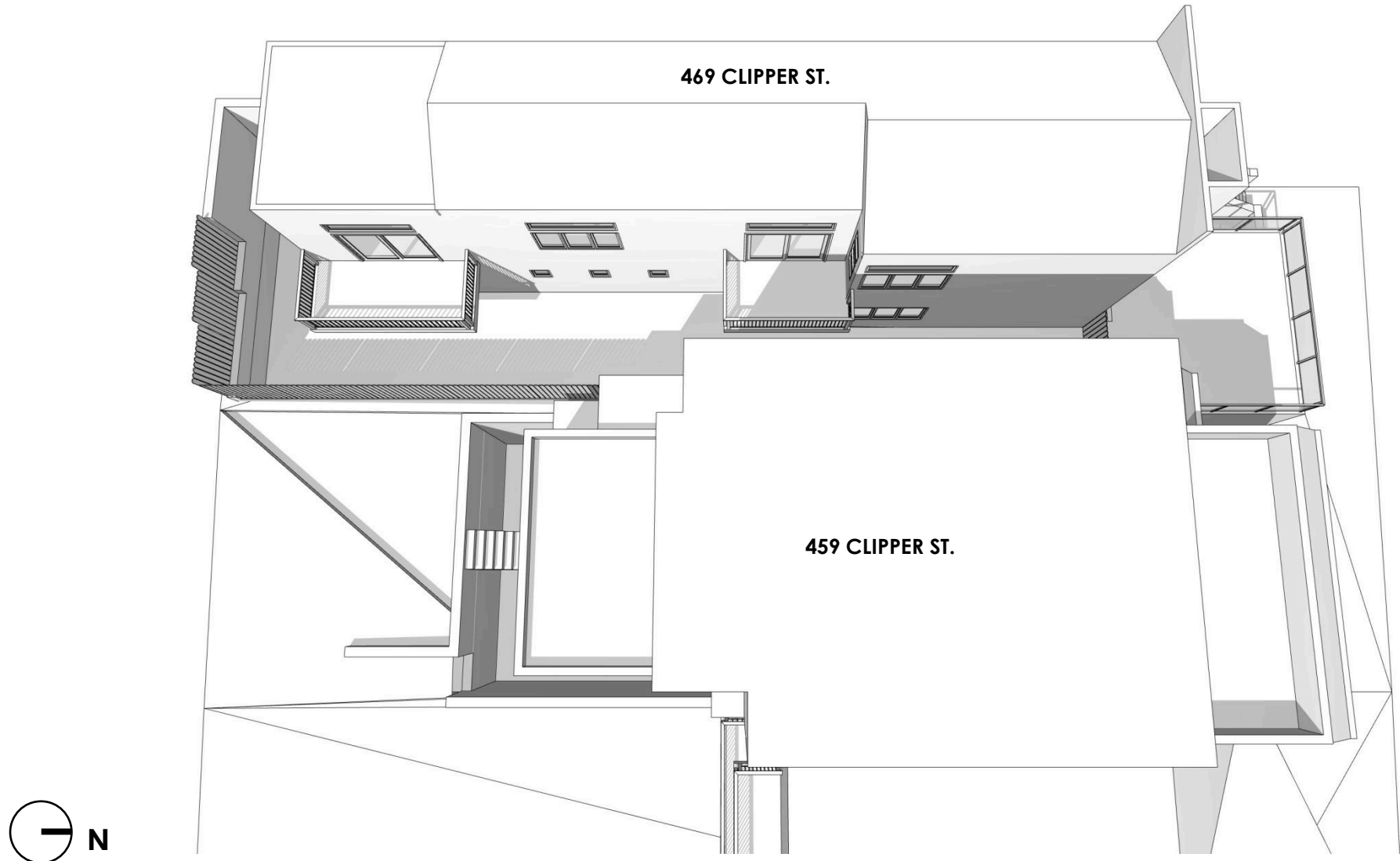
SEPTEMBER 21<sup>ST</sup> 10:00 AM



# B04

## FALL EQUINOX - PROPOSED CONDITIONS

SEPTEMBER 21<sup>ST</sup> 10:00 AM

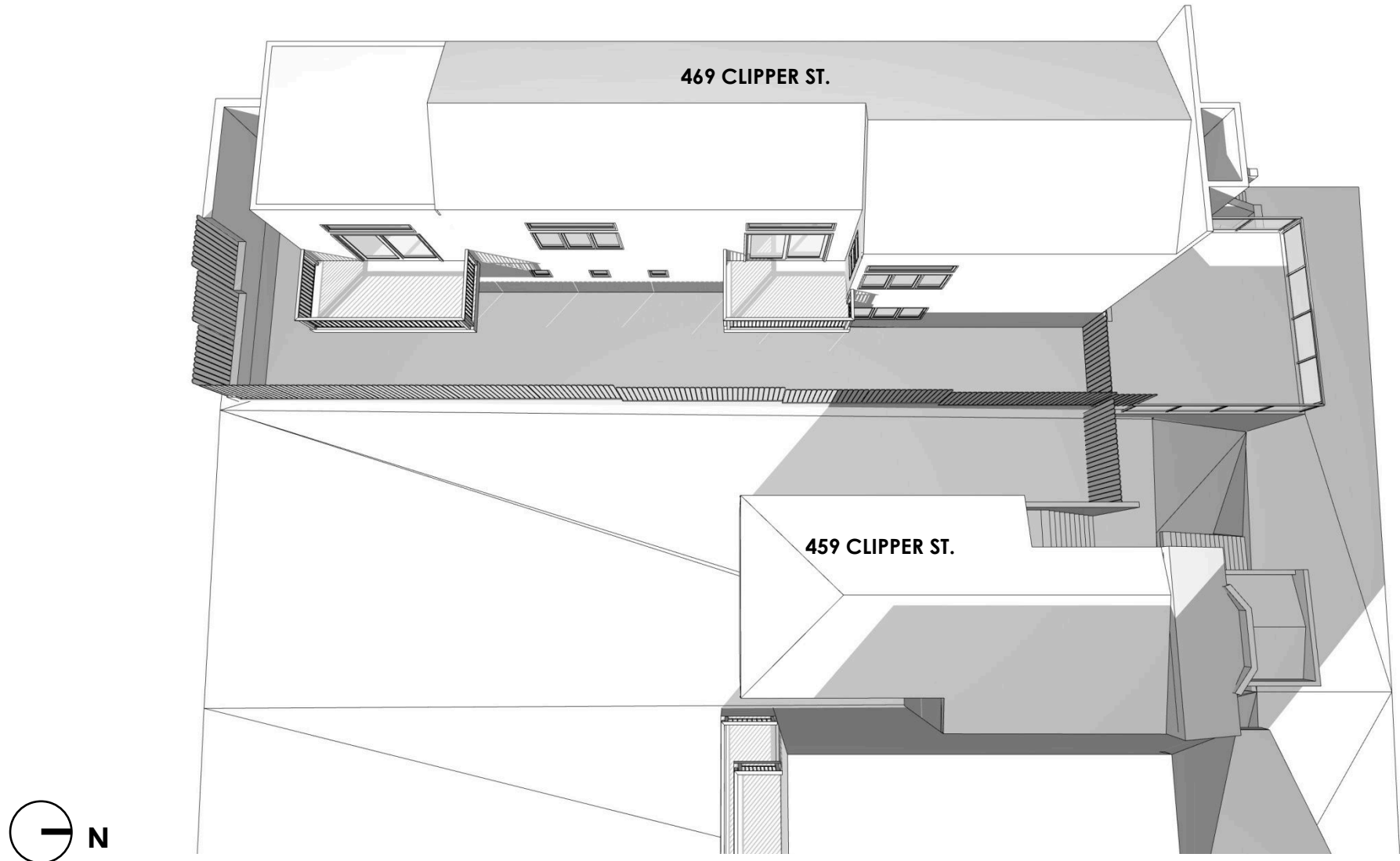




# C01

## WINTER SOLSTICE - EXISTING CONDITIONS

DECEMBER 21<sup>ST</sup> 08:00 AM

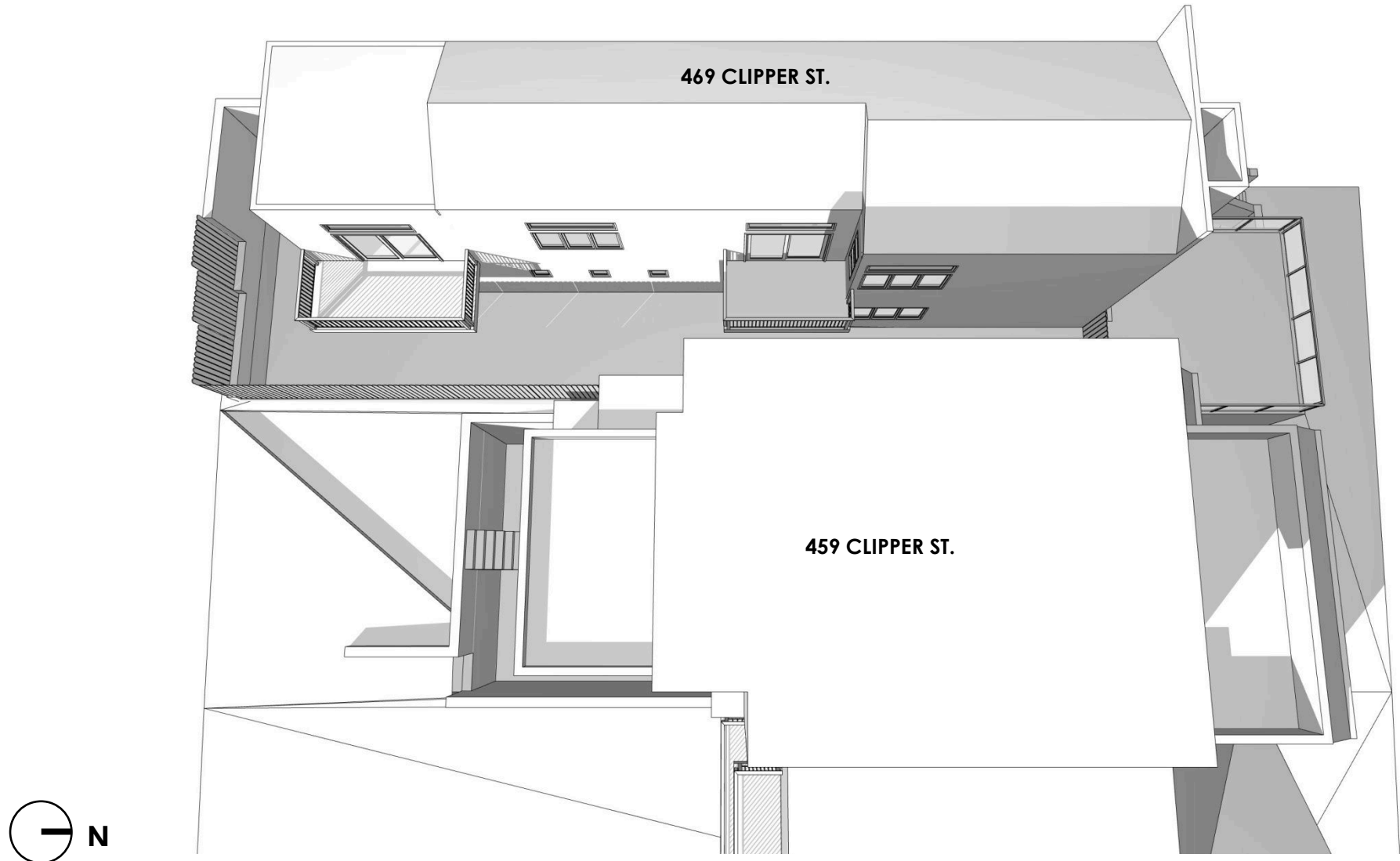




# C02

## WINTER SOLSTICE - PROPOSED CONDITIONS

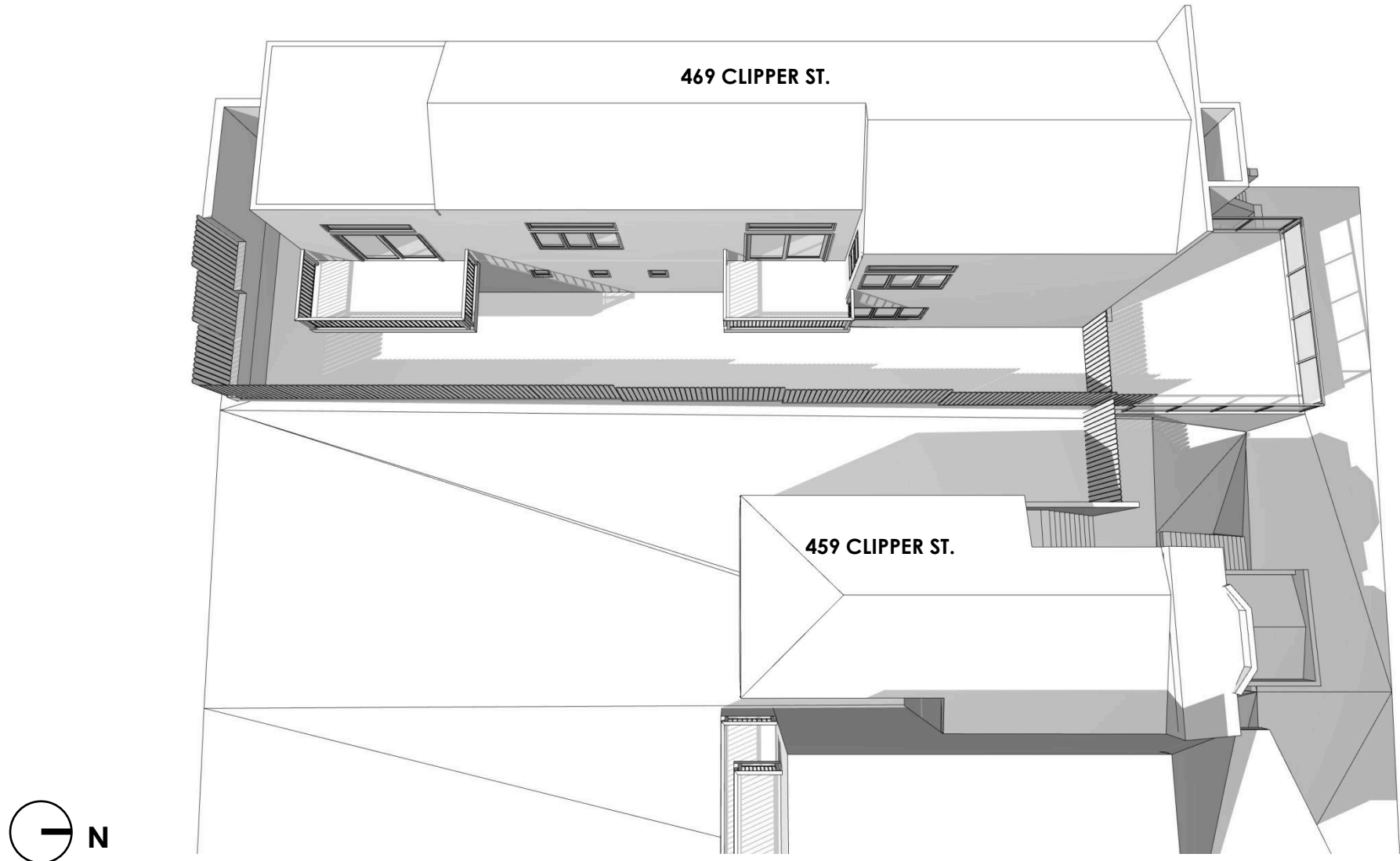
DECEMBER 21<sup>ST</sup> 08:00 AM



# C03

## WINTER SOLSTICE - EXISTING CONDITIONS

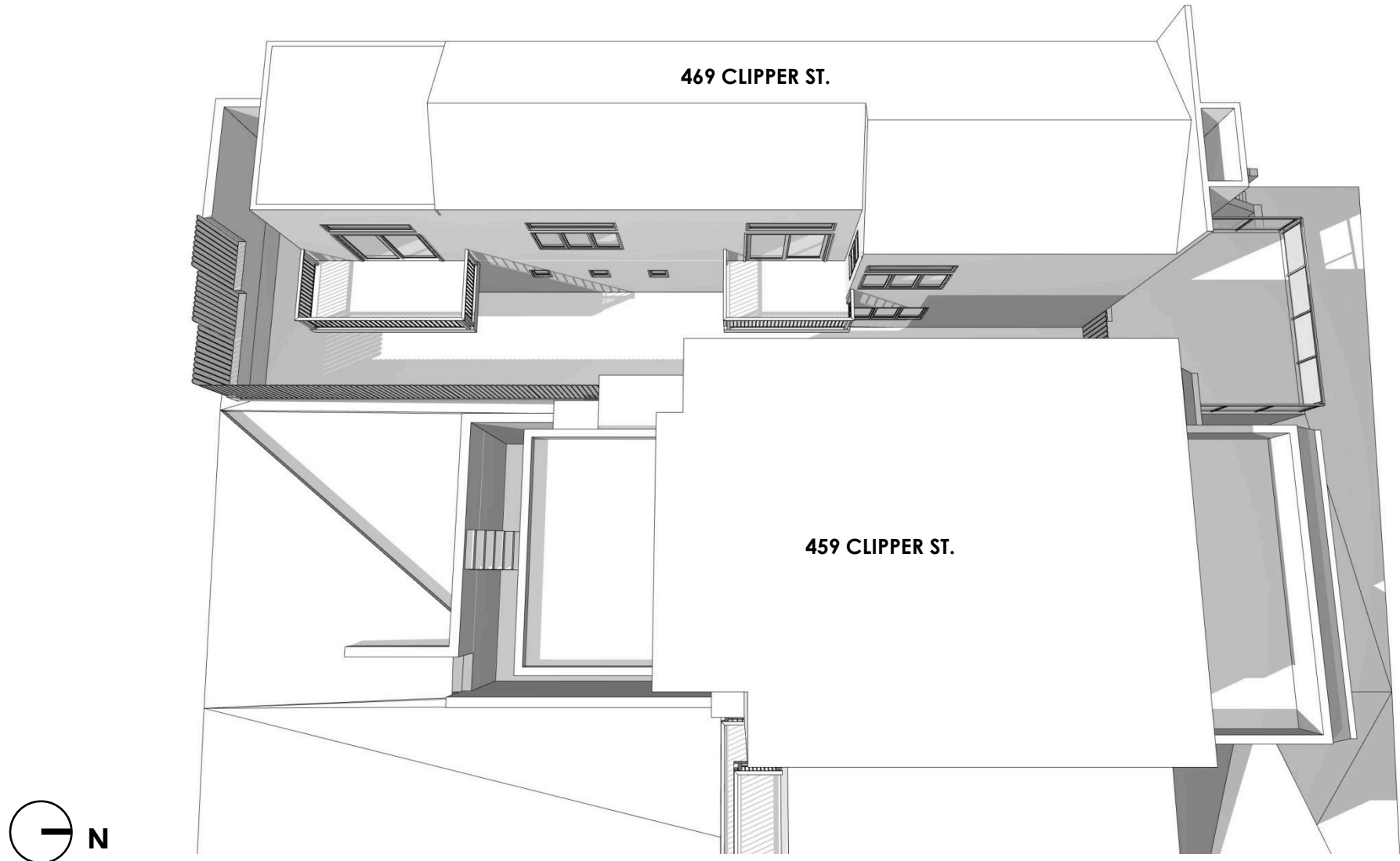
DECEMBER 21<sup>ST</sup> 10:00 AM

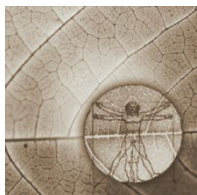


# C04

## WINTER SOLSTICE - PROPOSED CONDITIONS

DECEMBER 21<sup>ST</sup> 10:00 AM





**SYMPHYSIS**

Bioclimatic Design Consulting

435 S. ALEXANDRIA AVENUE #308

LOS ANGELES CA 90020

[www.symphysis.net](http://www.symphysis.net)

[info@symphysis.net](mailto:info@symphysis.net)

DRAWING NAME: P:\\_0604\Drawings\Projects\459\_Clipper St\Work\Current\45902020.dwg  
 PLOT DATE: 02/27/2020 10:30:20 AM  
 PLOTTER: HP DesignJet 5000

**GENERAL NOTES**

GENERAL CONDITIONS: AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF THE CONTRACT IS HEREBY INCORPORATED INTO THE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE PROJECT.

EXISTING CONDITIONS: CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE: DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPT THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNER AND IS REIMBURSABLE TO THE G.C.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRIC, MECHANICAL AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY/COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS BEING PERFORMED.

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND THE OWNER.

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.L.C." OR NOT IN CONTRACT IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE WORK.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYS AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND GUARANTEES SHALL BE GIVEN TO OWNER.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.

DEMOLITION: ALL DEMOLITION INDICATED ON PLANS SHALL BE CAREFULLY CUT AND REMOVED IN ORDER TO MINIMIZE DISRUPTION AND DAMAGE OF EXISTING SPACE.

COLUMNS CENTERLINES (ALSO REFERRED TO AS GRID LINES) ARE SHOWN FOR DIMENSIONAL PURPOSES. (REFER TO BASE BUILDING DRAWINGS FOR EXACT LOCATIONS).

ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.

**ABBREVIATIONS**

A/C	AIR CONDITIONING	FIN	FINISH
ADJ.	ADJUSTABLE	FL	FLOOR
A.F.F.	ABOVE FINISH FLR.	FLOOR.	FLOURESCENT
ALUM	ALUMINUM	F.O.F.	FACE OF FINISH
ALT.	ALTERNATE	F.O.S.	FACE OF STUD
APPROX.	APPROXIMATELY	GA.	GAUGE
ARCH.	ARCHITECTURAL	G.C.	GEN. CONTRACTOR
BLDG.	BUILDING	GIP. BD.	GIPSUM BOARD
BLOCK.	BLOCKING	H.B.	HOSE BIB
BM.	BEAM	H.C.	HANDICAP
CAB.	CABINET	HWDR.	HARDWARE
CL.	CENTER LINE	HP	HIGH POINT
CLG.	CEILING	H.W.	HOT WATER
CLOS.	CLOSE	INSUL.	INSULATION
COL.	COLUMN	INT.	INTERIOR
CONC.	CONCRETE	L.P.	LOW POINT
CONST.	CONSTRUCTION	MECH.	MECHANICAL
C.T.	CERAMIC TILE	MTL	METAL
CTR.	CENTER	(N)	NEW
DET.	DETAIL	N.I.C.	NOT IN CONTRACT
D.F.	DRINKING FOUNTAIN	NO.	NUMBER
DIA.	DIAMETER	O.C.	ON CENTER
DN.	DOWN	OPP.	OPPOSITE
DR.	DOOR	P-LAM	PLASTIC LAMINATE
DWG.	DRAWING	PLYWD.	PLYWOOD
(E)	EXISTING	R.D.	ROOF DRAIN
EAL.	EACH	R.O.	ROUGH OPENING
EL.	ELEVATION	S.C.	SOLID CORE
ELEC.	ELECTRICAL	STOR.	STORAGE
EQ.	EQUAL	SHT.	SHEET
EQUIP.	EQUIPMENT	T + G	TONGUE & GROOVE
EXP.	EXPOSITION	U.O.N.	UNLESS OTHERWISE
EXT.	EXTERIOR	WD.	WOOD
F.D.	FLOOR DRAIN	W.P.	WATERPROOF

**LEGEND**

◇	DOOR TYPE/WINDOW TYPE, SEE SCHEDULE
Ⓢ	SWITCH
ⓈⓈ	SWITCH (THREE WAY)
Ⓢ	ELECTRICAL OUTLET
ⓈG.F.I.	GROUND FAULT INTERRUPT
Ⓢ	LIGHTING FIXTURE (WALL-MOUNT)
Ⓢ	LIGHTING FIXTURE (WALL-MOUNT)
Ⓢ	LIGHTING FIXTURE (RECESSED)
Ⓢ	FLOURESCENT LAMP
Ⓢ	SMOKE DETECTOR
Ⓢ	110V W/ BATTERY BACKUP
ⓈTEL	TELEPHONE
Ⓢ	EXHAUST FAN
Ⓢ	HEAT REGISTER
Ⓢ	BATH. BATHROOM
CLS.	CLOSE
▬	STUD WALL @ 16" O.C., U.O.N.
▬	(N) WALL
▬	30" HIGH 1-HR FIRE RATED PARAPET
▬	1-HR WALL

**APPLICABLE BLDG. CODE**

- 2013 CALIF. BLDG. CODE & S.F. AMENDMENTS
- 2013 CALIF. MECH. CODE & S.F. AMENDMENTS
- 2013 CALIF. PLUMB. CODE & S.F. AMENDMENTS
- 2013 CALIF. ELECTR. CODE & S.F. AMENDMENTS
- 2013 CALIF. ENERGY CODE
- 2013 CALIF. FIRE CODE & S.F. AMENDMENTS
- 2013 S.F. HOUSING CODE

**SCOPE OF WORK**

- NEW CONSTRUCTION OF A DUPLEX
- MECHANICAL, ELECTRICAL, PLUMBING & FIRE SPRINKLER UNDER SEPARATE PERMITS.

**PROJECT DATA**

BLOCK: 6555 LOT: 038A  
 ZONE: RH-2  
 REAR SETBACK: (E) ±53'-9"  
 (N) 34'-6"

OCCUPANCY: (E) R-3 (NO CHANGE)

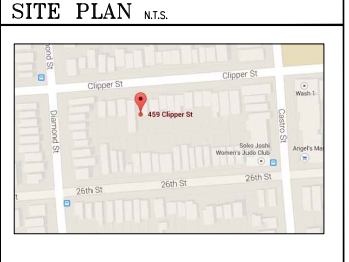
NO. OF RESIDENTIAL UNITS: (E) 1  
 (N) 2

NO. OF STORIES: (E) 2 OVER GARAGE  
 (N) 3 OVER GARAGE

TYPE OF CONSTRUCTION: V-B W/ FIRE SPRINKLER SYSTEM  
 HEIGHT LIMIT: 40'-0" MAX.

BUILDING FLOOR AREA	788 S.F.
BASEMENT FLOOR	
FIRST FLOOR	1,757 S.F.
SECOND FLOOR	1,763 S.F.
THIRD FLOOR	1,044 S.F.
TOTAL:	5,352 S.F.

GARAGE/STORAGE: 1,177 S.F.



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A-4.4	PROPOSED SECTION AA

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NEW  
 CONSTRUCTION  
 OF A DUPLEX

**SITE PERMIT SET**

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SCALE  
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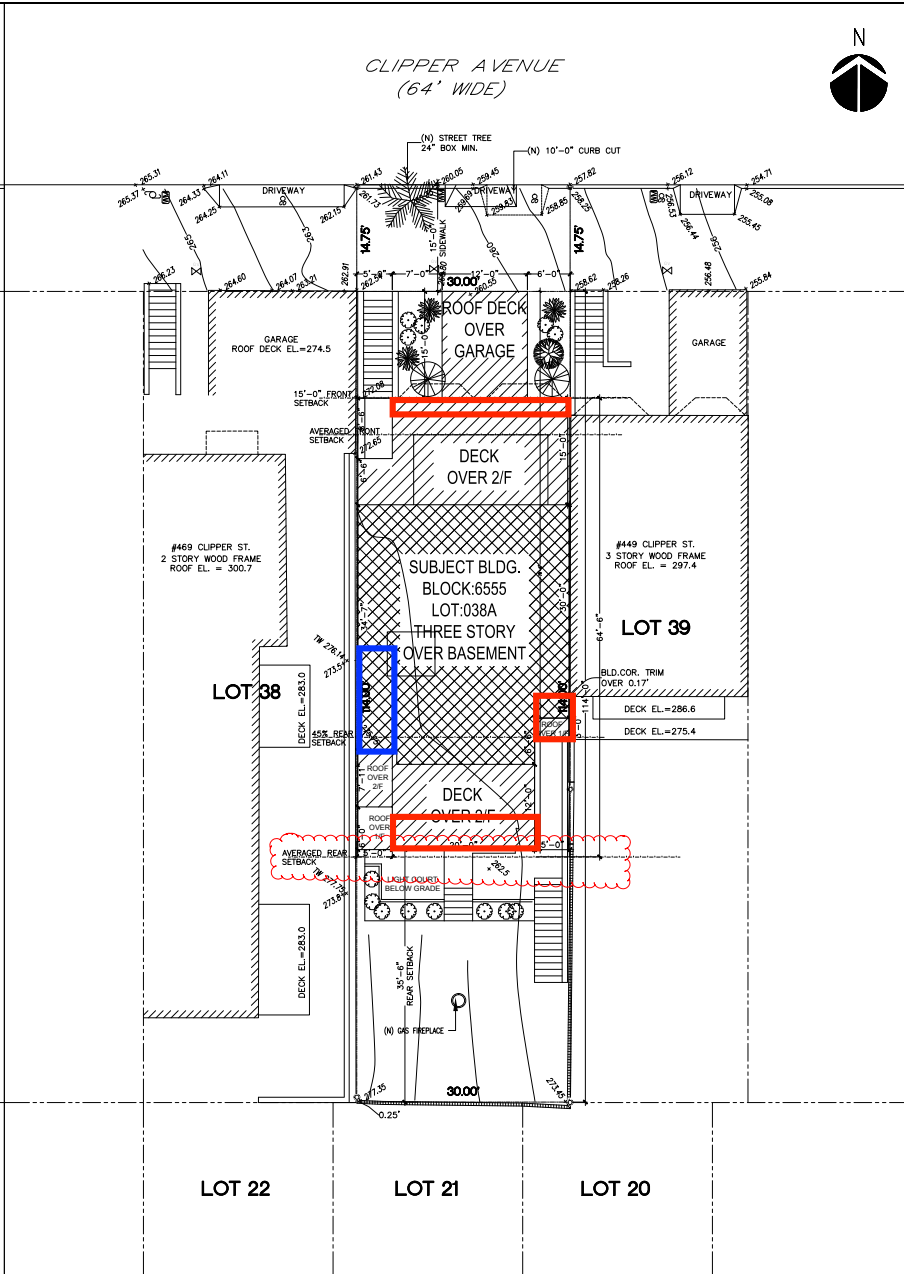
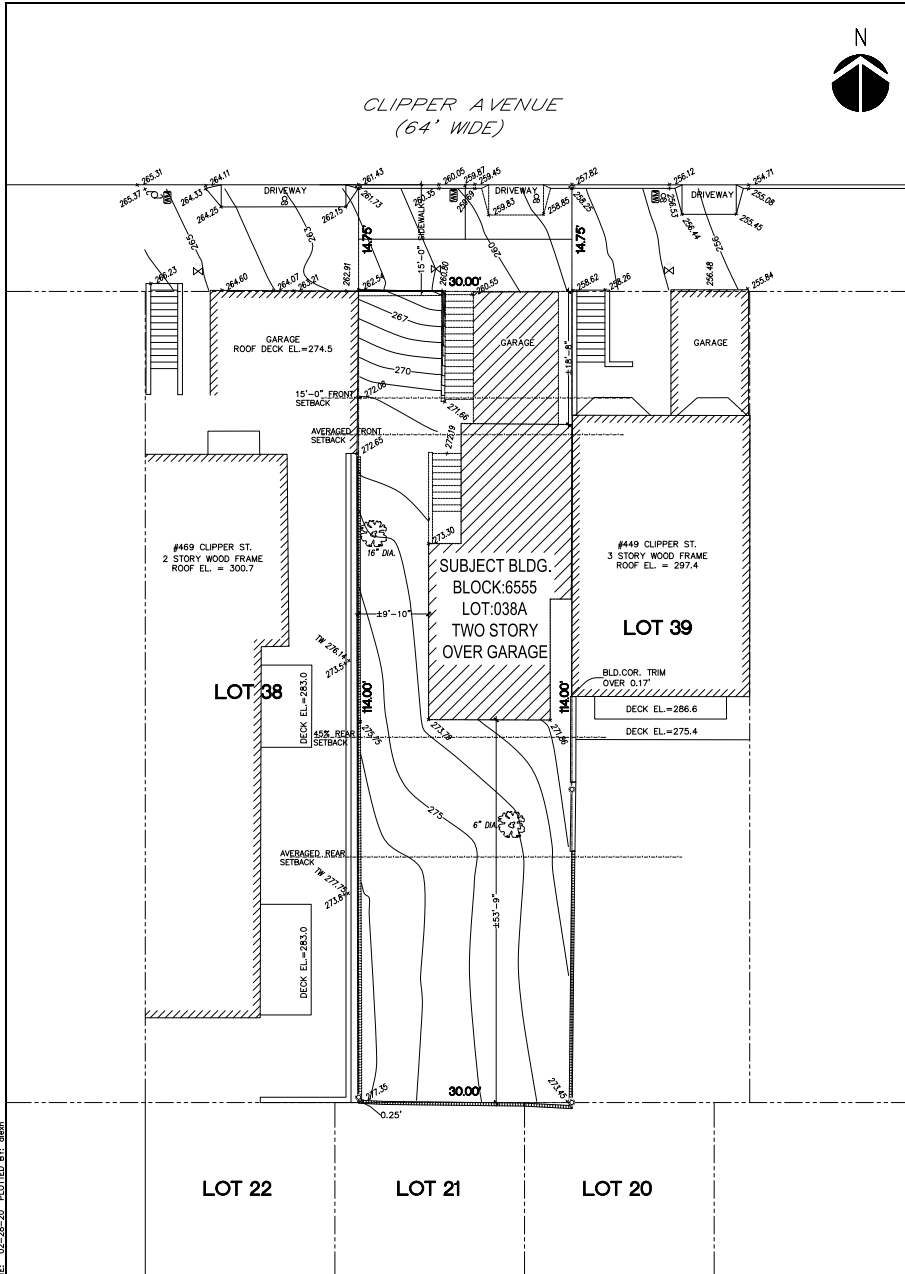
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SHEET TITLE  
 TITLE SHEET  
 SITE PLAN

SHEET NO.  
 A1.0

Of 19 Sheets

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 PLOT DATE: 02-28-20 PLOTTED BY: gmm



CLIPPER AVENUE  
(64' WIDE)

CLIPPER AVENUE  
(64' WIDE)

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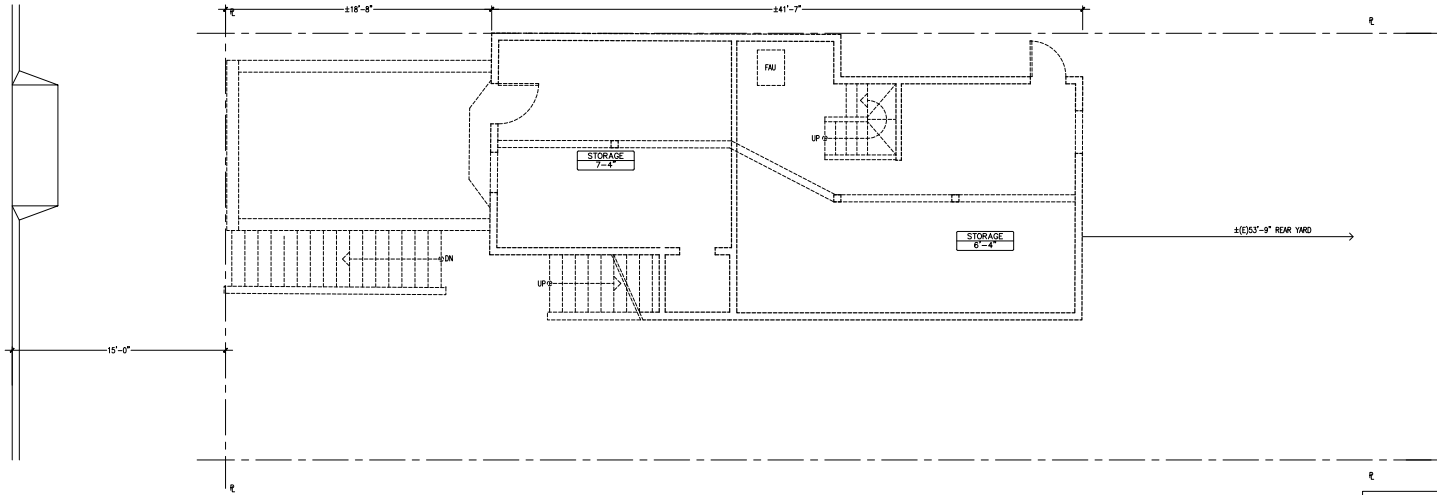
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 PLOT PLANS

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CLIPPER STREET

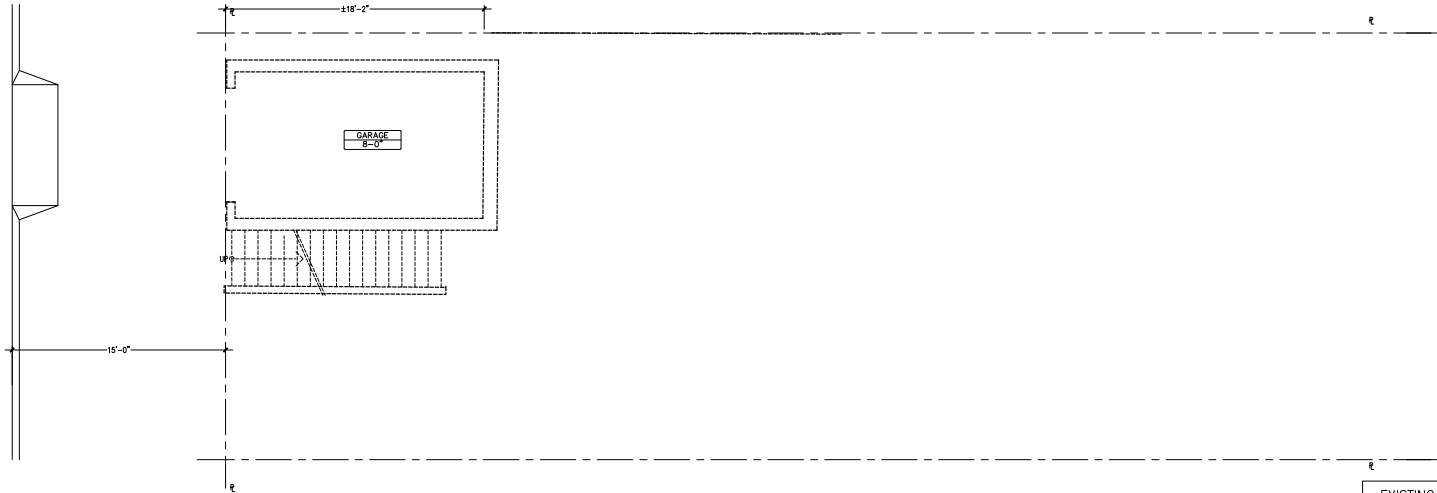


EXISTING BUILDING TO BE DEMOLISHED

EXISTING 1/F PLAN 1/4"=1'-0"

2

CLIPPER STREET



EXISTING BUILDING TO BE DEMOLISHED

EXISTING BAEMENT PLAN 1/4"=1'-0"

1



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NEW  
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 OF A DUPLEX



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DATE  
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SHEET TITLE  
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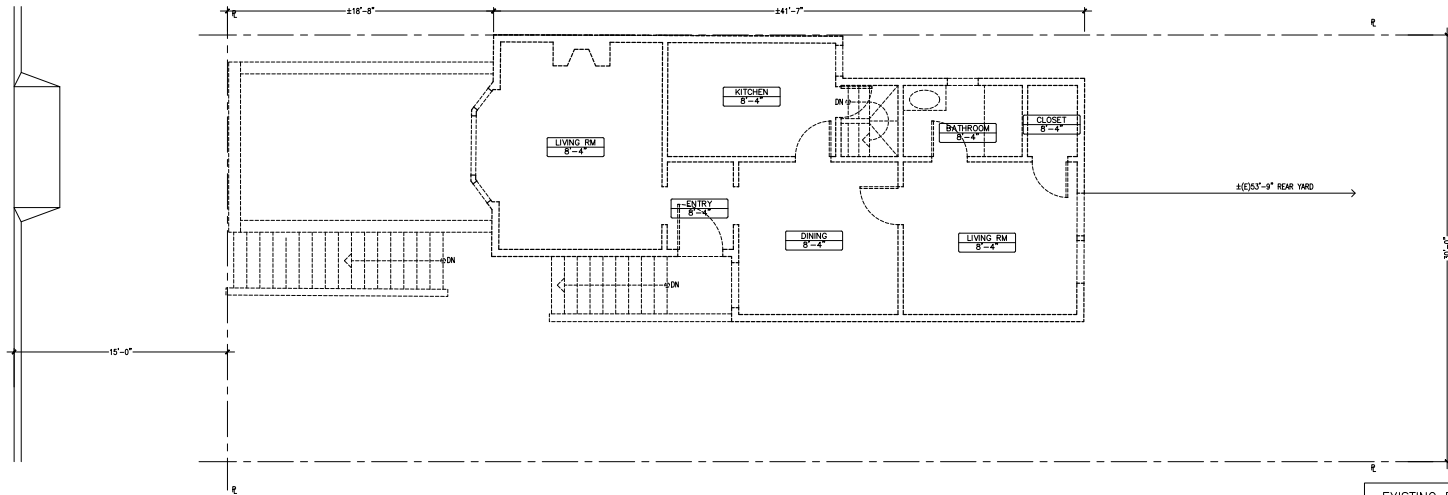
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CLIPPER STREET



EXISTING BUILDING TO BE DEMOLISHED

EXISTING 2/F PLAN 1/4"=1'-0"

1

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 SHEET TITLE

EXISTING FLOOR PLANS

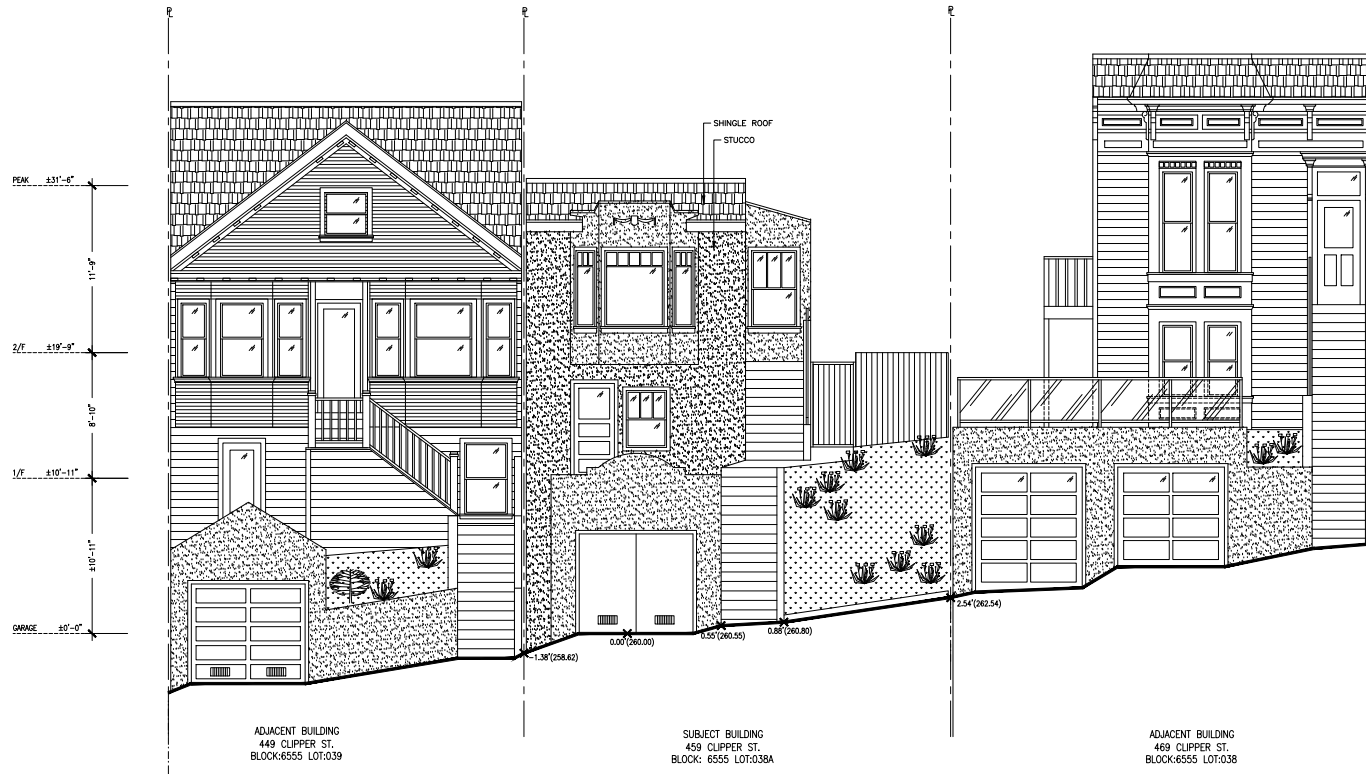
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 PLOT DATE: 02-28-20 PLOTTED BY: gmm



ADJACENT BUILDING  
 449 CLIPPER ST.  
 BLOCK:6555 LOT:039

SUBJECT BUILDING  
 459 CLIPPER ST.  
 BLOCK: 6555 LOT:038A

ADJACENT BUILDING  
 469 CLIPPER ST.  
 BLOCK:6555 LOT:038

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NEW  
 CONSTRUCTION  
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SCALE  
 1/4"=1'-0"

DATE  
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JOB NO.  
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SHEET TITLE  
 EXISTING FRONT ELEVATION

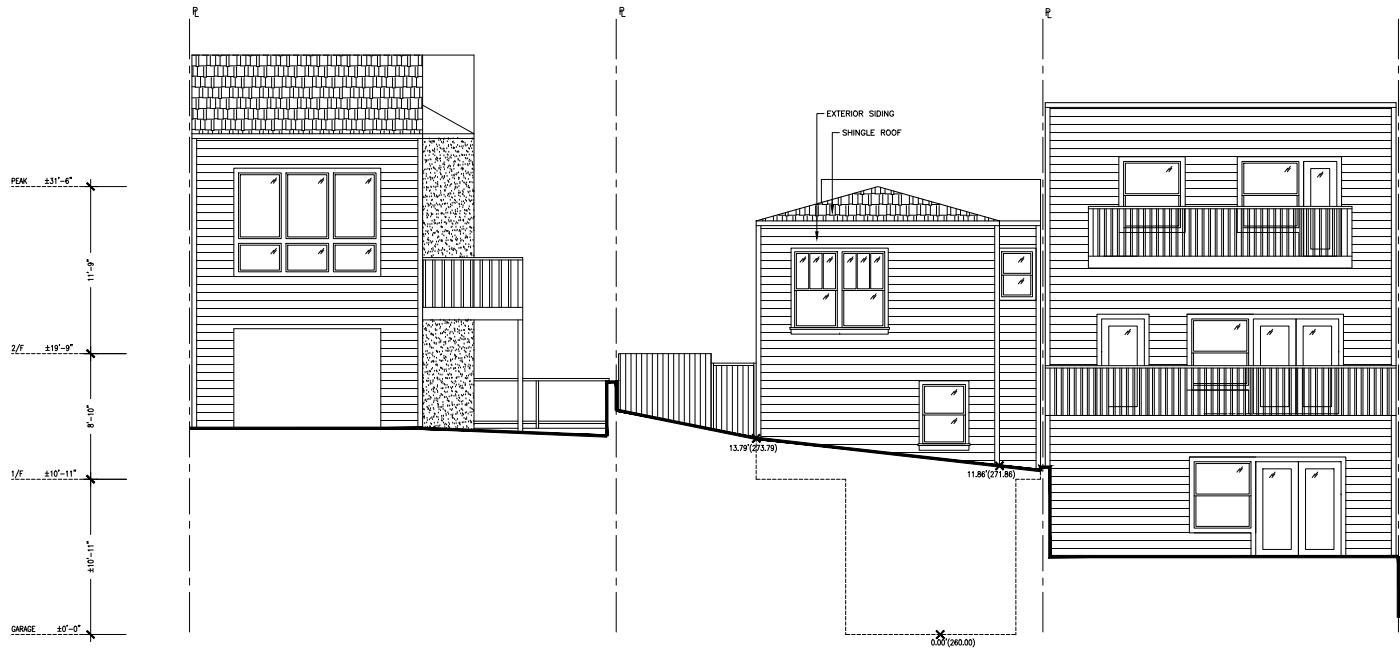
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EXISTING FRONT / NORTH ELEVATION 1/4"=1'-0"

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Of 19 Sheets

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 PLOT DATE: 02-28-20 PLOTTED BY: gmm



ADJACENT BUILDING  
 469 CLIPPER ST.  
 BLOCK:6555 LOT:038

SUBJECT BUILDING  
 459 CLIPPER ST.  
 BLOCK: 6555 LOT:038A

ADJACENT BUILDING  
 449 CLIPPER ST.  
 BLOCK:6555 LOT:039

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SHEET TITLE  
 EXISTING REAR  
 ELEVATION

SHEET NO.

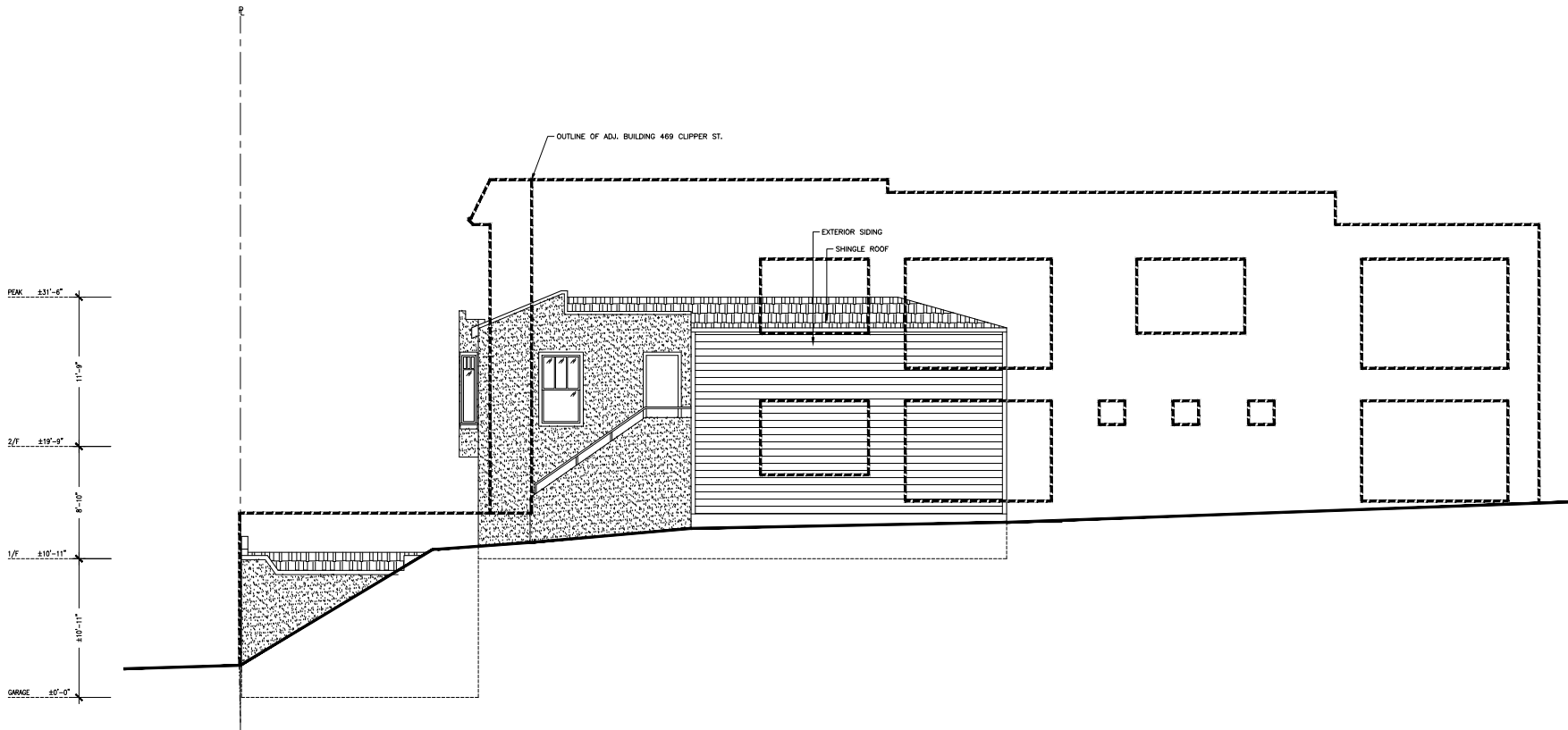
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Of 19 Sheets

EXISTING REAR / SOUTH ELEVATION 1/4"=1'-0"

1

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DATE  
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SHEET TITLE  
 EXISTING WEST ELEVATION

SHEET NO.

A2.4

Of 19 Sheets

EXISTING WEST ELEVATION 1/4"=1'-0"

1

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NEW  
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SCALE  
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DATE  
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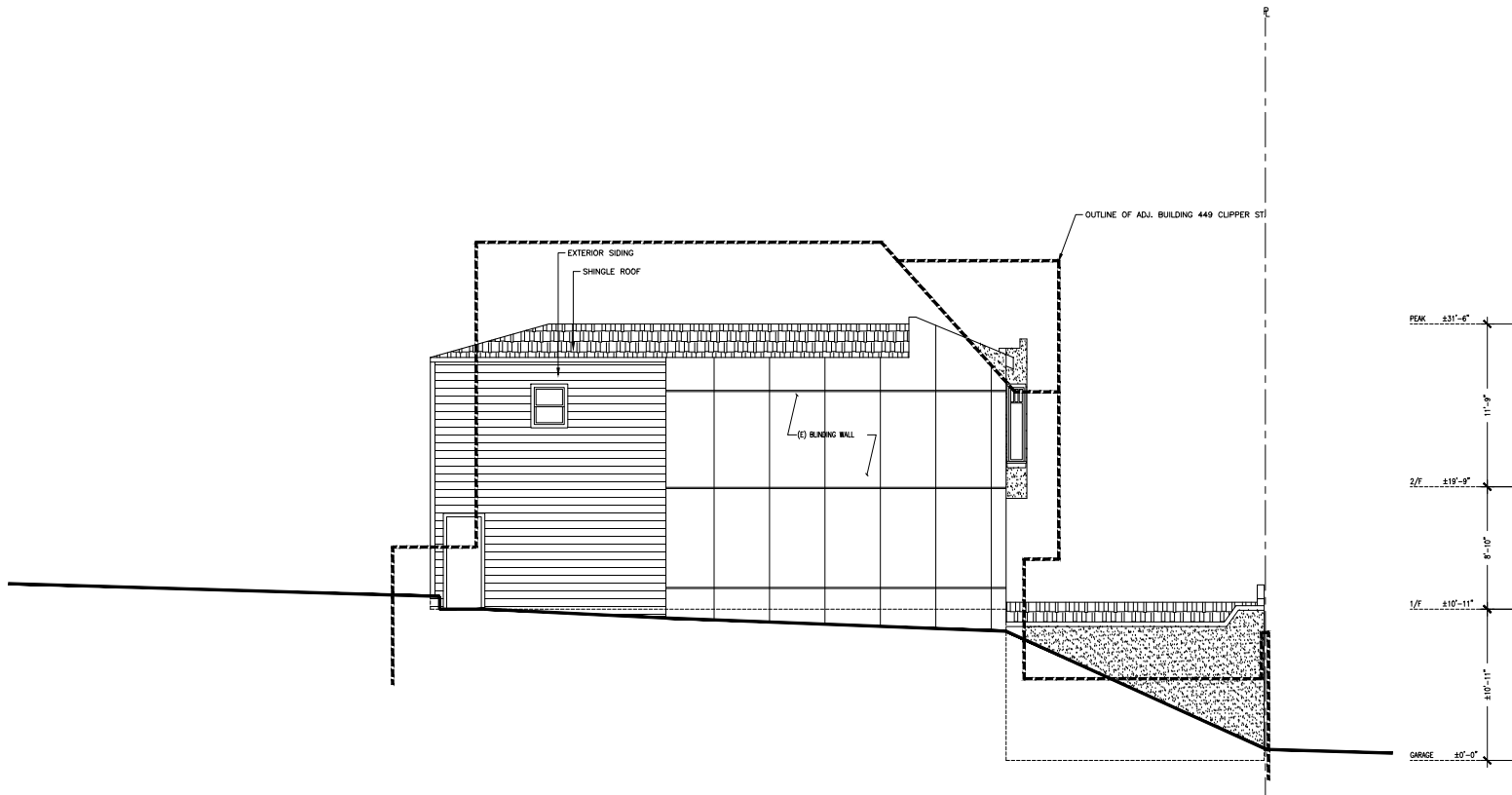
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150203

SHEET TITLE  
EXISTING EAST  
ELEVATION

SHEET NO.

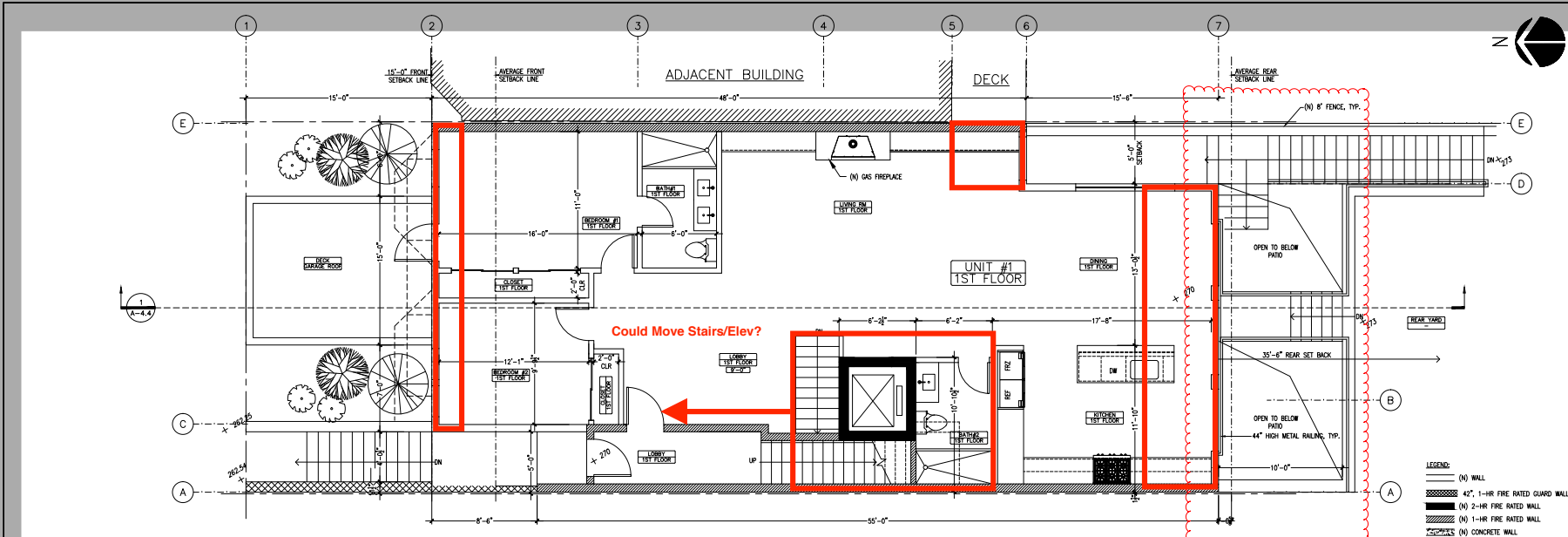
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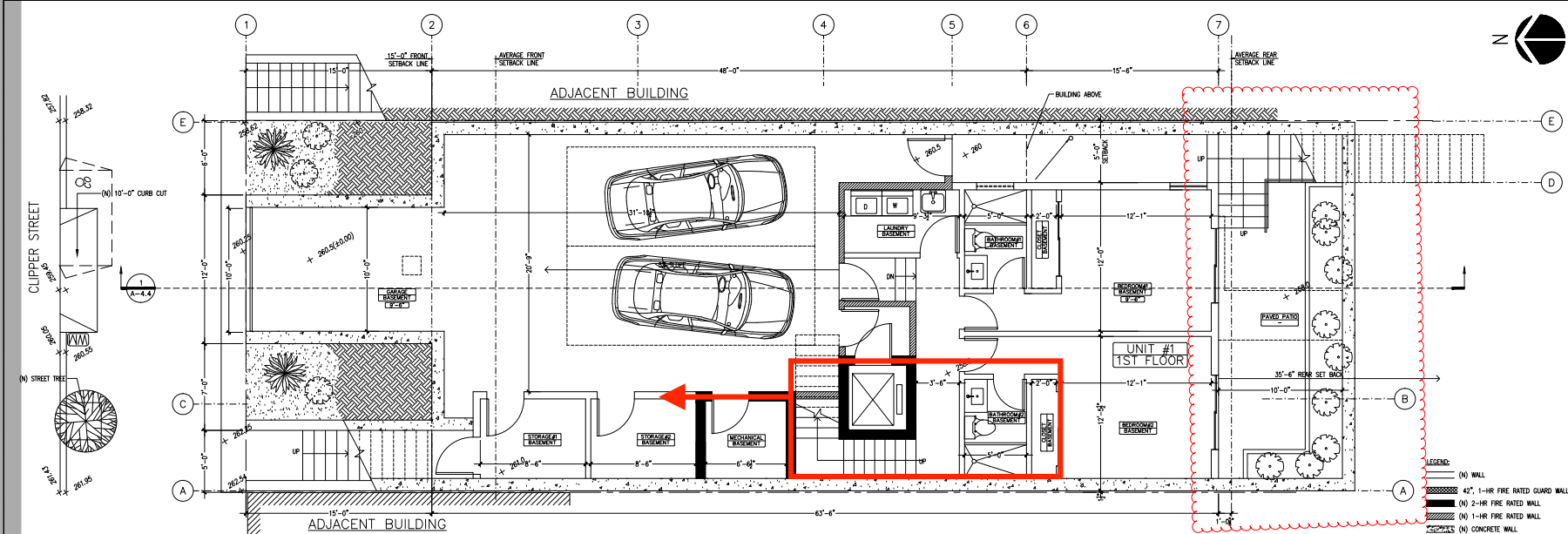


EXISTING EAST ELEVATION 1/4"=1'-0"

1



PROPOSED 1/F PLAN 1/4"=1'-0" 2



PROPOSED BASEMENT PLAN 1/4"=1'-0" 1

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NEW  
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SCALE  
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 DATE  
 02/27/2020  
 JOB NO.  
 150203  
 SHEET TITLE  
 PROPOSED FLOOR PLANS

SHEET NO.  
 A3.0



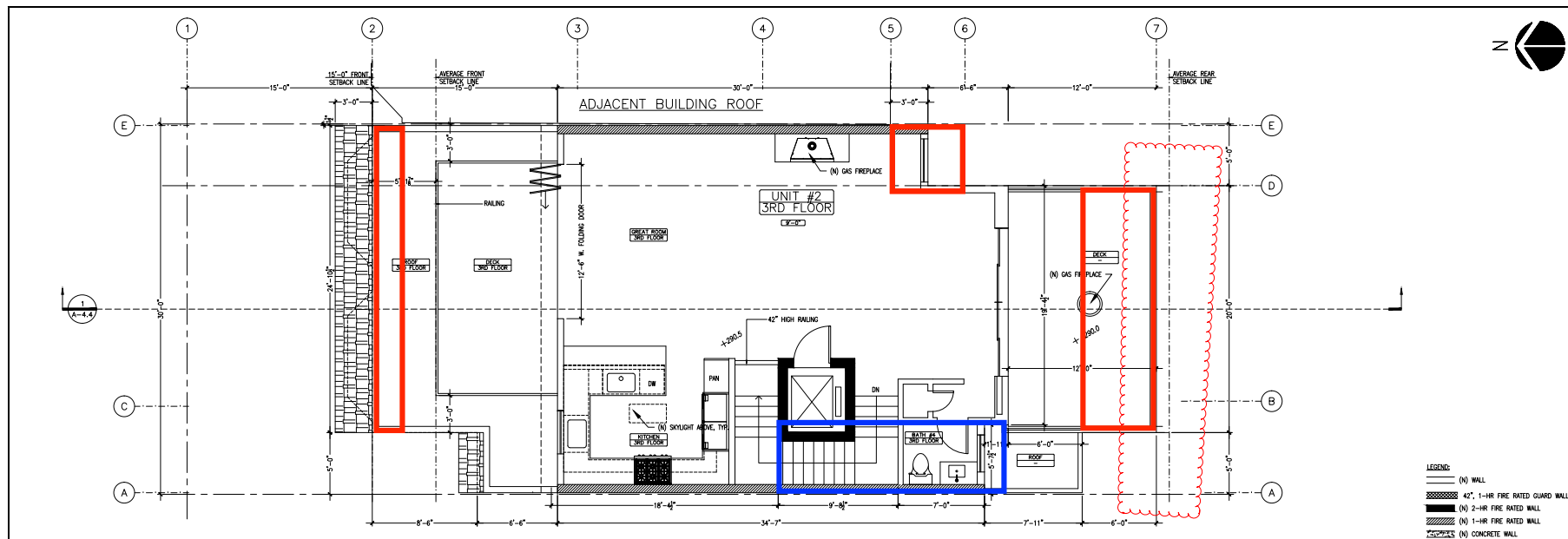
**NIE YANG ARCHITECTS**  
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 101 HICKEY BLVD, SUITE A #404  
 SOUTH SAN FRANCISCO, CA 94080  
 TEL: 415 203 2371  
 FAX: 415 354 8388  
 EMAIL: NYARCHITECTS@GMAIL.COM

OWNER:  
 OLGA MILAN  
 459 CLIPPER STREET,  
 SAN FRANCISCO,  
 CA 94114  
 TEL: (415) 756-4455

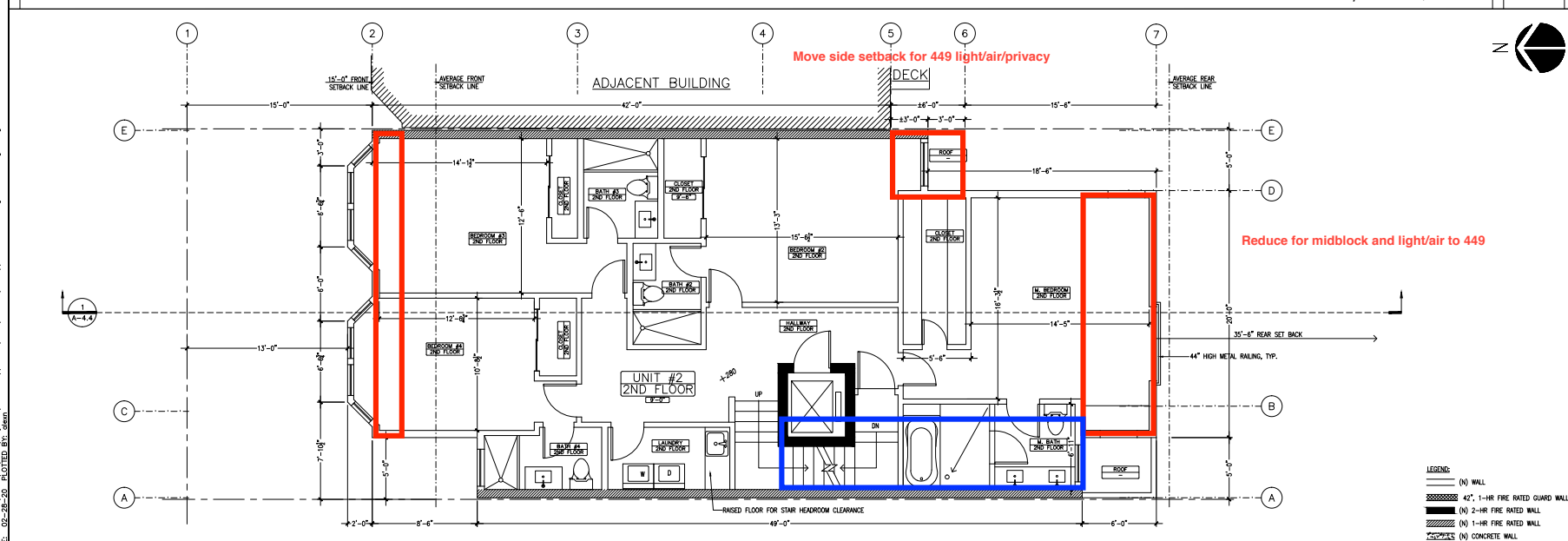


459 CLIPPER ST.  
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NEW  
 CONSTRUCTION  
 OF A DUPLEX



PROPOSED 3/F PLAN 1/4"=1'-0" 2



PROPOSED 2/F PLAN 1/4"=1'-0" 1



**SITE PERMIT SET**

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SCALE  
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 DATE  
 02/27/2020  
 JOB NO.  
 150203  
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 PROPOSED FLOOR PLANS

SHEET NO.

A3.1

6 Of 19 Sheets

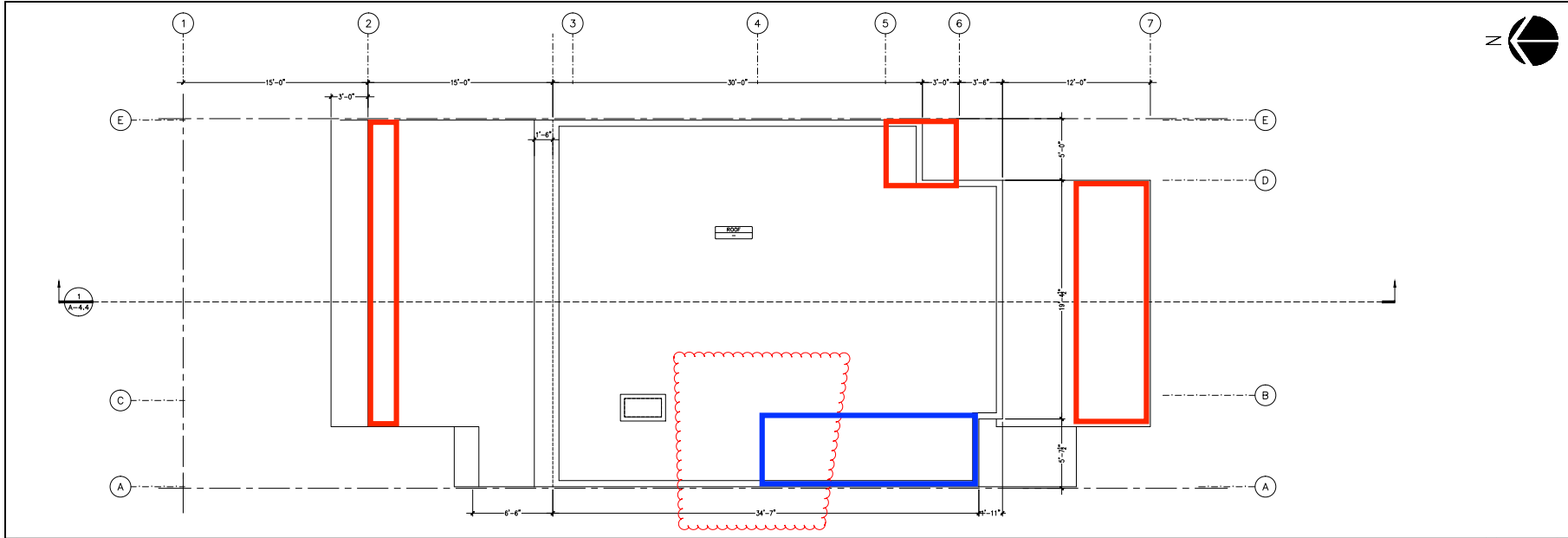
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 PLOT DATE: 02-28-20 PLOTTED BY: gmm

Move setback from street consistent with historic block and air/light to 449

Move side setback for 449 light/air/privacy

Reduce for midblock and light/air to 449

DRAWING NAME: D:\Cloud\Dropbox\Projects\459\_Clipper St\Arch\Current\459ClipperSt\_1 after neighbor meeting\_C.rvt  
 PLOT DATE: 02-28-20 PLOTTED BY: sllm



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PROPOSED ROOF PLAN 1/4"=1'-0"

2

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DATE  
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JOB NO.  
 150203

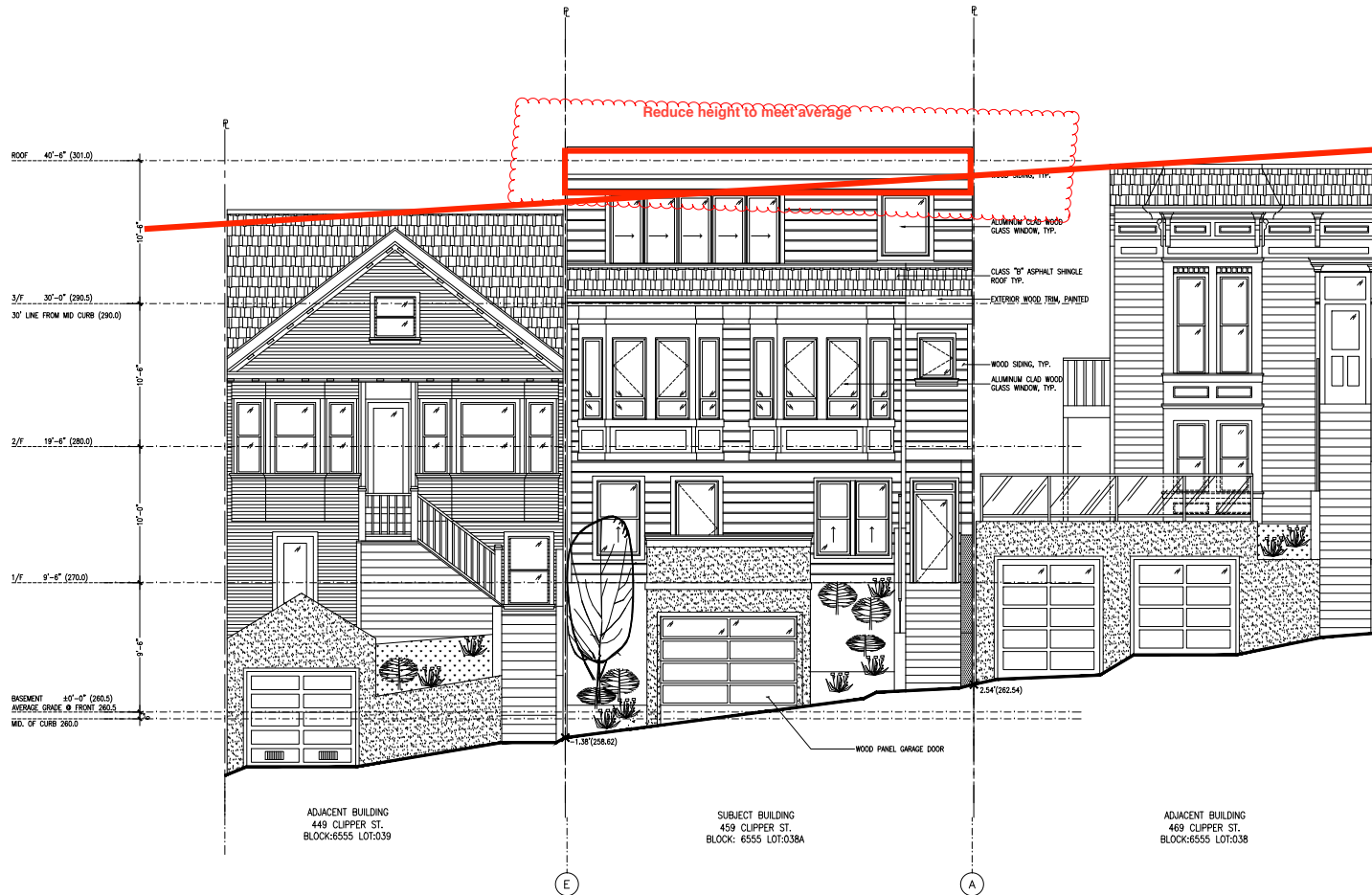
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SHEET NO.

A3.2

7 Of 19 Sheets

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 PLOT DATE: 02-28-20 PLOTTED BY: dnm



ADJACENT BUILDING  
 449 CLIPPER ST.  
 BLOCK: 6555 LOT: 039

SUBJECT BUILDING  
 459 CLIPPER ST.  
 BLOCK: 6555 LOT: 038A

ADJACENT BUILDING  
 469 CLIPPER ST.  
 BLOCK: 6555 LOT: 038

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 DATE  
 02/27/2020  
 SHEET NO.  
 150203

SHEET TITLE  
 PROPOSED FRONT  
 ELEVATION

SHEET NO.

A4.0

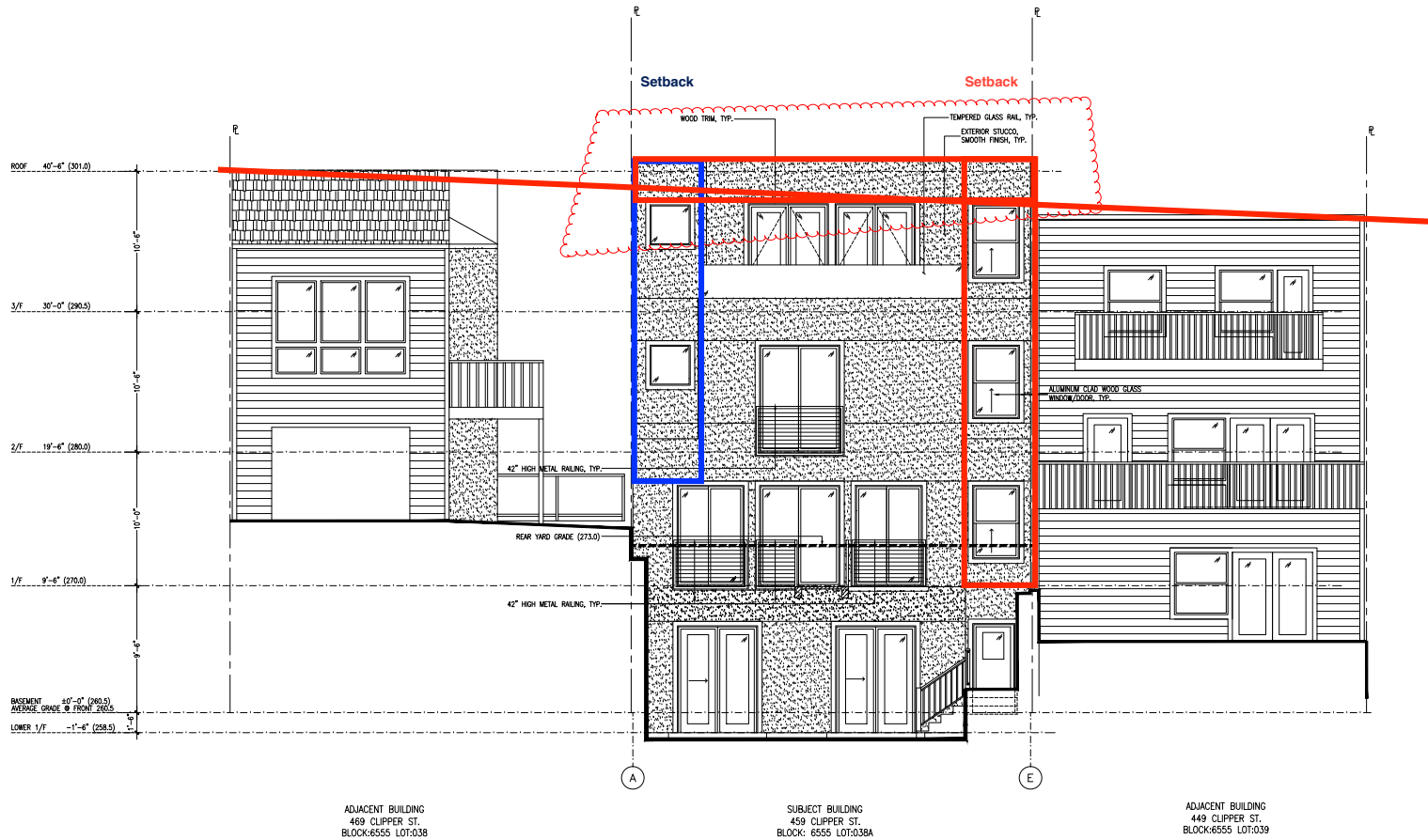
Of 19 Sheets

PROPOSED FRONT / NORTH ELEVATION 1/4"=1'-0"

1



DRAWING NAME: D:\Shared\Drawings\Projects\459 Clipper St\Arch\Current\459ClipperSt\_1 after neighbor meeting\_C.dwg  
 PLOT DATE: 02-28-20 PLOTTED BY: jmm



ADJACENT BUILDING  
 469 CLIPPER ST.  
 BLOCK:6555 LOT:038

SUBJECT BUILDING  
 459 CLIPPER ST.  
 BLOCK: 6555 LOT:038A

ADJACENT BUILDING  
 449 CLIPPER ST.  
 BLOCK:6555 LOT:039

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DATE  
 02/27/2020

JOB NO.  
 150203

SHEET TITLE  
 PROPOSED REAR  
 ELEVATION

SHEET NO.

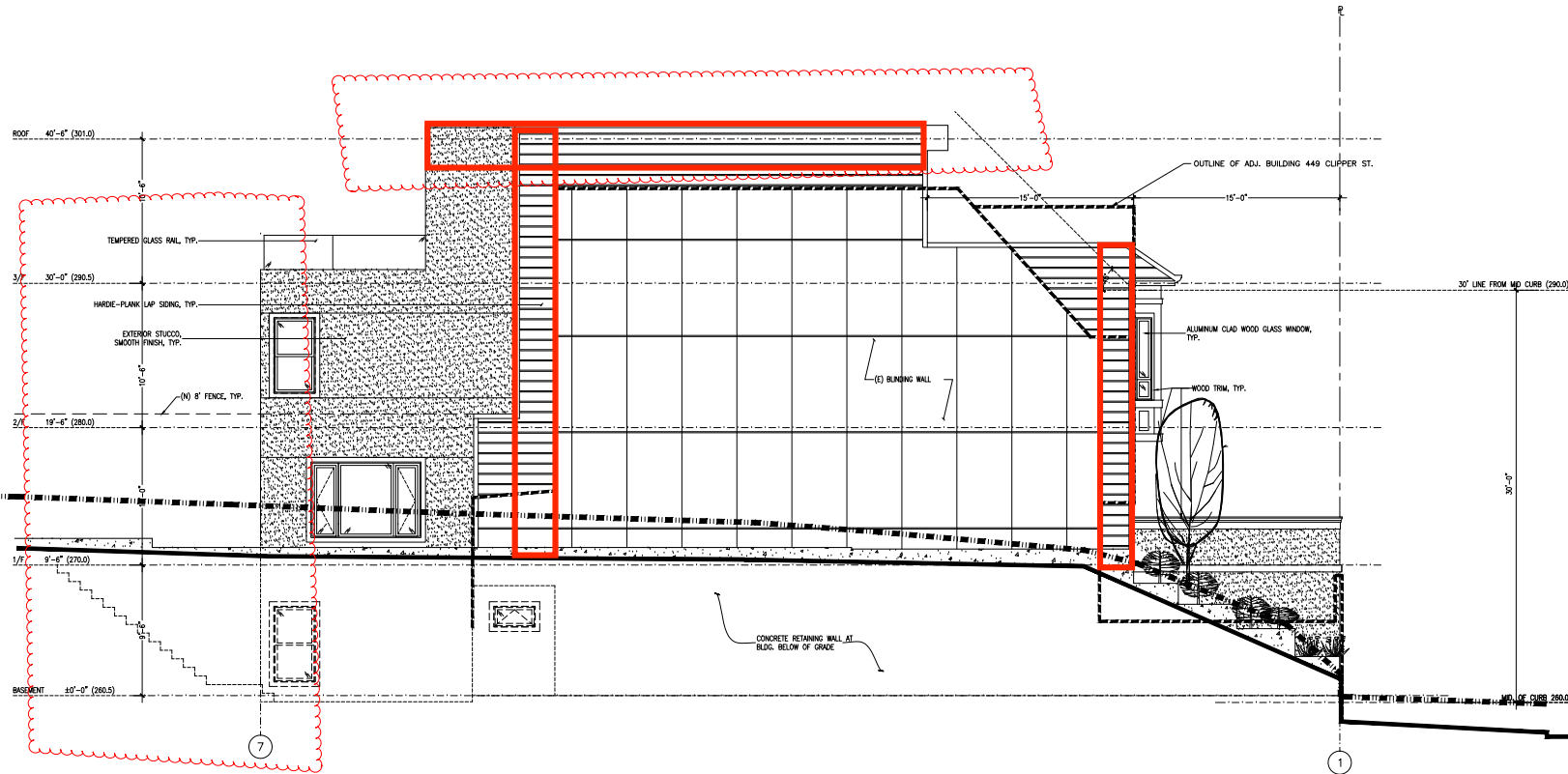
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Of 19 Sheets

PROPOSED REAR / SOUTH ELEVATION 1/4"=1'-0"

1

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 PLOT DATE: 02-28-20 PLOTTED BY: ssm



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 02/27/2020  
 JOB NO.  
 150203  
 SHEET TITLE

PROPOSED EAST  
 ELEVATION

SHEET NO.

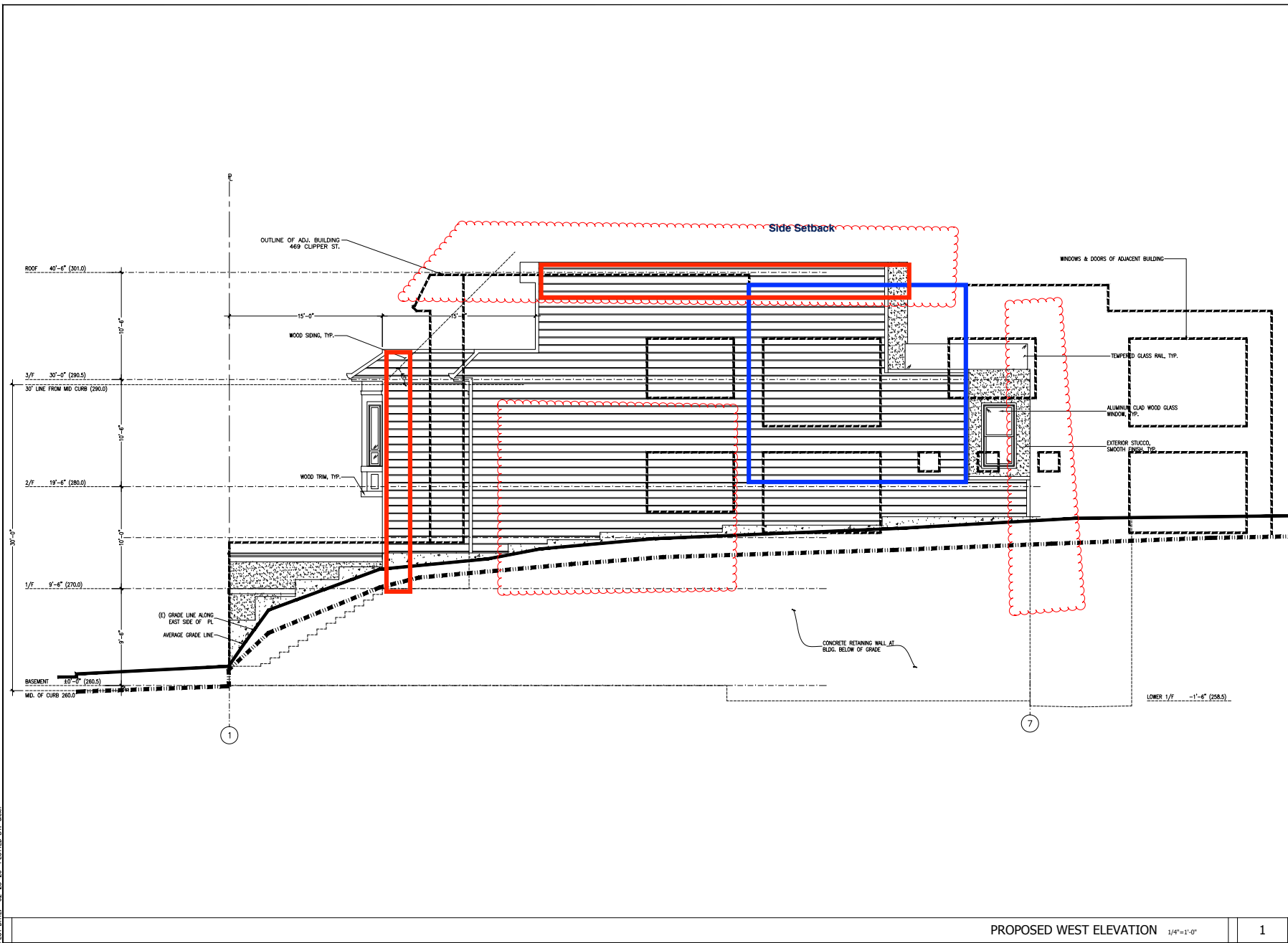
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Of 19 Sheets

PROPOSED EAST ELEVATION 1/4"=1'-0"

1

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 PLOT DATE: 02-27-2020 PLOTTED BY: jacob



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 02/27/2020  
 JOB NO.  
 150203

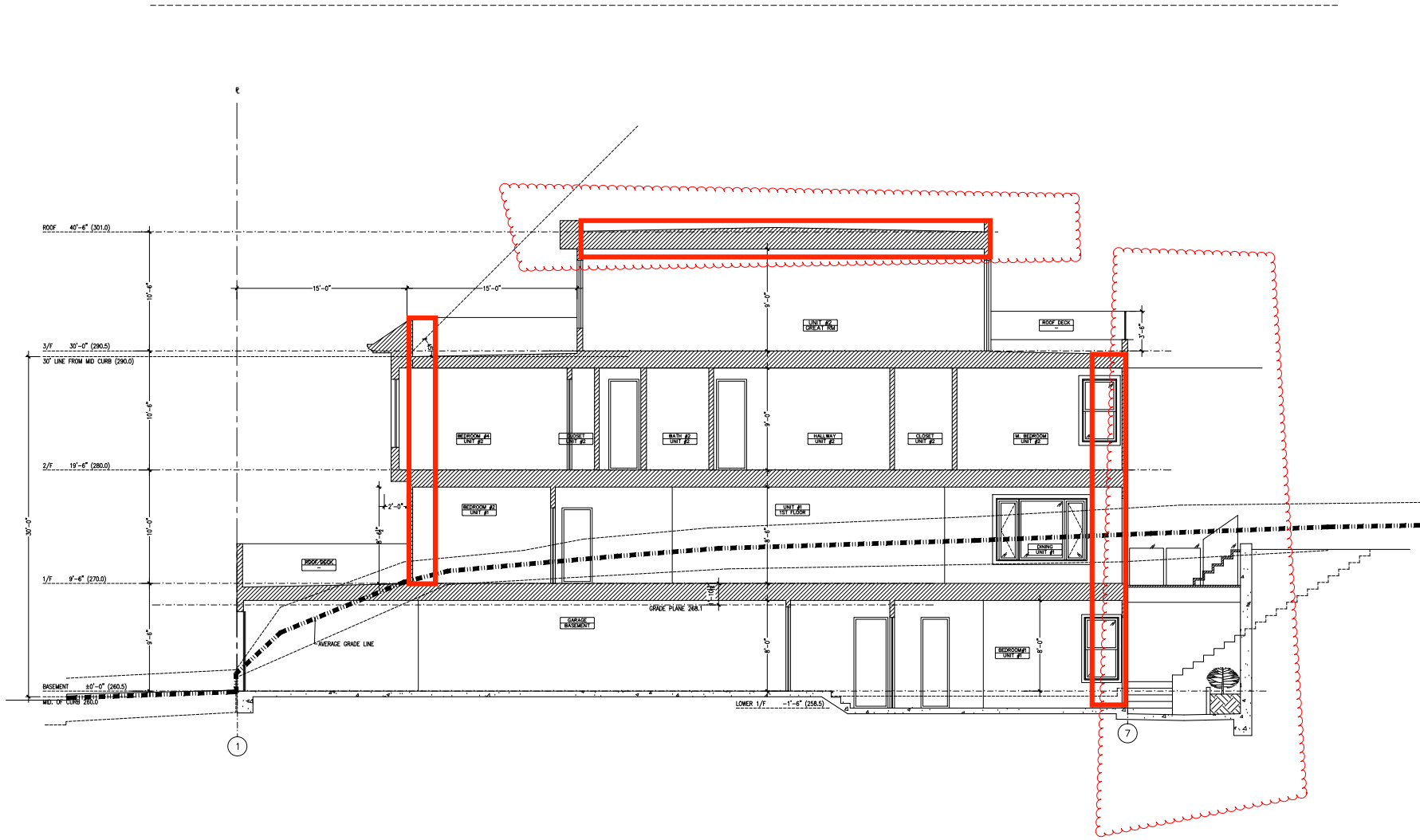
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**PROPOSED WEST ELEVATION**

SHEET NO.  
**A4.3**  
 Of 19 Sheets

PROPOSED WEST ELEVATION 1/4"=1'-0"

1

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SHEET TITLE  
**PROPOSED  
 SECTION AA**

SHEET NO.

A4.4

Of 19 Sheets

PROPOSED SECTION AA 1/4"=1'-0"

1

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Liang, Xinyu \(CPC\)](#)  
**Subject:** FW: 490 Brannan Street Project Commission Item 16  
**Date:** Thursday, September 09, 2021 11:57:14 AM  
**Attachments:** [490 Brannan 4th Street Action Plan.pdf](#)

---

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

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---

**From:** John Elberling <johne@todco.org>  
**Date:** Thursday, September 9, 2021 at 11:39 AM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, Jesse Blout <jblout@stradasf.com>  
**Subject:** 490 Brannan Street Project Commission Item 16

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

Please forward this email to Commission members:

TODCO and Strada have put together a conceptual Action Plan for TODCO to lease the 7000 ft Fourth Street retail space in the 490 Brannan project, with option to buy, to become a SOMA Community Showplace Gallery when the project is completed in several years. TODCO would make the Gallery available to SOMA and Central City community organizations for rotating art exhibits and community events at no charge. There would be no commercial operations.

A copy of the Action Plan is attached.

This would partly implement the intent of our 2019 Agreement with Strada for this space and a second space on Brannan St. to be offered for arts/PDR use @ 40% discount from market rents. A detailed lease/purchase option agreement remains to be negotiated before the building is built and the space is available in 3-4 years.

This reaffirms our belief that the 490 Brannan project is an exemplary realization of the intent and spirit of the Central SOMA Plan and its associated Community Benefit/Collateral Agreements. We strongly support its approval today by the Commission.

John Elberling  
President, TODCO Group

## TODCO/Strada General Outline for Lease with Purchase Option For 490 Brannan Arts/PDR Space

9/9/21

- **Premises:** Approximately 7,000 SF PDR Arts space encompassing the ground floor and mezzanine on the Fourth Street side (the “4<sup>th</sup> Street Arts Space”) of the 490 Brannan Street Project (the “Project”), per the attached site plan
- **Lease term:** 30 Years with renewal/purchase option at end of term @ 60% market value, and also early purchase option per below
- **Rent:** \$25.00 year NNN + not to exceed \$5.00 CAM per actual costs for direct services to leased premises only (e.g. bathrooms, scavenger)
- **Rent escalations:** The lesser of 3% or CPI per annum
- **Good Faith Purchase Option:** The parties agree that the sale of a condominium interest comprising the entirety of the 4<sup>th</sup> Street Arts Space to TODCO is preferable to a long term lease, but that certain technical feasibility issues need to be resolved prior to commencement of the lease term.
- **Early Purchase Price:** 60% of market value estimated at \$600/SF, to be confirmed by appraisal
- **Purchase Option exercise period:** Purchase Option to be exercised within 24 months of issuance of the first certificate of occupancy for the lease premises.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 490 Brannan St Project - APICC  
**Date:** Thursday, September 09, 2021 11:12:53 AM

---

### Commission Affairs

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---

**From:** Rea Lynn de Guzman <realynn.deguzman@gmail.com>  
**Sent:** Thursday, September 09, 2021 11:11 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 490 Brannan St Project - APICC

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Dear Commissioners

My name is Rea Lynn de Guzman, I am a visual artist that has produced art for over 15 years in San Francisco. I'm writing to support a project: **2020-005610ENX/OFA/VAR: 490 BRANNAN STREET**. I've had the pleasure of working with Asian Pacific Islander Cultural Center for the past few years and I admire their efforts to create opportunities for visual artists like me especially considering that they've never had a space of their own to work with. The staff at APICC work tirelessly every year to find spaces for Asian American artists to showcase their work and allow the community to express their culture.

The lack of space that the Asian American community controls is a problem that we cannot ignore any longer. This space is a professional performing space and a gallery space that would be in the heart of SOMA, a place where many in our community live.

I offer my support to this project and I hope you can too.

Thank you,  
Rea

Artist, Curator, Educator

[www.readeguzman.com](http://www.readeguzman.com)

[@rayuh\\_lynn](#)



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support for 490 Brannan St. project  
**Date:** Thursday, September 09, 2021 11:12:23 AM

---

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**From:** Diana Li <diana@aawaa.net>  
**Sent:** Thursday, September 09, 2021 11:11 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support for 490 Brannan St. project

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Dear Commissioners,

My name is Diana and I am a visual artist that has produced work for over 7 years in San Francisco. I am also an avid arts organizer who has worked and coordinated multiple art events and festivals dedicated to the Asian and Asian American arts community in the city through Kearny Street Workshop, Asian Pacific Islander Cultural Center and the Asian American Women Artists Association.

**I'm writing to support project: 2020-005610ENX/OFA/VAR: 490 BRANNAN STREET.**

I've had the pleasure of working with Asian Pacific Islander Cultural Center for the past few years and I admire their efforts to create opportunities for visual artists and art professionals like me especially considering that we've never had a space of our own to work with. The staff at APICC work tirelessly every year to find spaces for Asian American artists to showcase their work and allow our communities to express our culture.

The lack of space that the Asian American community controls is a problem that we cannot ignore any longer. This space is a professional performing space and a gallery space that would be in the heart of SOMA, a place where many in our communities live.

I offer my support to this project and I hope you can too.

Thank you,  
Diana Li

*Managing Director*

**Asian American Women Artists Association**

[diana@aawaa.net](mailto:diana@aawaa.net) • [www.AAWAA.net](http://www.AAWAA.net)

**Support the visibility and recognition of Asian American women in the arts!**

**[DONATE](#) • [BECOME A MEMBER](#) • [VOLUNTEER](#)**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: To City and planning commission  
**Date:** Thursday, September 09, 2021 11:04:42 AM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf](#)

---

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

From: Frank Jeung <[jeungf@yahoo.com](mailto:jeungf@yahoo.com)>  
Sent: Thursday, September 09, 2021 9:48 AM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Agnihotri, Kalyani (CPC) <[kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)>; [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
Subject: To City and planning commission

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

Hi,  
Please see the attached.  
Thank you,  
Frank Jeung  
Resident of 1177 Cal St

September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Calpin, Megan \(CPC\)](#)  
**Subject:** FW: 9.9.2021 agenda item no: 15 Portsmouth Sq - 733 Kearny St.  
**Date:** Thursday, September 09, 2021 9:43:18 AM

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**Commission Affairs**

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---

**From:** Calpin, Megan (CPC) <megan.calpin@sfgov.org>  
**Sent:** Thursday, September 09, 2021 9:31 AM  
**To:** Dennis Hong <dennisjames888@yahoo.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Subject:** Re: 9.9.2021 agenda item no: 15 Portsmouth Sq - 733 Kearny St.

Thank you, Mr. Hong.

Today's hearing will be the only public hearing held on the Draft EIR, however the public comment period will remain open until September 20, 2021 at 5 p.m.

Please feel free to submit your comments to [CPC.PortsmouthSquareEIR@sfgov.org](mailto:CPC.PortsmouthSquareEIR@sfgov.org).

Thank you,  
Megan

**Megan Calpin (she/her), Senior Environmental Planner**

**Environmental Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7508 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Dennis Hong <[dennisjames888@yahoo.com](mailto:dennisjames888@yahoo.com)>

**Sent:** Thursday, September 9, 2021 9:22 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>

**Cc:** Calpin, Megan (CPC) <[megan.calpin@sfgov.org](mailto:megan.calpin@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>

**Subject:** 9.9.2021 agenda item no: 15 Portsmouth Sq - 733 Kearny St.

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

Good morning everyone, this is a short note, item #15 on your agenda, 2018-01359ENV will come up again around 9/20/2021. As usual, I will be submitting my comments on the DEIR at that time with my full support and hope I can get your continued support as well and feed back.

I'm sorry that I can not be at today's meeting.

**all the best  
DHsf**

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Conditional Use Authorization  
**Date:** Thursday, September 09, 2021 9:42:10 AM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3-signed.pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Monica Foyer <[monica.foyer@gmail.com](mailto:monica.foyer@gmail.com)>  
**Sent:** Thursday, September 09, 2021 9:29 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Agnihotri, Kalyani (CPC) <[kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)>; [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Cc:** Gramercy Towers <[gramercytowers@principleamc.com](mailto:gramercytowers@principleamc.com)>  
**Subject:** Conditional Use Authorization

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

Please see the attached letter in regards to cell towers directly impacting 1177 California Street, San Francisco, CA

I am directly opposed.

--

Best,

Monica



September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

Monica Foyer

Gramercy Towers HOA Board Secretary

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Record No.: 2021-004901CUA  
**Date:** Thursday, September 09, 2021 9:10:24 AM

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Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
San Francisco Property Information Map

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

From: Scott Gordon <[scottst@well.com](mailto:scottst@well.com)>  
Sent: Wednesday, September 08, 2021 2:17 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Agnihotri, Kalyani (CPC) <[kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)>; [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
Cc: Phillip Woods <[plwoods11@gmail.com](mailto:plwoods11@gmail.com)>; Ian Macsween <[macsweensinca@aol.com](mailto:macsweensinca@aol.com)>  
Subject: Record No.: 2021-004901CUA

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

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org),  
[kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org),[lentzplanning@gmail.com](mailto:lentzplanning@gmail.com),[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)

September , 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) Kalyani Agnihotri ([kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)), Staff Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant  
CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
Record No.: 2021-004901CUA)

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.

2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.

3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.

4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.

6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.

As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you, Scott Gordon  
1177 California Street  
San Francisco, CA 94108

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Flores, Veronica \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support of Supervisor Mandelman's Ordinance  
**Date:** Thursday, September 09, 2021 9:10:01 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** David Drevno <ddrevno@gmail.com>  
**Sent:** Wednesday, September 08, 2021 7:33 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support of Supervisor Mandelman's Ordinance

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

Dear Commissioners,

My name is David Drevno. My wife, Katie and I are tenants at 700 Church St. We have lived in the building for over 13 years. I am writing to express my strong support for Supervisor Mandelman's proposed ordinance clarifying the existing rights of tenants to their contracted housing services.

This legislation is not about stopping ADUs—it's about protecting the already established rights of tenants such as myself. Losing access to our storage, parking and laundry facilities, which were included in our rental agreement, would significantly impact our quality of life and well-being. In addition to an increased financial burden, having to locate and secure such services outside the building, also poses an increased safety risk as there are regularly car break-ins and assaults around Dolores Park. As a person with a disability, it seems unjust for a corporate landlord to take away services that are considered essential by tenants, to simply be replaced by units to increase profits.

I encourage the Commission to recommend this ordinance to the Board of Supervisors. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Thank you,

David Drevno

Member, Ballast Tenants Association

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1728 Larkin (2020-006422CUA )  
**Date:** Thursday, September 09, 2021 8:29:26 AM  
**Attachments:** [image001.png](#)  
[1728 Larkin Support Letters.zip](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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---

**From:** Chloe V. Angelis <cangelis@reubenlaw.com>  
**Sent:** Wednesday, September 08, 2021 8:50 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Eric Dumican <edumican@dumicanmosey.com>  
**Subject:** 1728 Larkin (2020-006422CUA )

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Jonas and Linda,

This may be standard these days, but we noticed the letters of support for 1728 Larkin weren't included in the packet for tomorrow's hearing. I'm attaching them here (21 letters) just to make sure that they are a part of the hearing record for the project.

Thanks very much.

## REUBEN, JUNIUS & ROSE, LLP

Chloe Angelis, Partner  
One Bush Street, Suite 600  
San Francisco, CA 94104  
T. (415) 567-9000  
F. (415) 399-9480  
[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

*Please note that I am out of the office on Fridays.*

PRIVILEGE AND CONFIDENTIALITY NOTICE – This transmittal is intended solely for use by its addressee, and may contain confidential or legally privileged information. If you receive this transmittal in error, please email a reply to the sender and delete the transmittal and any attachments.



07/24/2021

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1728 Larkin Street

Dear Planning Department,

The purpose of this letter is to formally voice my strong support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature

07/24/2021

---

Date

Trent Moore

---

Name

1605 Washington Street

---

Address

05/13/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Frederick Sloat Van Winkle

05/13/2020

---

(Print) Name:

Frederick Sloat Van Winkle

Date:

---

(Print) Address:

10 April 2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

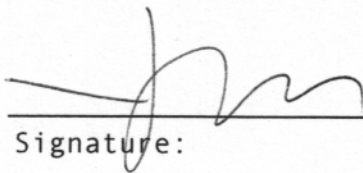
**Subject: 1728 Larkin - Proposed Project**

To Whom It May Concern,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street (formally part of 1720 Larkin Street), based on the Neighbor Meeting Plan Set created by Dumican Mosey Architects, dated 20 March 2020 . I feel that the Owner and Architect have done a very good job of developing a high quality project. We are excited about the prospect of this vacant lot being utilized to further activate this area of the street and feel the proposed scale and added units are the perfect fit for the neighborhood. This building has been thoughtfully designed and will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

SANGYEUN PARK

---

(Print) Name:

Date: May 6, 2020

1531 HYDE ST. APT 12 SAN FRANCISCO CA 94109

---

(Print) Address:

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1728 Larkin Street

Dear Planning Department,

The purpose of this letter is to formally voice my strong support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020.

I feel that the Owner and Architect have done an outstanding job of developing a high-quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature

08/23/2021

---

Date

Sam Woodard

---

Name

1400 Washington St., Apt. 4  
San Francisco, CA 94109

---

Address

10 April 2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

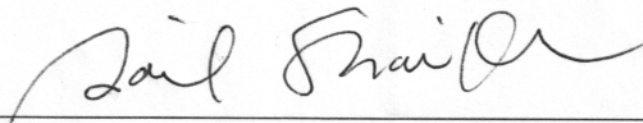
**Subject: 1728 Larkin – Proposed Project**

To Whom It May Concern,

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To reiterate, I am in full support of the proposed project.

Sincerely,



Signature:

Adil Shaikh

May 20, 2020

(Print) Name:

Date:

1531 HYDE ST, SAN FRANCISCO, CA 94109

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1728 Larkin Street

Dear Planning Department, I live adjacent to the subject property and occupy the middle floor of the building to the South of 1728 Larkin Street. The purpose of this letter is to formally voice my strong support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020.

I feel that the Owner and Architect have done an outstanding job of developing a high-quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature

08/21/2021

---

Date

Adrian Gunadi

---

Name

1720 Larkin St., San Francisco, 94109

---

Address

05/13/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

AG

05/13/2020

---

(Print) Name:

Jones & Pacific

Date:

---

(Print) Address:

Name: Ajeet Gautam

Address: 1537 Jones Street Apartment 205 San Francisco, CA 94109



05/09/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Andrew Almeida

05/09/2020

---

(Print) Name:

Date:

1731 Larkin St San Francisco CA 94111

---

(Print) Address:

05/09/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Brian Hunt

05/09/2020

---

(Print) Name:

Date:

1966 Larkin Street

---

(Print) Address:

05/12/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Brigitte Legallet

05/12/2020

---

(Print) Name:

1544 Pacific Ave apt 4, SF, 94109

Date:

---

(Print) Address:

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1728 Larkin Street

Dear Planning Department,

I am the owner of 1733-1737 Larkin Street, SF. My property is across the street to the West of the proposed development. The purpose of this letter is to formally voice my strong support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



\_\_\_\_\_  
Signature

07/15/2021

\_\_\_\_\_  
Date

David Mandel

\_\_\_\_\_  
Name

420 N Tigertail Road  
Los Angeles, CA 90049

\_\_\_\_\_  
Address

05/15/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

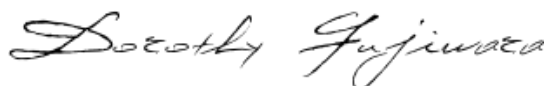
**Subject: 1728 Larkin Street**

Dear Planning Department,

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To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Dorothy Fujiwara

05/15/2020

---

(Print) Name:

1738 Larkin st.  
San Francisco, CA. 94109

Date:

---

(Print) Address:

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject: 1728 Larkin Street

Dear Planning Department,

I live adjacent to the subject property and occupy the top floor of the building to the South of 1728 Larkin Street. The purpose of this letter is to formally voice my strong support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



07/23/2021

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Signature

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Date

Eric Brodrick

---

Name

1722 Larkin Street  
San Francisco, CA 94109

---

Address

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Subject:1728 Larkin Street

Dear Planning Department,

I live adjacent to the subject property and own/occupy the bottom unit of the building to the South of 1728 Larkin Street (1724 Larkin Street). The purpose of this letter is to formally voice my strong support for the proposed project at 1728 Larkin Street, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated November 20, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature

08/27/2021

---

Date

joe Glass

---

Name

1724 Larkin street

---

Address

May 13, 2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin – Proposed Project**

Dear Planning Department,

I am writing this letter in support of the proposed project at 1728 Larkin Street (formally part of 1720 Larkin Street) in the Nob Hill area of San Francisco.

I have met with the builder and have reviewed the Neighbor Meeting Plan Set created by Dumican Mosey Architects, dated March 20, 2020. The developer has done a good job planning a high-quality project that will enhance the neighborhood. I live in a building on the same block that was renovated by the same builder several years ago and the aesthetic and build quality of my building is excellent.

I am excited about the prospect of this underutilized vacant lot being developed with badly needed housing. The proposed scale and style of the proposed building will fit the neighborhood and add value to the community. This building has been thoughtfully designed and will be a significant improvement to the neighborhood.

I urge the Planning Department to expedite the plans and permitting so that this builder can get to work without delay.

Sincerely,



Joshua J. Richman

1731 Larkin Street, Apt 2  
San Francisco, CA 94109



05/15/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



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Signature:

kiyomi fujiwara

05/15/2020

---

(Print) Name:

1736 larkin street  
san francisco CA 94109

Date:

---

(Print) Address:

05/15/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

mark Fujiwara

05/15/2020

---

(Print) Name:

380 via la cumbre  
greenbrae CA 94904

Date:

---

(Print) Address:

10 April 2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

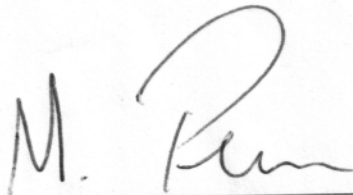
**Subject: 1728 Larkin – Proposed Project**

To Whom It May Concern,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street (formally part of 1720 Larkin Street), based on the Neighbor Meeting Plan Set created by Dumican Mosey Architects, dated 20 March 2020 . I feel that the Owner and Architect have done a very good job of developing a high quality project. We are excited about the prospect of this vacant lot being utilized to further activate this area of the street and feel the proposed scale and added units are the perfect fit for the neighborhood. This building has been thoughtfully designed and will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



Signature:

MICHAEL PENN

5/18/2020

(Print) Name:

Date:

1531 HYDE ST, SAN FRANCISCO, CA 94109

05/08/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



---

Signature:

Nicholas Carniglia

05/08/2020

---

(Print) Name:

1590 Washington St,  
San Francisco, CA 94109

Date:

---

(Print) Address:

REMY AREVALO

1369 Hyde Street Apt 18 San Francisco, CA 94109

05/13/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



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Signature:

Remy Arevalo

05/13/2020

---

(Print) Name:

Remy Arevalo

Date:

---

(Print) Address:

05/10/2020

San Francisco Planning Department  
City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Subject: 1728 Larkin Street**

Dear Planning Department,

The purpose of this letter is to formally voice my support for the proposed project located at 1728 Larkin Street, SF, based on the Proposed Design Revision Set of Drawings created by Dumican Mosey Architects, dated April 29, 2020. I feel that the Owner and Architect have done an outstanding job of developing a high quality project on a challenging property, in a modern yet contextually compatible manner. This project will be a significant improvement to the neighborhood.

To reiterate, I am in full support of the proposed project.

Sincerely,



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Signature:

Reuben Bramanathan

05/10/2020

---

(Print) Name:

2028 Larkin St  
San Francisco CA 94109

Date:

---

(Print) Address:

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of support for item 16  
**Date:** Thursday, September 09, 2021 8:26:56 AM  
**Attachments:** [490 Brannan Letter of Support \(1\).pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Claire Amable <[camable@sfbike.org](mailto:camable@sfbike.org)>  
**Sent:** Thursday, September 09, 2021 8:16 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Letter of support for item 16

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

Good morning Planning secretary and commissioners,

Please find the SF Bicycle Coalition's letter of support for this item attached below.

Best,  
Claire

--

**Claire Amable**

*Community Organizer*

Office: 415.431.2453 x 313 | [claire@sfbike.org](mailto:claire@sfbike.org)

Mobile: 415-623-0840

Pronouns: she, her, hers

---

**[San Francisco Bicycle Coalition](#)**

*Promoting the Bicycle for Everyday Transportation*

[1720 Market St.](#)

[San Francisco, CA 94102](#)







San Francisco Bicycle Coalition  
1720 Market Street  
San Francisco, CA 94102

T 415.431.BIKE  
F 415.431.2468

[sfbike.org](http://sfbike.org)

PROMOTING THE BICYCLE FOR EVERYDAY TRANSPORTATION

September 9, 2021

Mr. Joel Koppel  
President  
San Francisco Planning Department  
1650 Mission St #400,  
San Francisco, CA 94103

Dear President Koppel and Commissioners,

On behalf of the San Francisco Bicycle Coalition, I am writing this letter in support of the street improvement components in Strada's proposed development at 490 Brannan Street that encourage and promote bicycling. For over 45 years, the San Francisco Bicycle Coalition has been transforming San Francisco streets and neighborhoods into more livable and safe places by promoting the bicycle for everyday transportation.

Strada has engaged and committed to working with San Francisco Bicycle Coalition on the design of the Brannan Street bike line. The project has committed to widen the sidewalk on Brannan St. and provide a new dedicated and protected west-bound bicycle lane on Brannan St. from Zoe to 4<sup>th</sup> St.

Additionally the project proposes:

- 26 Class II bicycle stalls around site with eight racks for 16 bicycles on sidewalks of 4<sup>th</sup> and Brannan Streets and five racks for 10 bicycles provided in mid-block POPOS
- 60 Class I bicycle stalls in four rooms in the below-grade level of building
- Locker room with 24 lockers and changing facilities with four showers provided for all building tenants

In addition to the bike facilities at 490 Brannan, we are in solidarity with the SoMa community for the project's additional community commitments of 12,500 square-feet of affordable community art space partially occupied by Kularts, a long time community arts organization, a 5,500 square-foot childcare facility, and a 30-foot-wide mid-block alley along the east side of the lot with public open space (POPOS) which will be designed with the SoMa Pilipinas community.

In combination, I believe these features of the proposed development is the type of project that adds value to the neighborhood by stabilizing a longtime community-based art organization in addition to benefiting people who bike in San Francisco.

Sincerely,

A handwritten signature in black ink, appearing to read "Claire Amable". The signature is fluid and cursive, with the first name "Claire" being more prominent and the last name "Amable" following in a similar style.

Claire Amable

Downtown Community Organizer

San Francisco Bicycle Coalition

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf  
**Date:** Thursday, September 09, 2021 8:25:34 AM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf](#)  
[Conditional Use Authorization 1111 California Street San Francisco CA 94108 \(Record No. 2021-004901CUA\).msg](#)  
[Record No. 2021-004901CUA -- Conditional Use Authorization 1111 California Street San Francisco CA 94108.msg](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** Martha Naber <nabglow@gmail.com>  
**Sent:** Thursday, September 09, 2021 7:34 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf

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Sent from my iPad  
Marta Naber

September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

**From:** [Message from John](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 (Record No.: 2021-004901CUA)  
**Date:** Thursday, September 09, 2021 1:17:21 AM  
**Attachments:** [Screen Shot 2021-09-09 at 01.11.05.png](#)

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September 6, 2021

To:

San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org))

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com))

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108

Record No.: 2021-004901CUA)

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels "Exceeds Public Exposure" (yellow lines) and "Exceeds Occupational Exposure" (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.

6) See attached photos of the boundary markings of the RF levels "Exceeds Public Exposure" (yellow lines) and "Exceeds Occupational Exposure" (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.

As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you.

John D. Rosin, M.A., KGSJ



**From:** [David Rakonitz](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Record No.: 2021-004901CUA -- Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
**Date:** Wednesday, September 08, 2021 9:53:31 PM

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**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
- ATT Mobility**

**Meeting on Thursday September 9, 2021 at 1:00 PM**

**Record No.: 2021-004901CUA**

**Block/Lot # 0253/020**

**Zoning District RM-4/65A**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. I request that the San Francisco Planning Commission not approve this project at this time and instead require the applicant to provide additional environmental analysis and incorporate additional mitigation measures.

My concerns are as follows:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels. This would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) The applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) The applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. The applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.
- 5) The Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report

shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.

I request the Planning Commission not move forward with approval of the application at this time. Instead, the Commission should require the applicant to provide additional environmental analysis and incorporate additional mitigation measures.

Please acknowledge receipt of these comments and requests.

Sincerely,

David Rakonitz  
1177 California Street #1030  
San Francisco, CA 94108

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW:  
**Date:** Thursday, September 09, 2021 8:24:11 AM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf](#)  
[URGENT Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\) .msg](#)  
[Regarding the Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\).msg](#)  
[Record No. 2021-004901CUA -- Conditional Use Authorization 1111 California Street San Francisco CA 94108.msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\) .msg](#)  
[Gramercy Towers .msg](#)  
[Gramercy Towers Condominium.msg](#)  
[Cellular antennas on roof of Masonic Center.msg](#)  
[Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\).msg](#)  
[WIRELESS 1111 California Street CUA.msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA.msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA.msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA.msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\).msg](#)  
[Re Conditional Use Authorization 1111 California Street San Francisco CA 94108 Record No. 2021-004901CUA\).msg](#)

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### Commission Affairs

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49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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[San Francisco Property Information Map](#)

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**From:** ruby henson <[rjhrealty@yahoo.com](mailto:rjhrealty@yahoo.com)>  
**Sent:** Thursday, September 09, 2021 4:18 AM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:**

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September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

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- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

**From:** [mhdelore@aol.com](mailto:mhdelore@aol.com)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [Peskin, Aaron \(BOS\)](#)  
**Subject:** URGENT: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 8:21:48 PM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3 \(1\).pdf](#)

---

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September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff  
Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant  
CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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Thank you,  
Michelle Delore (Unit 223)



**From:** [richard.karplus](#)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [lantzplanning@gmail.com](#); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Regarding the Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 8:05:13 PM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf](#)

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Thank you,

Richard Karplus  
1177 California Street Unit 223



San Francisco, CA 94108

September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

**From:** [Michele Forge](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [Peskin, Aaron \(BOS\)](#)  
**Cc:** [Breed, Mayor London \(MYR\)](#); [Michele Forge](#)  
**Subject:** Record No.: 2021-004901CUA -- Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
**Date:** Wednesday, September 08, 2021 7:05:03 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
**Importance:** High

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September 8, 2021

**TO: San Francisco Planning Commission** ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
**Kalyani Agnihotri** ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)),  
Staff **Eric Lentz** ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com))  
Applicant CC: **Aaron Peskin** ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

cc: **Mayor London Breed, San Francisco Mayor**

**From: Michele Forge**  
**1177 California Street - Apt. 1819**  
**San Francisco, CA 94108-2248**  
**mforge@hotmail.com**

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 - ATT Mobility**  
**Meeting on Thursday September 9,2021 at 1:00 PM**  
**Record No.: 2021-004901CUA**  
**Block/Lot # 0253/020**  
**Zoning District RM-4/65A**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that **you continue the project, do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.**

The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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**As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the**

**identification of alternatives to alleviate some of my concerns.**

Could you please acknowledge receipt of these comments and requests.

Thank you very much, //Michele Forge//

Michele Forge

1177 California Street, Apt. 1819

San Francisco, CA 94108

Home: (415) 771 8085 (no call please) emails only

[mforge@hotmail.com](mailto:mforge@hotmail.com)

**From:** [Jrxartus](#)  
**To:** [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [CPC-Commissions Secretary](#)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA  
**Date:** Wednesday, September 08, 2021 6:41:39 PM

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September 6, 2021 To:  
San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) Kalyani Agnihotri  
([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)),  
Staff Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com))  
Applicant CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)

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Thank you  
Jacques R Artus, 1177 California St., San Francisco CA 94108  
[jrxartus@aol.com](mailto:jrxartus@aol.com)



**From:** [Vanessa Lau](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 5:50:42 PM

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September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff  
Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant  
CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)

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Thank you,

Vanessa Lau & Wai Keung Kwan

Sent from my iPad

**From:** [Mary Voss](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Cellular antennas on roof of Masonic Center  
**Date:** Wednesday, September 08, 2021 6:11:47 PM

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

This is a heartfelt request for more studies and possible ways to decrease the impact on our condo at Gramercy Towers thank you for your consideration, Bob and Mary Voss  
Owners of condo 802

Sent from my iPhone

**From:** [Maria Arovola](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Gramercy Towers Condominium  
**Date:** Wednesday, September 08, 2021 6:16:17 PM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.pdf](#)

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Sent from my iPhone

**From:** [Maria Arovola](#)  
**To:** [CPC-Commissions Secretary](#)  
**Subject:** Gramercy Towers  
**Date:** Wednesday, September 08, 2021 6:17:29 PM

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

September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)

Dear Sir/Madam:

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Sent from my iPhone

**From:** [D. Castro](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** WIRELESS: 1111 California Street CUA  
**Date:** Wednesday, September 08, 2021 5:33:47 PM  
**Attachments:** [View from 1177 California Street of Masonic Auditorium.docx](#)

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Re: Conditional Use Authorization- 1111 California Street, San Francisco, CA 94108  
Record No. 2021-004901CUA

Dear Sir/Madam,

I am an owner/resident of Gramercy Towers located at 1177 California Street, San Francisco, California 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 canister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The "calculated" radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are not concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single canister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking down. Both residential towers at 1177 California Street have

residential units that overlook the roof of the Masonic Auditorium and will directly into the antenna enclosure.

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6) See attached photos of boundary markings of the RF levels "Exceeds Public Exposure" (yellow lines) and "Exceeds Occupational Exposure" (red lines). These photos were taken from 1177 California. You will see the RF boundary lines for the single cannister antenna do not come near the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.

As the application stands now, I would respectfully request that the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,

Donna Castro  
1177 California Street #406  
San Francisco, CA 94108





View from 1177 California Street of Masonic Auditorium, 1111 California Street (9.2021)

**From:** [MonteCarloSim](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 5:12:02 PM

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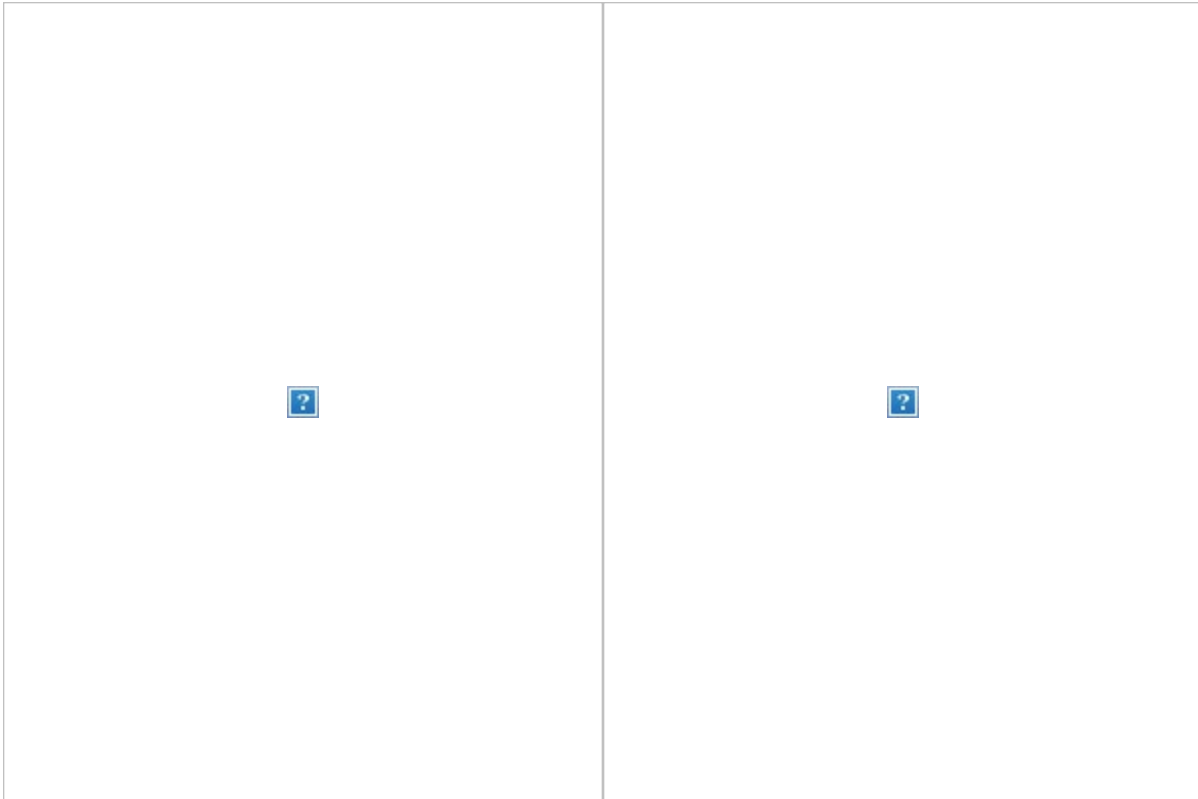
This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,  
Kathleen at Gramercy Tower

**From:** [Wei Tang](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](#); [Peskin, Aaron \(BOS\)](#)  
**Cc:** [sfmelissa01@gmail.com](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 5:15:40 PM  
**Attachments:** [image.png](#)

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Dear Sir/Madam:

I am an owner of a unit at the Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulates my concerns and provides more detail on the project application as it is currently proposed:

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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time, and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Best regards,  
Wei Tang

**From:** [Dora Cohn](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA  
**Date:** Wednesday, September 08, 2021 5:19:57 PM

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## **Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

### **Record No.: 2021-004901CUA**

Dear Sir/Madam:

I am a unit owner of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following sections articulate my concerns and provide more detail on the project application as it is currently proposed:

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1177 California St. You will see the RF boundary lines for the single canister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.

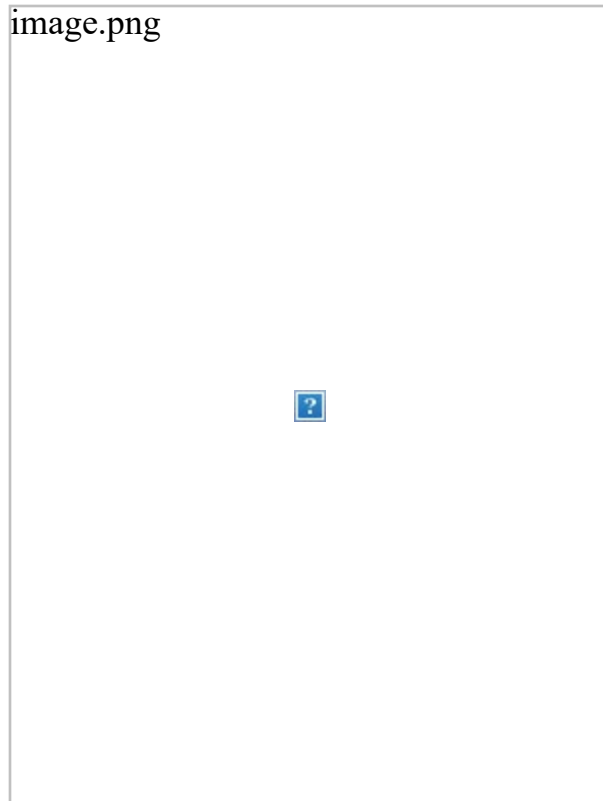
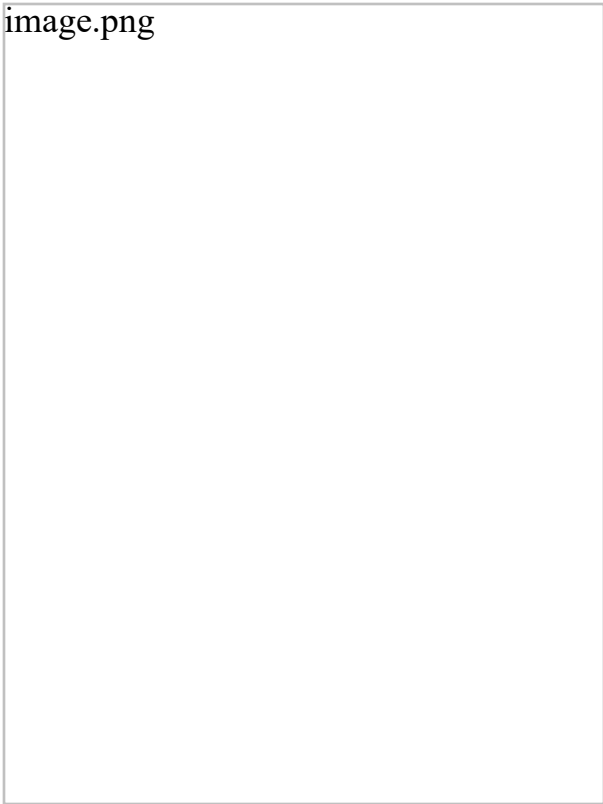




image.png



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you

Dora Cohn

**From:** [M. James Cohn](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA  
**Date:** Wednesday, September 08, 2021 5:20:00 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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## **Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

### **Record No.: 2021-004901CUA**

Dear Sir/Madam:

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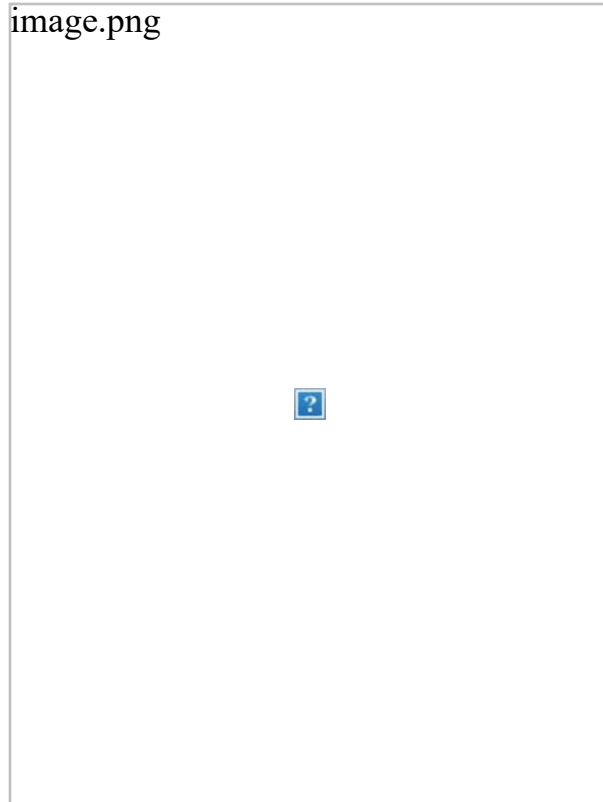
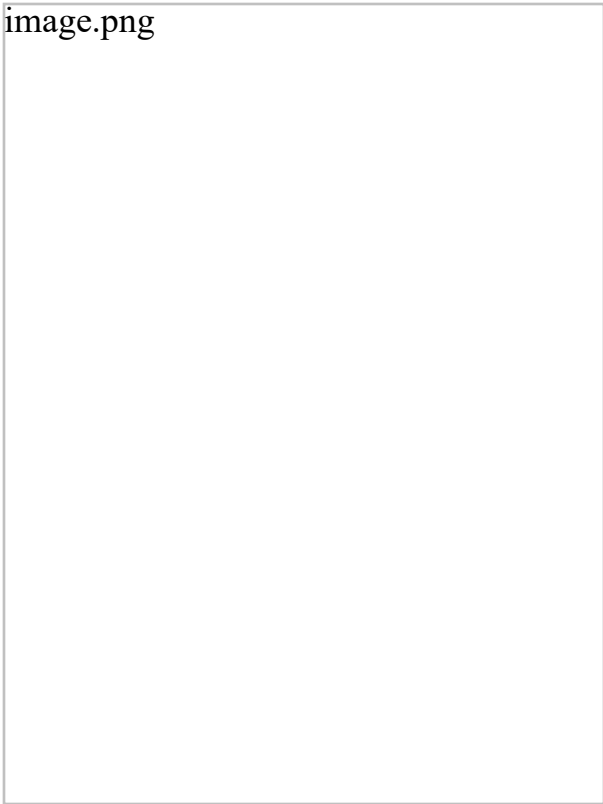


image.png



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Thank you

Morton Cohn

**From:** [Dora Cohn](#)  
**To:** [CPC-Commissions Secretary](#); [Agnihotri, Kalyani \(CPC\)](#); [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)  
**Cc:** [Peskin, Aaron \(BOS\)](#)  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA  
**Date:** Wednesday, September 08, 2021 5:23:27 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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## **Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

### **Record No.: 2021-004901CUA**

Dear Sir/Madam:

I am a unit owner of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following sections articulate my concerns and provide more detail on the project application as it is currently proposed:

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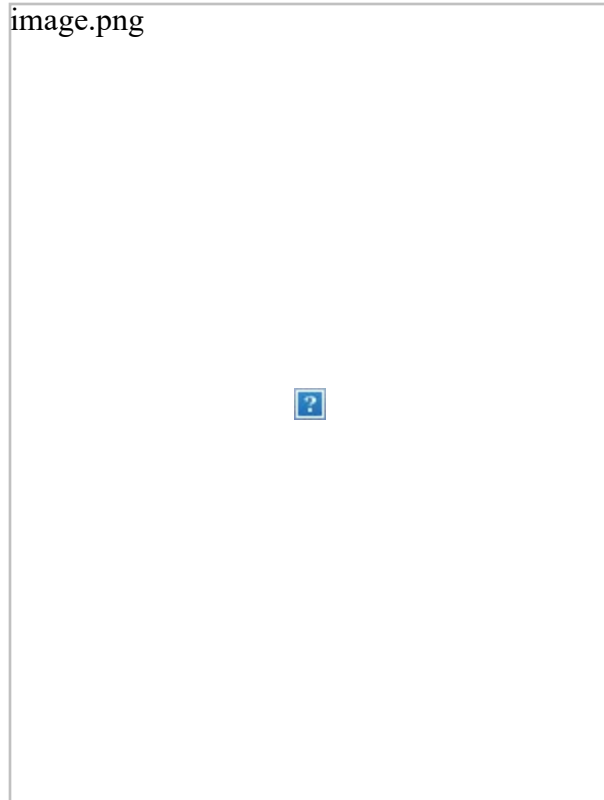
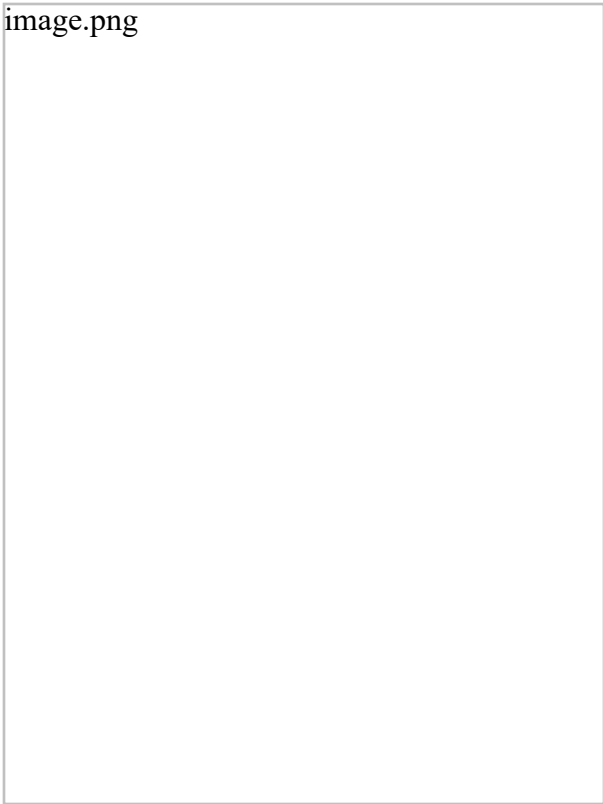




image.png



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Thank you

Dora Cohn

|

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#)  
**Subject:** FW: Conditional Use Authorization – 1111 California Street Record No.: 2021-004901CUA  
**Date:** Thursday, September 09, 2021 8:19:52 AM  
**Attachments:** [9-8-21 Letter to SF Planning Commission - 1111 Calif Project CUA .pdf](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Phillip Woods <plwoods11@gmail.com>  
**Sent:** Wednesday, September 08, 2021 4:47 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>  
**Cc:** aaron.pesking@sfgov.org; lentzplanning@gmail.com; Ian Macsween <macsweensinca@aol.com>; Monica Foyer <monica.foyer@gmail.com>  
**Subject:** Conditional Use Authorization – 1111 California Street Record No.: 2021-004901CUA

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

Dear Planning Commission and Staff,

Please find attached a public comment letter on the proposed Conditional Use Authorization – 1111 California Street; Record No.: 2021-004901CUA.

I live in the Gramercy Towers building that is located directly adjacent to 1111 California Street. I would request that the Planning Commission would continue this item and hold a public hearing on this item at the September 23rd Planning Commission meeting.

Thank you for your consideration of this matter.

Sincerely

Phillip Woods

Apt. 506

1177 California St, San Francisco, CA 94108

September 8, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff  
Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
Record No.: 2021-004901CUA)**

Dear Sir/Madam:

This purpose of this letter is to provide public comments on the proposed Conditional Use Authorization being considered by the Planning Commission. I live in the Gramercy Towers building that is located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request that the San Francisco Planning Commission would continue the project and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate the concerns identified in this letter. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of the concerns.

Thank you

A handwritten signature in black ink that reads "Phillip Woods". The signature is written in a cursive, flowing style.

Phillip Woods, AIA, AICP  
Gramercy Towers Resident  
1177 California Street, Apt. 506  
San Francisco, CA 94108

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 9/9/21 Commission Hearing Item No. 18 1728 Larkin Street 2020-006422CUA -- Please eliminate 6th floor  
**Date:** Thursday, September 09, 2021 8:19:13 AM  
**Attachments:** [RHCA 1728 Larkin Plannin Comm 9-9-21.pdf](#)  
**Importance:** High

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Kathleen Courtney <kcourtney@xdm.com>  
**Sent:** Wednesday, September 08, 2021 3:36 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Tucker, Robyn <venturesv@icloud.com>; Jamie Cherry <jcherry@rhcasf.com>; Bob Bluhm <zoning@rhnsf.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Director Rich Hillis <richhillissf@yahoo.com>; Ajello Hoagland, Linda (CPC) <linda.ajellohoagland@sfgov.org>; Joseph Glass <jglass07@gmail.com>; Eric Brodrick <ericbrodrick@gmail.com>; Sabrina Lowell <Sabrina.Lowell@privateocean.com>  
**Subject:** 9/9/21 Commission Hearing Item No. 18 1728 Larkin Street 2020-006422CUA -- Please eliminate 6th floor  
**Importance:** High

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Commissioners, attached and pasted below is the request from RHCA regarding this proposed project.

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## Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

September 8, 2021

President Joel Koppel and Members of the  
San Francisco Planning Commission

Re: 9/9/21 Commission Hearing Item No. 18  
1728 Larkin Street 2020-006422CUA

Dear Commissioners:

The tension between what is permitted and what is appropriate is evident in the proposed project at 1728 Larkin Street.

The Project Sponsor's attorneys have done a good job of laying out what is permitted. What is appropriate is slightly different.

- The 1700 block of Larkin is one portion of a Small-Scale Residential Neighborhood populated by 3 and 4 story buildings at the max.
- At another time, structures higher than the neighboring properties were placed at corners so as not to disturb the streetscape. In today's political and legislative environment that is not easily done. Now you have a proposed mid-block building 2 to 3 stories higher than its neighbors.
- What is feasible, however, is modifying the proposed project so as to reduce the impact of a 6 story building in a 3 and 4 story neighborhood. Setting back the 5<sup>th</sup> and 6<sup>th</sup> floors to create the illusion of a smaller scale is appreciated, but it is not sufficient. This is a precedent setting structure and approach.
- Return to the 2018 proposed project for a 5 story building, more compatible with the neighborhood.

The Russian Hill Community Association joins with the Pacific Avenue Neighborhood Association to respectfully request that you eliminate the 6<sup>th</sup> story of the proposed structure, noting that the original proposal was for a 5 story structure. If the maximum number of units is to be maintained, than consideration should be given to modifying the 3 bedroom unit on the 2<sup>nd</sup> or 3<sup>rd</sup> floor to accommodate two apartments.

Sincerely,

Kathleen Courtney  
Chair, Housing & Zoning Committee  
[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com)/[kcourtney@xdm.com](mailto:kcourtney@xdm.com)  
510-928-8243

Cc: Commissions Secretary; Planner Linda Hoagland; Director Rich Hillis; Robyn Tucker PANA; Jamie Cherry RHCA; Robert Bluhm RHN; Supervisor Aaron Peskin; Legislative Aide Lee Hepner.

Kathleen Courtney  
Chair, Housing & Zoning Committee  
Russian Hill Community Association  
[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com) and [kcourtney@xdm.com](mailto:kcourtney@xdm.com)  
(c) 510-928-8243

# Russian Hill Community Association

1158 Green St. San Francisco, CA 94109 510-928-8243 rhcasf.com

September 8, 2021

President Joel Koppel and Members of the  
San Francisco Planning Commission

Re: 9/9/21 Commission Hearing Item No. 18  
1728 Larkin Street 2020-006422CUA

Dear Commissioners:

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Sincerely,

*Kathleen Courtney*

Chair, Housing & Zoning Committee

[kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com)/[kcourtney@xdm.com](mailto:kcourtney@xdm.com)

510-928-8243

Cc: Commissions Secretary; Planner Linda Hoagland; Director Rich Hillis; Robyn Tucker PANA; Jamie Cherry RHCA; Robert Bluhm RHN; Supervisor Aaron Peskin; Legislative Aide Lee Hepner.



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Flores, Veronica \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2021-006353PCA Accessory Dwelling Unit Controls  
**Date:** Thursday, September 09, 2021 8:19:02 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** mikado255 <mikado255@yahoo.com>  
**Sent:** Wednesday, September 08, 2021 2:49 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 2021-006353PCA Accessory Dwelling Unit Controls

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Dear Commissioners,

My name is Sabella Moreno and I have been a tenant at 530 Stockton Street for over 40 years. I am writing to express my strong support for Supervisor Mandelman's proposed ordinance clarifying the existing rights of tenants to their contracted housing services.

This legislation is not about stopping ADUs—it's about protecting the already established rights of tenants such as myself. A building permit to construct ADUs in my building was approved with tenants learning of the project only after permit approval, and a mere 72 hours before construction started. Basement housing services were abruptly terminated with no compensation initially offered. It was only by filing an appeal of the building permit that tenants were able to get restoration of housing services during construction.

I encourage the Commission to recommend this ordinance to the Board of Supervisors. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Thank you,  
Sabella Moreno

Member, Ballast Tenants Association

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#)  
**Subject:** FW: Cell Antenna Equipment  
**Date:** Thursday, September 09, 2021 8:20:26 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Mary Jo Bowling <maryjbowling@gmail.com>  
**Sent:** Wednesday, September 08, 2021 4:57 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; lentzplanning@gmail.com; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Subject:** Cell Antenna Equipment

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

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff  
Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant  
CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
Record No.: 2021-004901CUA)

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following

section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won’t be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.
- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.

As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures

including the identification of alternatives to alleviate some of my concerns.

Many thanks,

Mary Jo Bowling

Michael Sacksteder

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Agnihotri, Kalyani \(CPC\)](#)  
**Subject:** FW: Cellular Antennas at Masonic Center  
**Date:** Thursday, September 09, 2021 8:20:59 AM

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### Commission Affairs

San Francisco Planning  
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[San Francisco Property Information Map](#)

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**From:** jagatchy@aol.com <jagatchy@aol.com>  
**Sent:** Wednesday, September 08, 2021 4:58 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Agnihotri, Kalyani (CPC) <kalyani.agnihotri@sfgov.org>; lentzplanning@gmail.com; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Subject:** Cellular Antennas at Masonic Center

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September 6, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))  
Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff  
Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant  
CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative  
Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108  
Record No.: 2021-004901CUA)

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

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showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.

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As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you.

Joe Gatchalian  
Gramercy Towers Resident

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Taylor, Michelle \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: COMMENTS: Portsmouth Square Improvement Project---Draft EIR  
**Date:** Thursday, September 09, 2021 8:26:15 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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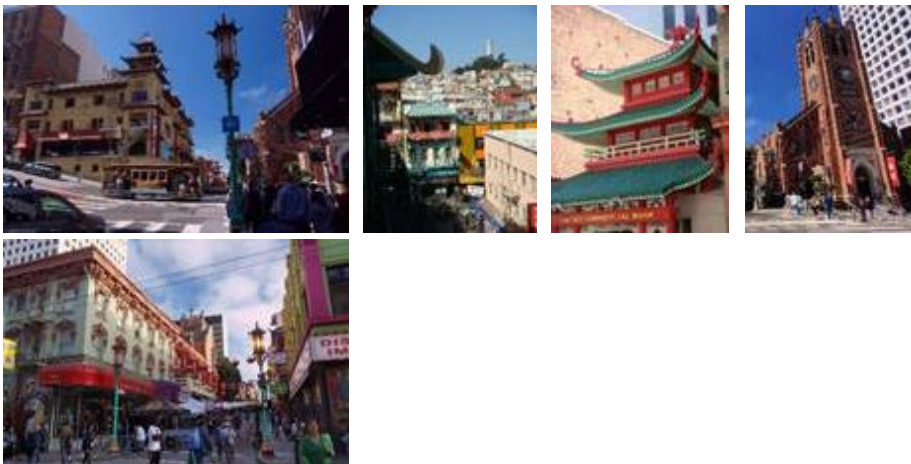
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**From:** Howard <wongaia@aol.com>  
**Sent:** Thursday, September 09, 2021 5:28 AM  
**To:** CPC.PortsmouthSquareEIR <CPC.PortsmouthSquareEIR@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** COMMENTS: Portsmouth Square Improvement Project---Draft EIR

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**COMMENTS: Portsmouth Square Improvement Project (733 Kearny Street): Draft Environmental Impact Report (EIR)**  
**PORTSMOUTH SQUARE: KEEP CULTURAL EQUITY BY DESIGN**







Dear Planning Commissioners and Planning Department Staff: Portsmouth Square's new design has improved since initial schemes, when Chinese-American and historical character was deficient. But the current design can be improved even more--to strengthen the unique Chinese heritage of Chinatown and an iconic 24-block neighborhood. Portsmouth Square is the heart of Chinatown.

**Add a Cultural Equity Filter to the Park's Design.** Portsmouth Square should feel like Chinatown---through its scale, shapes, proportions, curves, balconies, railings, paving, rooflines, art, calligraphy, colors, textures, fenestration, motifs and more.

**Chinatown Post-1906 Earthquake: Architecture as a Civil Rights Statement.**

After the earthquake, city officials aggressively tried to relocate all the Chinese to the Bay View. Stiff resistance from the Chinese Consulate, the fear of losing China trade/ tax revenues/port revenues and quick action on the part of leading Chinese merchants led to the rebuilding of Chinatown in its original location. American-born entrepreneur Look Tin Eli took the lead in creating the pseudo-Chinese façade that would become **Chinatown's distinctive landmark and defining imagery**. At the northwest corner of Grant Avenue and California Street, he hired Ross and Bungren, Architects and Engineers, to design the 1910 Sing Chong Bazaar, instructing them to make it look "emphatically oriental". They placed a majestic pagoda tower on top of the four-story building, decorating the exterior with Chinese colors and motifs.

Merchant Tong Bong followed Look Tin Eli's lead and had Ross and Bungren design the 1915 Sing Fat Bazaar across the street, with a pagoda tower and dragon trademarks. At Grant Avenue's south end, the two corner buildings served as gateways to the new Oriental City. **An architectural palette was established:** Stately Edwardian architecture decorated with Chinese symbolism, colors, balconies and rooflines. This was a declaration of Chinatown being Chinese/ Chinese-American, and it was good for business too.

**Honor Chinatown's History.** San Francisco's Chinatown, America's first Chinatown encompassing the largest Chinese population outside of Asia, was founded by descendants from China's Pearl River Delta. In 1848, at the start of the Gold Rush and the birth of the City of San Francisco, the first 780 Chinese immigrants began a journey that has continued to the present day. The spirit of that cultural journey and interchange must be institutionalized in the architectural and urban design icons that we leave.

Best Regards, Howard Wong, AIA



**From:** [May, Christopher \(CPC\)](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 1750 Van Ness Avenue - Land Use Table  
**Date:** Thursday, September 09, 2021 6:46:57 AM  
**Attachments:** [Land Use Table - 1750 Van Ness Ave - 20210830 \(1\).pdf](#)

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Good morning, Commissioners.

It was brought to my attention yesterday that the land use table in the exhibits for the project at 1750 Van Ness Avenue contained some errors that were inconsistent with the square footages referenced in the case report and on the plans. I've had the project sponsor revise the Land Use Table (attached) for your reference.

If you have any questions, please do not hesitate to contact me.

Regards,

**Christopher May, Senior Planner**  
**Northwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7359 | [www.sfplanning.org](http://www.sfplanning.org)  
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# Land Use Information

Project Address: 1750 Van Ness Ave  
Record No.: 2016-015987PCACUAVAR

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	3,251	+3,251
Residential GSF	0	0	
Retail/Commercial GSF	1,317	1,185	-132
Office GSF	0	0	0
Industrial/PDR GSF <small>Production, Distribution, &amp; Repair</small>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	9,428 (Institutional)	39,502 (Institutional)	+30,074
Usable Open Space	0	3,177 sf	+3,177 sf
Public Open Space	0	0	0
Other ( )	0	0	0
<b>TOTAL GSF</b>	<b>10,745 gsf</b>	<b>40,687</b>	<b>+29,942</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	1
Number of Stories	2	6	6
Parking Spaces	13	7 (1 EVCS)	7 (1 EVCS)
Loading Spaces	0	0	0
Bicycle Spaces	0	18 Class 1/ 12 Class 2	18 Class 1 / 12 Class 2
Car Share Spaces	0	0	0
Other ( )	N/A	N/A	N/A

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1728 Larkin Street - 2020-006422CUA - Height  
**Date:** Wednesday, September 08, 2021 4:02:32 PM  
**Attachments:** [1728 Larkin Height - WFong - combined \(2020-006422CUA\).pdf](#)

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### Commission Affairs

San Francisco Planning  
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Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Waiman Fong <[waiman.fong@outlook.com](mailto:waiman.fong@outlook.com)>

**Sent:** Wednesday, September 08, 2021 2:31 PM

**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ajello Hoagland, Linda (CPC) <[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)>; [aaron.perskin@sfgov.org](mailto:aaron.perskin@sfgov.org); Hepner, Lee (BOS) <[lee.hepner@sfgov.org](mailto:lee.hepner@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>

**Cc:** Kathleen Courtney <[kcourtney@xdm.com](mailto:kcourtney@xdm.com)>; [kcourtney@rhcasf.com](mailto:kcourtney@rhcasf.com); robyn tucker <[venturesv@icloud.com](mailto:venturesv@icloud.com)>; Sabrina Lowell <[Sabrina.Lowell@privateocean.com](mailto:Sabrina.Lowell@privateocean.com)>; [jglass07@gmail.com](mailto:jglass07@gmail.com); Eric Brodrick <[ericbrodrick@gmail.com](mailto:ericbrodrick@gmail.com)>; robyn tucker <[venturesv@icloud.com](mailto:venturesv@icloud.com)>

**Subject:** 1728 Larkin Street - 2020-006422CUA - Height

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To: President Joel Koppel and members of the San Francisco Planning Commissions  
Commissioners Katrin Moore, Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial,  
Rachel Tanner

Re: 1728 Larkin Street, 2020-006422CUA  
Sept 9, 2021 Commission hearing # 18

Dear Commissioners,

My name is Wai Man Fong and I am a long-time resident of the neighborhood with three

generations of our family residing in our family home (my parents) since 1943.

My grandmother was born here in San Francisco, survived the 1906 earthquake and also experienced the 1989 earthquake as well. I'm sure by now many have heard of the Chinese Exclusion Act. Despite my grandparents having been born here in San Francisco, they were relegated to living only in Chinatown. They could not own property until after congress repealed the Chinese Exclusion Act in 1943, and that is when my grandparents bought our current home.

We love our neighborhood dearly due to its small-scale charm and character. My family is very involved in the neighborhood. I sit on the PTA of the Spring Valley Elementary School which my son attends.

With COVID, it has been very difficult to reach out to neighbors about the proposed project at 1728 Larkin. But several neighbors have indicated they've submitted statements of opposition. It's been impossible to contact the 8 neighbors supporting the project so I can explain opponents' concerns. (I don't even know who the other 13 supporters are or where they live since I've been unable to access the Accela Citizen site.

However, this is my neighborhood. The majority of the buildings in the neighborhood are four stories. Initially, in 2018, there was a proposal for a five-story design (ref 2018.05.30.0417 & 0419). Shortly after, the five (5) story design is now replaced with an even taller six (6) story proposal. At six stories, the project proposed is overwhelming, out of scale and negatively disrupts the small-scale character of our neighborhood.

In addition to this letter, I have put together a few charts to illustrate my concerns of the proposed project and ask the Commissioners to please review. My family and I would like to continue to enjoy our neighborhood and for my young children to be able to grow up in our small-scale neighborhood.

With that said, I respectfully request the Commissioners to seek a revision of the design and reconsider the height of the structure. Please eliminate the 6th floor of the proposed design and keep the small-scale size and character of our neighborhood.

Sincerely,

*Wai Man Fong*

[waiman.fong@outlook.com](mailto:waiman.fong@outlook.com)

415-533-8852

1728 Larkin Street, 2020-006422CUA

To: President Joel Koppel and members of the San Francisco Planning Commissions  
49 South Van Ness, Suite 1400  
San Francisco, CA 94103

Re: 1728 Larkin Street, 2020-006422CUA  
Sept 9, 2021 Commission hearing # 18

From: Wai Man Fong  
1553 Washington Street  
San Francisco CA 94109

Dear Commissioners,

My name is Wai Man Fong and I am a long-time resident of the neighborhood with three generations of our family residing in our family home (my parents) since 1943.

My grandmother was born here in San Francisco, survived the 1906 earthquake and also experienced the 1989 earthquake as well. I'm sure by now many have heard of the Chinese Exclusion Act. Despite my grandparents having been born here in San Francisco, they were relegated to living only in Chinatown. They could not own property until after congress repealed the Chinese Exclusion Act in 1943, and that is when my grandparents bought our current home.

We love our neighborhood dearly due to its small-scale charm and character. My family is very involved in the neighborhood. I sit on the PTA of the Spring Valley Elementary School which my son attends.

With COVID, it has been very difficult to reach out to neighbors about the proposed project at 1728 Larkin. But several neighbors have indicated they've submitted statements of opposition. It's been impossible to contact the 8 neighbors supporting the project so I can explain opponents' concerns. (I don't even know who the other 13 supporters are or where they live since I've been unable to access the Accela Citizen site.

However, this is my neighborhood. The majority of the buildings in the neighborhood are four stories. Initially, in 2018, there was a proposal for a five-story design (ref 2018.05.30.0417 & 0419). Shortly after, the five (5) story design is now replaced with an even taller six (6) story proposal. At six stories, the project proposed is overwhelming, out of scale and negatively disrupts the small-scale character of our neighborhood.

In addition to this letter, I have put together a few charts to illustrate my concerns of the proposed project and ask the Commissioners to please review. My family and I would like to continue to enjoy our neighborhood and for my young children to be able to grow up in our small-scale neighborhood.

With that said, I respectfully request the Commissioners to seek a revision of the design and reconsider the height of the structure. Please eliminate the 6th floor of the proposed design and keep the small-scale size and character of our neighborhood.

Sincerely,

*Wai Man Fong*

[waiman.fong@outlook.com](mailto:waiman.fong@outlook.com)

415-533-8852

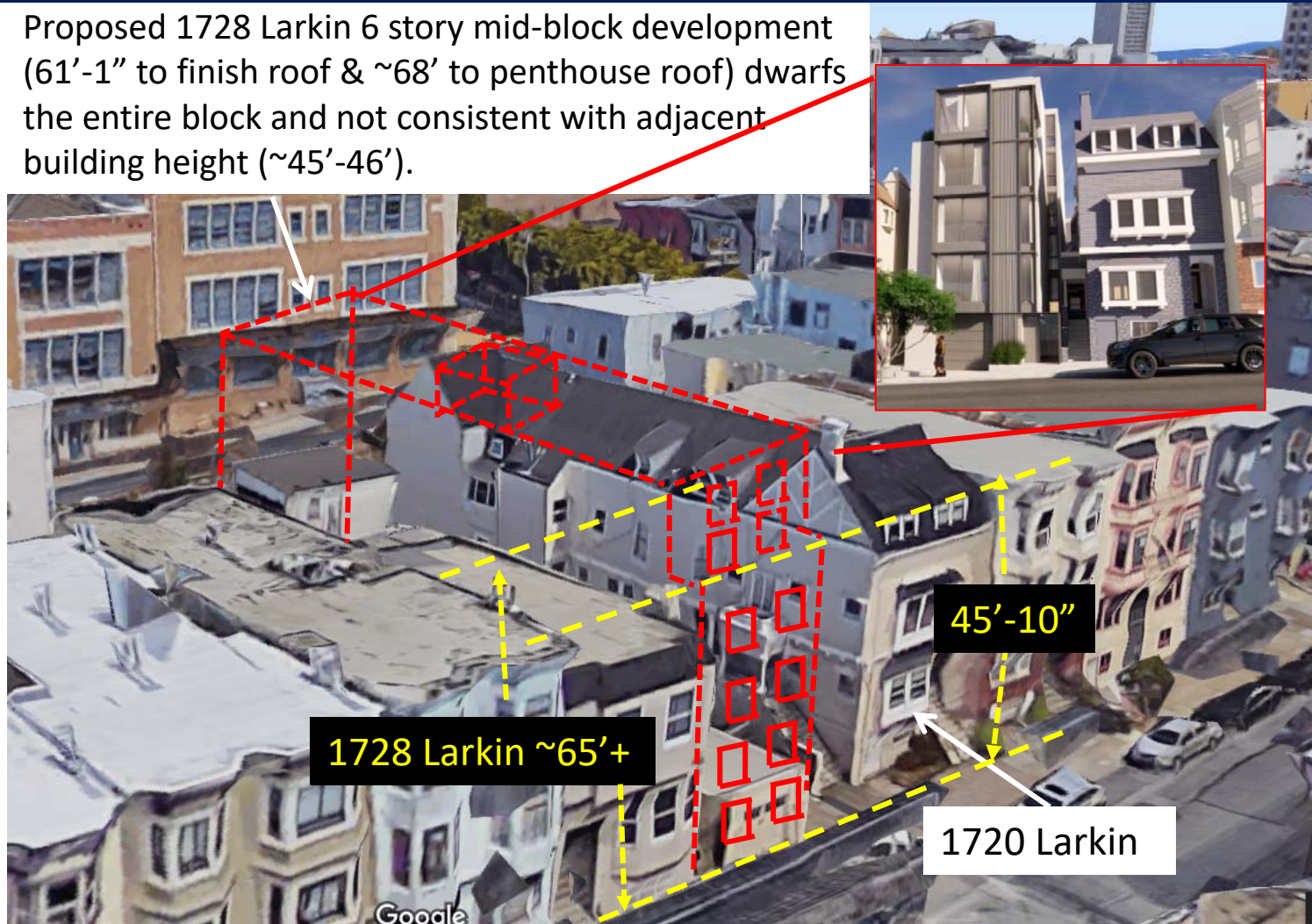
Cc: Commissions Secretary; Planner Linda Hoagland; Director Rich Hillis.



# 1728 Larkin; 2020-006422 CUA – Thursday Sept 9, 2021

Propose 6 story design dwarfs mid-block buildings – NOT consistent with neighborhood

Proposed 1728 Larkin 6 story mid-block development (61'-1" to finish roof & ~68' to penthouse roof) dwarfs the entire block and not consistent with adjacent building height (~45'-46').



Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.



Buildings along Larkin St are 4 or FEWER storied tall buildings  
Proposed 6 story design dwarfs mid-block buildings – NOT consistent with our neighborhood

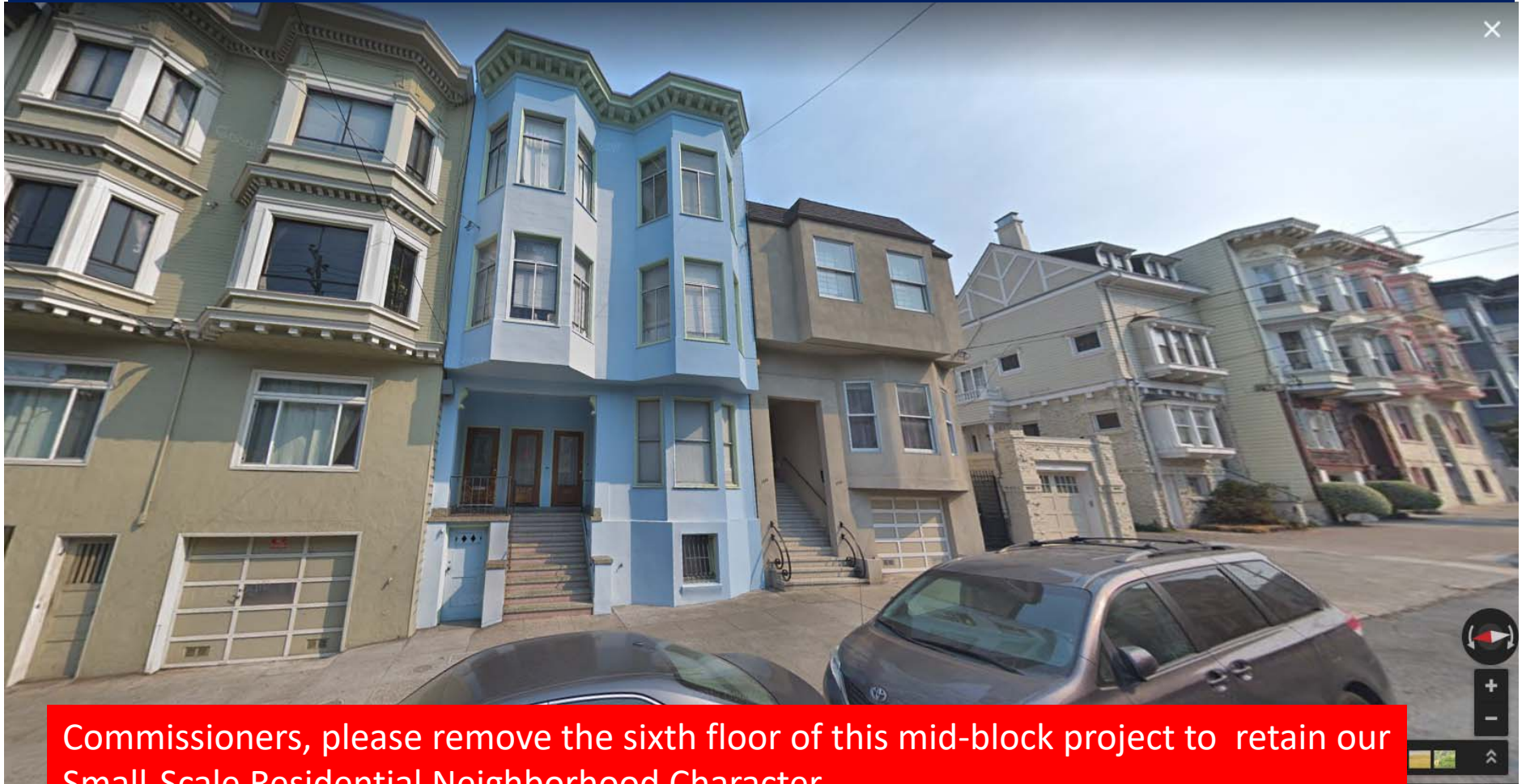


Buildings along Larkin Street

Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.

Buildings along Larkin Street

Proposed 6 story design dwarfs mid-block buildings – NOT consistent with our neighborhood



Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.

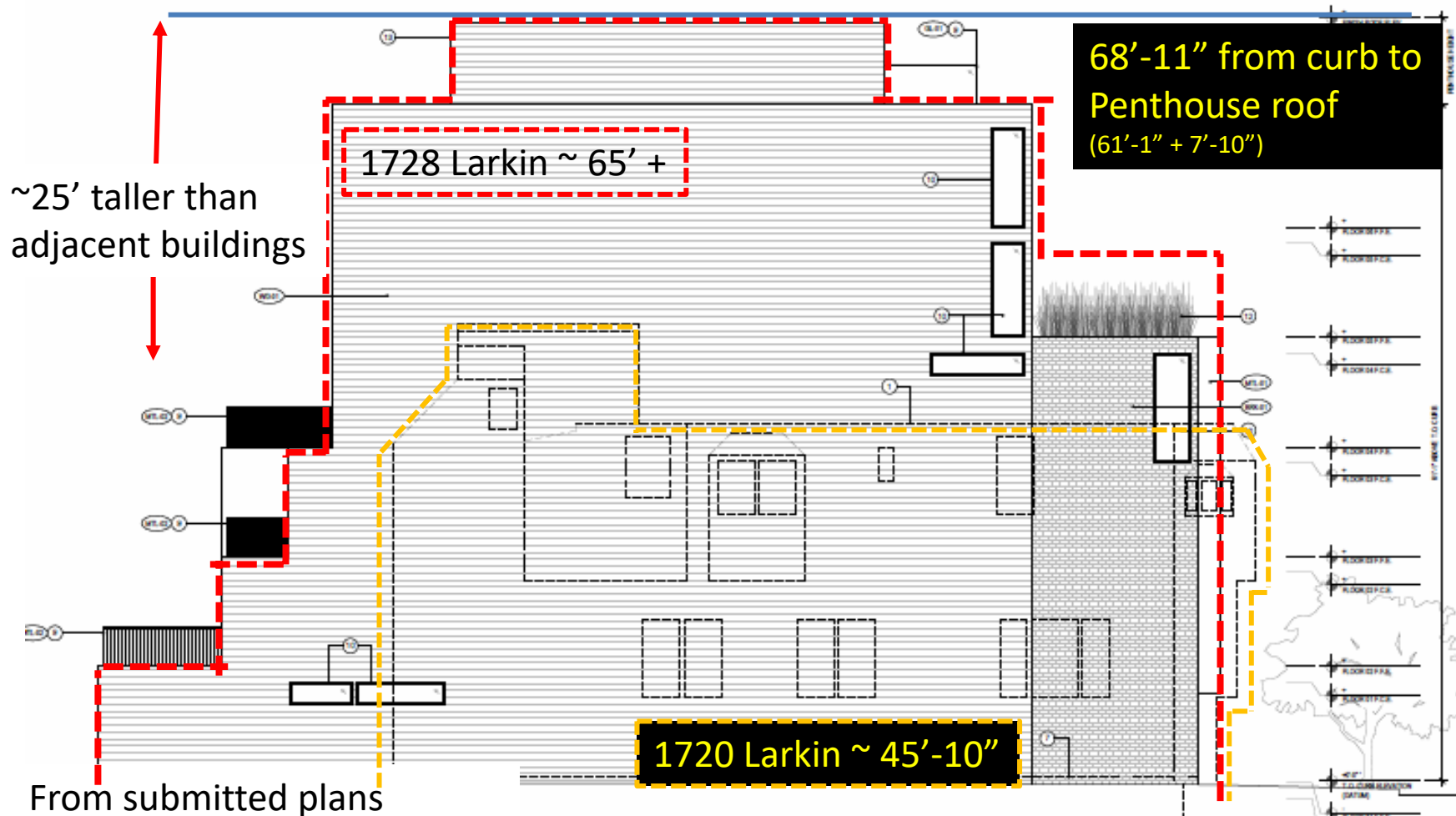
Propose design dwarfs mid-block buildings – NOT consistent with our neighborhood  
15' setback of 5<sup>th</sup> & 6<sup>th</sup> floor only creates an illusion of reduced height, but not from across the street



Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.

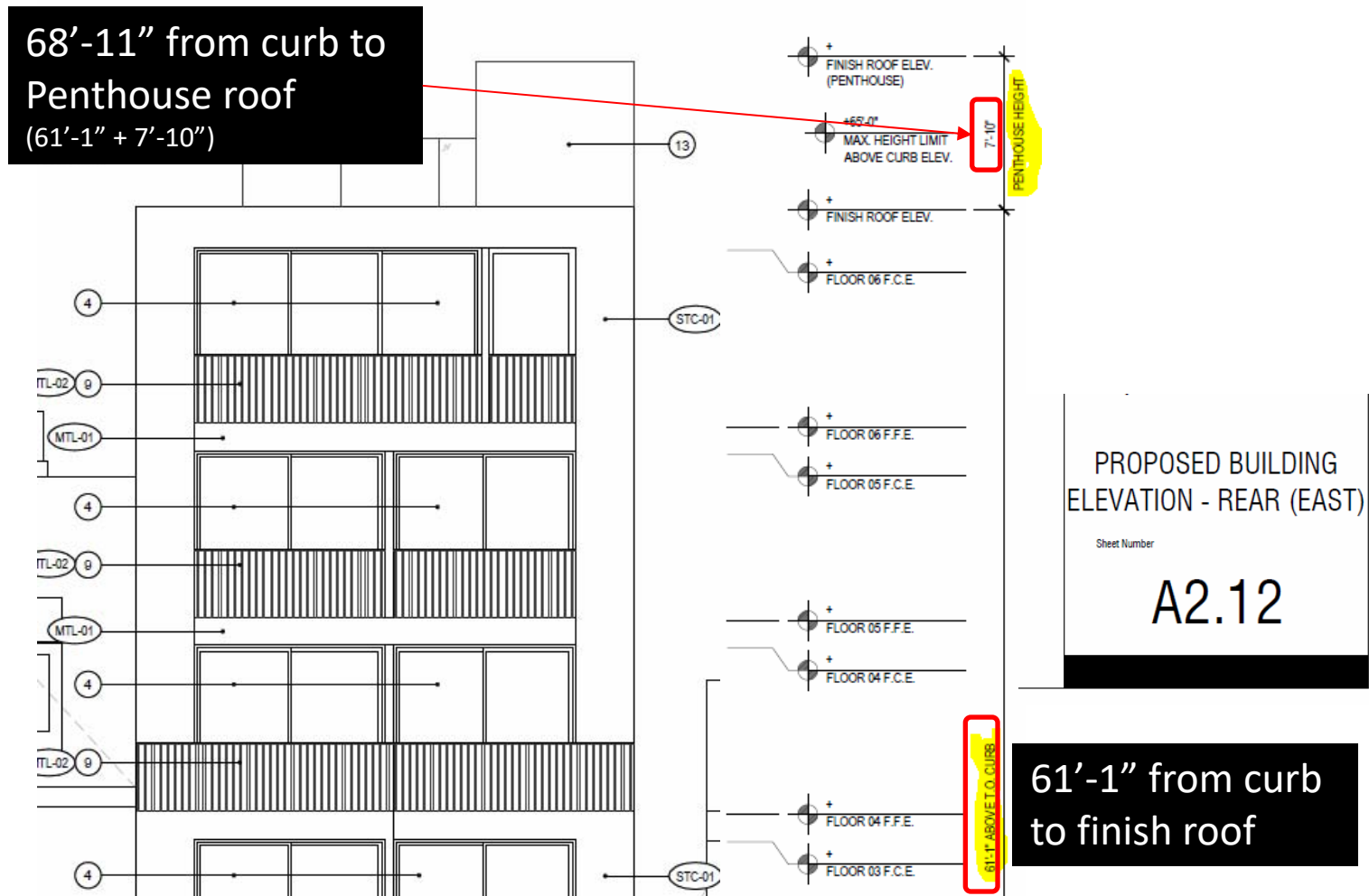


Proposed design dwarfs mid-block buildings – NOT consistent with neighborhood



Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.

Proposed design dwarfs mid-block buildings – NOT consistent with neighborhood



Commissioners, please remove the sixth floor of this mid-block project to retain our Small-Scale Residential Neighborhood Character.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Agnihotri, Kalyani \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)  
**Date:** Wednesday, September 08, 2021 4:02:20 PM  
**Attachments:** [9-6-21 Letter to SF Planning Commission - 1111 Calif Project CUA Rev3.docx](#)

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Ian Macsween <[macsweensinca@aol.com](mailto:macsweensinca@aol.com)>  
**Sent:** Wednesday, September 08, 2021 2:23 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Agnihotri, Kalyani (CPC) <[kalyani.agnihotri@sfgov.org](mailto:kalyani.agnihotri@sfgov.org)>; [lentzplanning@gmail.com](mailto:lentzplanning@gmail.com); Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108 Record No.: 2021-004901CUA)

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Dear Sir/Madam,

Please see the attached letter which expresses the concerns I voiced regarding the above referenced application when I spoke with Ms. Agnihotri earlier today.

Respectfully submitted,

Cynthia Damesyn MacSween  
Ian MacSween  
1177 California St., #1525  
San Francisco, CA 94108

September 8, 2021

To: San Francisco Planning Commission ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org))

Kalyani Agnihotri ([Kalyani.agnihotri@sfgov.org](mailto:Kalyani.agnihotri@sfgov.org)), Staff

Eric Lentz ([lentzplanning@gmail.com](mailto:lentzplanning@gmail.com)) Applicant

CC: Aaron Peskin ([aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)), Board of Supervisors, District 3 Representative

**Re: Conditional Use Authorization – 1111 California Street, San Francisco, CA 94108**

**Record No.: 2021-004901CUA)**

Dear Sir/Madam:

I am a resident of Gramercy Towers located at 1177 California Street, San Francisco, CA 94108. The Gramercy Towers building is located directly adjacent and west of the project site. It would be my request to the San Francisco Planning Commission that you continue the project and do not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns. The following section articulate my concerns and provides more detail on project application as it is currently proposed:

- 1) The proposed project would increase the number of cell antenna equipment from 1 cannister antenna to 6 cell panels and thereby would increase the level of radio frequency (RF) exposure to the residents of 1177 California Street. The RF exposure to residents would be estimated to be at an unacceptable 60% more than the exposure to a person walking by the project site at street level.
- 2) A CEQA study should not be waived. The “calculated” radio frequency exposure is only an estimate of exposure to the residents of the adjacent building. There are no concrete numbers showing the actual RF exposure residents will endure on a long-term basis. Actual readings should be taken from the roof of the residential building at 1177 California Street to ascertain the actual current RF readings from the single cannister and then calculate the projected RF exposure from the actual current readings.
- 3) Applicant should be required to move the project further East on the Masonic Auditorium roof where it won't be so close to the residential building. There appears to be several alternative locations on the roof of the Masonic Auditorium that would not endanger the residents of the adjacent residential building.
- 4) Applicant has addressed the visual mitigation of the increased number of antennas in the form of cell panels from the street with a fiberglass enclosure. Applicant should be required to provide some sort of screening of the project from above the fiber glass enclosure looking

down. Both residential towers at 1177 California Street have residential units that overlook the roof of the Masonic Auditorium and will look directly into the antenna enclosure.

- 5) Applicant should be required to amend the drawing in Figure 3 of EME-1. The EME Report shows the boundary markings in yellow and red where the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). The lines should be fully extended to show how they will affect the residential building directly adjacent to the project site. The drawings do not reflect where these boundaries will intersect with the adjacent residential building.
- 6) See attached photos of the boundary markings of the RF levels “Exceeds Public Exposure” (yellow lines) and “Exceeds Occupational Exposure” (red lines). These photos were taken from 1177 California St. You will see the RF boundary lines for the single cannister antenna do not come near to the residential building unlike the projected boundaries for the 6 antennas per applicants Figure 3, EME-1.



As the application stands now, I would respectfully request the Planning Commission continue the application and not move forward with approval at this time and require the applicant to provide additional environmental analysis and incorporate additional mitigation measures including the identification of alternatives to alleviate some of my concerns.

Thank you,



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Taylor, Michelle \(CPC\)](#)  
**Subject:** FW: Portsmouth Square DEIR Letter from HPC  
**Date:** Wednesday, September 08, 2021 3:37:07 PM  
**Attachments:** [20210908113216556.pdf](#)

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FYI

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Taylor, Michelle (CPC)" <michelle.taylor@sfgov.org>  
**Date:** Wednesday, September 8, 2021 at 12:06 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, CTYPLN - COMMISSION SECRETARY <CPC.COMMISSIONSECRETARY@sfgov.org>  
**Cc:** "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>, "Vanderslice, Allison (CPC)" <allison.vanderslice@sfgov.org>, "Cooper, Rick (CPC)" <rick.cooper@sfgov.org>  
**Subject:** Portsmouth Square DEIR Letter from HPC

Hi Jonas,

Please find attached a letter from HPC to the Planning Commission regarding the DEIR for Portsmouth Square, which will be heard at tomorrow's hearing (Case No. 2018-013597ENV).

Please feel free to reach out to me or Megan (copied) if you have any questions.

Thank you,

**Michelle Taylor, Senior Preservation Planner**

**Northwest Quadrant, Current Planning**  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7352 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Matsuda, Diane (CPC) <diane.matsuda@sfgov.org>  
**Sent:** Wednesday, September 08, 2021 11:40 AM  
**To:** Taylor, Michelle (CPC) <michelle.taylor@sfgov.org>; Vanderslice, Allison (CPC) <allison.vanderslice@sfgov.org>; Calpin, Megan (CPC) <megan.calpin@sfgov.org>  
**Subject:** scanned letter



September 2, 2021

Ms. Lisa Gibson  
Environmental Review Officer  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103

Dear Ms. Gibson,

On August 18, 2021, the Historic Preservation Commission (HPC) held a public hearing for the commissioners to hear public testimony and to provide comments to the San Francisco Planning Department on the Draft Environmental Impact Report (DEIR) for the proposed Portsmouth Square Improvement Project (2018-013597ENV). After discussion, the HPC arrived at the comments below on the DEIR:

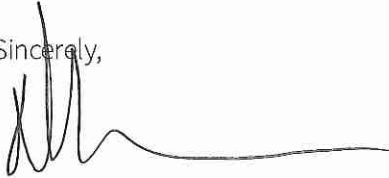
- The HPC found the analysis of historic resources in DEIR to be adequate and accurate. The HPC concurs with the finding that the proposed project would result in a significant, unavoidable impact to the Kearny Street Pedestrian Bridge and 750 Kearny Street.
- The HPC found the Mitigation Measures to be adequate but Commissioners Wright and So offered recommendations regarding the documentation and interpretive plan measures. Commissioner Wright suggested that documentation of the bridge prior to removal include the use of high-resolution laser scanning to allow for future virtual reality capabilities. Commissioner So supported Commissioner Wright's recommendation and offered support for a detailed documentation program to allow for an immersive interpretive experience. Commissioner So also remarked upon the importance of sharing the history and evolution of the site.
- The HPC agreed that the DEIR analyzed a reasonable and appropriate range of preservation alternatives to address historic resource impacts. Commissioners Black, Johns, Nageswaran, and So expressed a preference for the proposed project, while Commissioner Wright favored the Full Preservation Alternative (Alternative B).
- Commissioners commented in general about the proposed project and noted the particular importance of the project site as it related to the Chinatown community's needs and history. Commission President Matsuda also noted that public comment provided during the hearing or through written correspondence was taken seriously.
- Commissioners pointed out typos and areas of clarification in the Draft EIR. Commissioner Wright noted that the Summary section of the Draft EIR incorrectly listed the proposed square footage of the clubhouse under Alternative B. Commission President Matsuda recommended clarifying description of proposed

landscaping, particularly the use of the word “Bonsai”, which is a Japanese term with Chinese culture roots. Commission President Matsuda also observed that “Gold Mountain” in Chinese refers to San Francisco, not California.

- Commission President Matsuda and Commissioner So recognized the significance of Clement Chen and Chen Chi-kwan, two architects of Chinese descent associated with the design of the Kearny Street Pedestrian Bridge and 750 Kearny Street.
- Commission President Matsuda also commended the project team and planning staff for providing a clear and thoughtful analysis for preservation alternatives in the DEIR.

The HPC appreciates the opportunity to participate in review of this environmental document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Diane Matsuda', with a long horizontal flourish extending to the right.

Diane Matsuda, President  
Historic Preservation Commission

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: ADU Housing Services Ordinance 2021-006353PCA [Board File No. 210699]  
**Date:** Wednesday, September 08, 2021 3:28:42 PM

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** anastasia Yovanopoulos <shashacooks@yahoo.com>  
**Reply-To:** anastasia Yovanopoulos <shashacooks@yahoo.com>  
**Date:** Wednesday, September 8, 2021 at 2:48 PM  
**To:** "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, Kathrin Moore <mooreurban@aol.com>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Flores, Veronica (CPC)" <Veronica.Flores@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Hillis, Rich (CPC)" <rich.hillis@sfgov.org>, "Ronen, Hillary" <hillary.ronen@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>, Myrna Melgar <myrna.melgar@sfgov.org>  
**Subject:** ADU Housing Services Ordinance 2021-006353PCA [Board File No. 210699]

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

Dear Planning Commission President Koeppel and Fellow Planning Commissioners,

The SF Tenants Union Discretionary Review Committee awaits an amended version of the ADU Housing Services Ordinance 2021-006353PCA [Board File No. 210699] that was introduced to the Board of Supervisors on 6/15/21 by Supervisor Rafael Mandelman.

- We are appreciative of Supervisor Mandelman's continued support of tenants rights. It is essential that tenants housing services are protected.

We do not support Planning's recommended modifications to Supervisor Mandelman's ADU Housing Services Ordinance 2021-006353PCA [Board File No. 210699] in Planning's Executive Summary. We urge you to reject them.

Respectfully,  
Anastasia Yovanopoulos, coordinator  
on behalf of SF Tenants Union Discretionary Review Committee members

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 490 Brannan Street Project  
**Date:** Wednesday, September 08, 2021 11:52:32 AM

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### **Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Andy\_SOMA And <andy\_soma\_sf@comcast.net>  
**Sent:** Wednesday, September 08, 2021 11:45 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 490 Brannan Street Project

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

### ***Project 490 Brannan Street Comments***

#### ***General:***

A project that requires 13 or more variances needs to be viewed with scrutiny. The proposal either is non-conforming to the Planning Code and should be modified, or otherwise the planning codes become moot.

#### ***Parking & Loading Entrances (Sec 145.1):***

The proposal has an insufficient loading area and vehicle egress specified on Freelon Alley. The developers' solution is to infringe on Public Space rather than seek a solution utilizing the actual building. A variance should not be granted.

1. USPS trucks have no issue traveling on Freelon and backing into the rear of the Post Office located at 460 Brannan. Parking is located on Freelon directly behind the Post Office loading area with no issue.

2. The project loading areas could be located on Brannan Street, which should not require a variance. Please note that Safeway has their loading dock located at 4TH and Townsend and there is no issue with 18-wheel vehicles making deliveries. There is no reason that delivery vehicles could not have access near 4TH and Brannan for this project.

***Sun Access Plane 45 degrees (Sec 261.1):***

It is very apparent that the proposal has significant mass above the 45 degrees plane; in reference to Freelon Alley. This proposal would eclipse portions of the Palm's Condos located at 555 4TH Street. Some units, about 20, would receive No sunlight at all. All Units located along Freelon Alley would be impacted by reduced sunlight; especially during the hours of 9am to Noon.

The proposal should be modified to allow more light into Freelon Alley.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Flores, Veronica \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Support Supervisor Mandelman's ADU Ordinance  
**Date:** Wednesday, September 08, 2021 11:51:21 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** Henrietta Weiner <henree\_weiner@yahoo.com>  
**Sent:** Wednesday, September 08, 2021 10:38 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support Supervisor Mandelman's ADU Ordinance

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Dear Commissioners,

My name is Henrietta Weiner, and I am a tenant at 700 CHURCH, #101. I am writing to express my strong support for Supervisor Mandelman's proposed ordinance clarifying the existing rights of tenants to their contracted housing services.

**This legislation is not about stopping ADUs—it's about protecting the already established rights of tenants such as myself and my senior Citizen partner (Jeff Kelton) living with me. Loss of parking, storage, and laundry access in the building will mean extra hardship of movement, accessibility to do regular chores within reach inside the building. It also poses personal danger and possible injury should we have to seek parking outside the building in an area which has experienced increased car break-ins and assaults on individuals through the last 11 years of living in front of Dolores Park. Parking spaces are very rare to find, and if**



**any, very expensive. Tenants should not be subjected to any less services, which are quite basic that has been provided from the start of their tenancy to allow corporate landlords the ability to build simply for higher profits with no regard to the welfare of their tenants' home and quality of life.**

I encourage the Commission to recommend this ordinance to the Board of Supervisors. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Thank you,  
Henrietta Weiner  
Member, Ballast Tenants Association

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE SENIOR HOUSING IN THE MISSION  
**Date:** Wednesday, September 08, 2021 11:50:26 AM  
**Attachments:** [09.08.2021 Casa de la Mision Grand Opening.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Wednesday, September 8, 2021 at 11:48 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE SENIOR HOUSING IN THE MISSION

**FOR IMMEDIATE RELEASE:**  
Wednesday, September 8, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE SENIOR HOUSING IN THE MISSION**

*Casa de la Mision will provide 44 permanently affordable homes for seniors exiting homelessness*

**San Francisco, CA** — Mayor London N. Breed today celebrated the grand opening of a 100% affordable housing development in the Mission District at Casa de la Mision. Located at 3001 24<sup>th</sup> Street, the building will house 44 seniors who previously experienced homelessness referred through the San Francisco Department of Homelessness and Supportive Housing's Coordinated Entry system. It is the fourth of seven new 100% affordable housing developments in the Mission to open its doors and welcome residents in the last 18 months, following over a decade in which no new affordable housing was built in the neighborhood.

“It is an honor to celebrate the grand opening of Casa de la Mision and welcome 44 of our city's seniors into their new homes,” said Mayor London Breed. “Providing safe and affordable housing, especially for our seniors and people exiting homelessness, is more critical now than ever before. As we look beyond the pandemic and to our economic recovery, investing in projects like this will help us serve our most vulnerable residents and build a more equitable city for all San Franciscans.”

Mission Neighborhood Centers first proposed affordable housing at their 24<sup>th</sup> and Harrison

site in 2011, when they applied with Mercy Housing California in response to the Mayor's Office of Housing and Community Development's (MOHCD) Notice of Funding Availability (NOFA) for *Supportive Housing for Seniors and/or Persons with Disabilities*. Mission Neighborhood Centers sold the property to the Mercy Housing California limited partnership in 2019 and has relocated its programs to other sites.

"Mission Neighborhood Centers celebrates the success of the partnership with the Mayor's Office of Housing and Community Development and with Mercy Housing, which is providing many of our community's low-income seniors with an affordable and safe place to live", said Richard Ybarra, CEO of Mission Neighborhood Centers.

The Mercy Housing California limited partnership will own the development, and Mercy Housing will provide supportive services to the residents at the property. Mercy Housing's Resident Services program will provide opportunities for wrap-around case management, direct one-on-one services, on-site group education classes, and resources and referrals for tenants to access community-based programs and services.

"Mercy Housing California is proud to stand with the Mission District in the struggle to provide housing for seniors who have been priced out of their community," said Doug Shoemaker, President of Mercy Housing California

Built with seniors in mind, amenities at Casa de la Mision include a resident lobby, management offices, a meeting room, and a shared community room on the ground floor. The remaining ground floor resident area is dedicated to a landscaped courtyard. The top floor of the development features an outdoor rooftop terrace and a communal laundry room. Initial plans for the retail space include a sublease to the San Francisco Bike Coalition for a new bicycle repair shop.

"Thanks to the ground-breaking partnership between Mission Neighborhood Centers and Mercy Housing, Casa de la Mision will provide safe and stable housing for our community's most fragile residents in the center of the Calle 24 Latino Cultural District. Welcome home, to our newest neighbors! This inspiring accomplishment makes me hungry for more, and I am committed to continue to work with community-based organizations and advocates to ensure we take advantage of every possible opportunity to create more affordable housing in District 9," said District 9 Supervisor Hillary Ronen.

The 5-story building was designed by HKIT Architects in partnership with YA Studios. Construction started in January 2020, and the building was 100% occupied by Summer 2021. All residential units will be supported through a City-funded Local Operating Subsidy Program contract which ensures households pay only 30% of their income in rent.

"Casa de la Mision offers an exciting opportunity to end homelessness for 44 older adults in our community. This housing moves us closer to our goals of opening 1500 new units of Permanent Supportive Housing for people exiting homelessness," said Shireen McSpadden, Executive Director of the San Francisco Department of Homelessness and Supportive Housing.

Casa de la Mision cost \$30.5 million to construct, the bulk of which was being funded by 9% investor tax credit equity. Mercy Housing received a \$5 million donation from the Bettye Poetz Ferguson Foundation for low-income senior housing, which completed the project

financing. This generous donation meant that the City's original \$500,000 predevelopment loan could be repaid, and no City capital financing was required.

###

**From:** [Campbell, Cathleen \(CPC\)](#)  
**To:** [CTYPLN - COMMISSION SECRETARY](#); [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Tanner, Rachael \(CPC\)](#)  
**Subject:** CEQA Error Correction- 4126 18th Street- 2021-005099CUA- Consent  
**Date:** Wednesday, September 08, 2021 10:36:41 AM  
**Attachments:** [2021-005099PRJ-CEQA Checklist0.pdf](#)

---

Hello Jonas and Commissioners,

The CEQA document within the commission packet for **4126 18th Street- 2021-005099CUA** has computer errors.

Please find attached corrected CEQA document.

No changes have been proposed to the project.

**Katy**

**Cathleen Campbell, Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning

**PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17, 2020:**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

628-652-7387 | [sfplanning.org](http://sfplanning.org)

[San Francisco Property Information Map](#)

**IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14, 2020. WE APPRECIATE YOUR PATIENCE.**

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services [here](#).



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
4126 18TH ST		2647015
<b>Case No.</b>		<b>Permit No.</b>
2021-005099PRJ		
<input checked="" type="checkbox"/> <b>Addition/Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            Conditional Use Authorization request for "Bottle Bacchanal" to open a boutique bottle shop specializing in natural wines and artisanal beverages. No construction or alterations are necessary for this business to begin operating.</p>		

### STEP 1: EXEMPTION TYPE

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

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> <input type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Cathleen Campbell</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

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

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

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

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i>  <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify):</i>  <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.



<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Cathleen Campbell	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	09/08/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can

**Planner Name:**

**Date:**

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Death of Alvin Duskin  
**Date:** Wednesday, September 08, 2021 10:13:22 AM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** SchuT <schuttishtr@sbcglobal.net>  
**Sent:** Wednesday, September 08, 2021 9:59 AM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Kathrin Moore <mooreurban@aol.com>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Hillis, Rich (CPC) <rich.hillis@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>; Rodgers, AnMarie (CPC) <anmarie.rodgers@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Winslow, David (CPC) <david.winslow@sfgov.org>; Starr, Aaron (CPC) <aaron.starr@sfgov.org>; Sider, Dan (CPC) <dan.sider@sfgov.org>  
**Subject:** Death of Alvin Duskin

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

Dear Commissioners and Staff,  
Good morning.

Here are four articles about Alvin Duskin who played such an important role as a San Francisco community member and businessman in the 1970s for the Planning issues that still affect and involve us all today.

Unfortunately the SF Chronicle has not yet bothered to write an article about him, his importance to San Francisco planning activism/issues and his death in July.

The articles attached are from: Wikipedia, The Wall Street Journal; NYTimes obituary and an extensive article and reminiscence from the WestSide Observer.

Also for those who haven't read (or haven't read in a long time) "The Transformation of San Francisco" by Chester Hartman, it has some really good reading about Alvin Duskin and a very comprehensive index in order to read about him as well as other people and events that resonate.....even today over 40 years ago .....and ongoing.

Thank you.

Georgia Schuttish

[https://en.wikipedia.org/wiki/Alvin\\_Duskin](https://en.wikipedia.org/wiki/Alvin_Duskin)

[https://www.wsj.com/articles/entrepreneur-used-peace-dress-profits-to-fund-political-causes-11630677600?st=92cqvrlei650a6q&reflink=article\\_email\\_share](https://www.wsj.com/articles/entrepreneur-used-peace-dress-profits-to-fund-political-causes-11630677600?st=92cqvrlei650a6q&reflink=article_email_share)

<https://www.legacy.com/us/obituaries/nytimes/name/alvin-duskin-obituary?pid=199965002>

[He changed the way we fight City Hall](#)

**From:** [CPC-Commissions Secretary](#)  
**To:** [Eloianora, Josephine \(CPC\)](#)  
**Subject:** FW: Chinatown CDC Letter in Support of Portsmouth Square Improvement Project  
**Date:** Wednesday, September 08, 2021 10:13:15 AM  
**Attachments:** [Street Encroachment Agreement.pdf](#)  
[CPCDC Support Letter for Portsmouth Square Improvement Project #10.pdf](#)

**Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfdplanning.org](http://www.sfdplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

**From:** Tan Chow <[tandchow@gmail.com](mailto:tandchow@gmail.com)>

**Sent:** Wednesday, September 08, 2021 8:29 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[susan.diamond@sfgov.org](mailto:susan.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ruppert, Cara (REC) <[cara.ruppert@sfgov.org](mailto:cara.ruppert@sfgov.org)>

**Cc:** Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Ginsburg, Phil (REC) <[phil.ginsburg@sfgov.org](mailto:phil.ginsburg@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; myeung@chinatowncdc.org; Matthias Mormino <[matthias.mormino@chinatowncdc.org](mailto:matthias.mormino@chinatowncdc.org)>; wu.cindy@gmail.com; Allow@perkinscole.com; annic@selfhelpelderly.org; DPH-sarahw <[sarahw@cycsf.org](mailto:sarahw@cycsf.org)>; Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](mailto:sunny.angulo@sfgov.org)>

**Subject:** Chinatown CDC Letter in Support of Portsmouth Square Improvement Project

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President Joel Koppel  
San Francisco Planning Commission  
49 Van Ness Avenue, 14th Floor  
San Francisco, California 94103

ReLetter in Support of Portsmouth Square Improvement Project

Case No. 2018-013597 ENV

Item 15, Planning Commission

Dear President Koppel,

**Chinatown Community Development Center (CCDC)** strongly supports the Portsmouth Square Improvement Project and the removal of the private pedestrian bridge over Kearny Street connecting the Hilton Financial District Hotel to Portsmouth Square (the "**Private Kearny Street Bridge**").

The Portsmouth Square Improvement Project is created by, supported by, and designed for residents, park users, and the Chinatown community. This vision is the result of over 8 years of community engagement, capital needs assessments, current and projected use studies, planning and design. The San Francisco Recreation and Park Department conducted extensive outreach with stakeholders and hosted five (5) public workshops over a period of more than two (2) years. The overwhelming majority support a vision for Portsmouth Square that does not include the Private Kearny Street Bridge.

Portsmouth Square is often referred to as the "living room of Chinatown." Chinatown is the most densely populated area west of Manhattan and has one of the lowest opens space per capita in the City as well as one the highest poverty rates in the City. Many of the Chinatown residents are elderly and live in 10' x 10' single-room occupancy units and in very cramped living conditions without a family room or living room or outdoor space. These residents rely on Portsmouth Square and the few other parks to be their living room and opportunity to be outdoors.

The Portsmouth Square Improvement Project will greatly expand access to useable outdoor space and indoor community facilities. The project will provide over 20,000 useable additional outdoor space and over 8,000 indoor community space. The community facility will be a necessary resiliency center for Chinatown. Residents can find refuge during times of extreme cold or heat, a place to breathe clean air during days of poor air quality, a central place for food delivery as we combat food insecurity, and a community center for residents to exercise their right to vote.

The Portsmouth Square Improvement Project is crucial for Chinatown and will be an integral community facility for residents and the revitalization of Chinatown.

CCDC strongly supports the draft environmental impact report and the Portsmouth Square Improvement Project. It is time the new vision for Portsmouth Square and build the Portsmouth Square Improvement Project to expand open space in the densest neighborhood in the City and creating new community space and programs for Chinatown.

Very Truly Yours,

Malcolm Yeung

Enclosures

- 1.Portsmouth Square Vision Plan
- 2.Photographs of Private Use of Private Kearny Street Bridge
- 3.Private Kearny Street Bridge Encroachment Permit

cc:

Commissioners  
Planning Commission

District 3 Supervisor Aaron Peskin

Phil Ginsburg  
San Francisco Park and Recreation Department

\*

*Hotel's corporate tech VIP event privatization use throughout the year and at Lunar New Year parade, impeding into public space and taking away valuable community uses.*









*Have and Have not- Inequity in full display at Chinatown's Living Room.*





















Portsmouth Square vision.





**Workshop 5 Master Plan Overall 第五次工作坊整體規劃設計**

San Francisco  
**Planning**



**swa**  
**MEI**

Street Encroachment Agreement PDF:

CCDC LETTER:

Sent from my iPhone



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

September 7, 2021

President Joel Koppel  
San Francisco Planning Commission  
49 Van Ness Avenue, 14th Floor  
San Francisco, California 94103

Re: Letter in Support of Portsmouth Square Improvement Project  
Case No. 2018-013597 ENV  
Item 15, Planning Commission

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**Chinatown Community Development Center (CCDC)** strongly supports the Portsmouth Square Improvement Project and the removal of the private pedestrian bridge over Kearny Street connecting the Hilton Financial District Hotel to Portsmouth Square (the “*Private Kearny Street Bridge*”).

The Portsmouth Square Improvement Project is created by, supported by, and designed for residents, park users, and the Chinatown community. This vision is the result of over 8 years of community engagement, capital needs assessments, current and projected use studies, planning and design. The San Francisco Recreation and Park Department conducted extensive outreach with stakeholders and hosted five (5) public workshops over a period of more than two (2) years. The overwhelming majority support a vision for Portsmouth Square that does not include the Private Kearny Street Bridge.

Portsmouth Square is often referred to as the “living room of Chinatown.” Chinatown is the most densely populated area west of Manhattan and has one of the lowest opens space per capita in the City as well as one the highest poverty rates in the City. Many of the Chinatown residents are elderly and live in 10’ x 10’ single-room occupancy units and in very cramped living conditions without a family room or living room or outdoor space. These residents rely on Portsmouth Square and the few other parks to be their living room and opportunity to be outdoors.

The Portsmouth Square Improvement Project will greatly expand access to useable outdoor space and indoor community facilities. The project will provide over 20,000 useable additional outdoor space and over 8,000 indoor community space. The community facility will be a necessary resiliency center for Chinatown. Residents can find refuge during times of extreme cold or heat, a place to breathe clean air during days of poor air quality, a central place for food delivery as we combat food insecurity, and a community center for residents to exercise their right to vote.

The Portsmouth Square Improvement Project is crucial for Chinatown and will be an integral community facility for residents and the revitalization of Chinatown.





Chinatown Community  
Development Center  
華協中心

1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

CCDC strongly supports the draft environmental impact report and the Portsmouth Square Improvement Project. It is time the new vision for Portsmouth Square and build the Portsmouth Square Improvement Project to expand open space in the densest neighborhood in the City and creating new community space and programs for Chinatown.

Very Truly Yours,

Malcolm Yeung

Enclosures

1. Portsmouth Square Vision Plan
2. Photographs of Private Use of Private Kearny Street Bridge
3. Private Kearny Street Bridge Encroachment Permit

cc:

Commissioners  
Planning Commission  
(via email/w/copy of encls.)

District 3 Supervisor Aaron Peskin  
(via email/w/copy of encls.)

Phil Ginsburg  
San Francisco Park and Recreation Department  
(via email/w/copy of encls.)

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

STREET ENCROACHMENT AGREEMENT

In consideration of the adoption by the Board of Supervisors of The City and County of San Francisco of Resolution No. 238-70 at its meeting of April 1, 1970, a true copy of which is attached hereto marked Exhibit A, and by this reference incorporated herein and subject to all the terms, conditions, and restrictions printed as General Provisions on the back of this agreement, also by reference incorporated herein, the undersigned JUSTICE INVESTORS

for themselves, their heirs, assigns, and all subsequent purchasers (hereinafter referred to as Permittees) of the land described in said resolution and herein described, agree that in accordance with the General Provisions and Exhibit A:

1. The permitted encroachment will run with the land identified on the maps of the Assessor of the City and County of San Francisco as Block 208, Lot 21 located on the westerly side of Keary Street between Washington and Merchant Streets; and

2. The permitted encroachment will be covered by an insurance policy as described in the General Provisions, of not less than \$1,000,000.00 issued by a single insurance company having a policyholders surplus of at least \$10,000,000.00 or if insurance is written by more than one company each company shall have policyholders surplus of at least ten times the amount insured.

3. All of the provisions of this agreement and General Provisions shall be deemed provisions of said resolution. All of the provisions of said resolution shall be deemed provisions of this agreement and General Provisions.

## GENERAL PROVISIONS

The permittee or permittees, referred to hereinafter as Permittees, agree that:

1. The Permittees will hold the City and County of San Francisco and its officers and employees harmless from, and will indemnify them against all tort claims, tort liability, and tort loss, and in particular from and against all such claims, liability, and loss predicated on active or passive negligence of the City and County of San Francisco, resulting directly or indirectly from the installation or maintenance of the encroachment permitted by the resolution noted on the face of this agreement. This hold harmless obligation shall not terminate until the encroachment referred to in said resolution has been removed and the area restored to a condition satisfactory to the Department of Public Works.

2. The Permittees will, at their own cost and expense, maintain in full force and effect an insurance policy or policies issued by an insurance company or companies satisfactory to the City's Controller and written by an insurance company or companies having a policyholders surplus as shown on the face of this agreement. Policy or policies shall afford liability insurance covering all operations, including but not limited to premises (definition of "premises" to be expanded to include this encroachment), products, personal injuries and automobiles and injury to property for single limit of not less than the amount shown on the face of this agreement applying to bodily injuries, personal injuries and property damage or a combination of such injuries. Said policy or policies shall be expanded to include contractual liability assumed under this agreement with respect to bodily injuries, personal injuries and property damage. Said policy or policies shall include City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance effected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder. Said policy or policies shall provide thirty (30) days notice to Controller, City and County of San Francisco, Room 109, City Hall, if the policy or policies should be cancelled or materially changed. The permission granted by said resolution shall automatically terminate upon the termination of such insurance. Upon such termination the undersigned Permittees, their heirs and assigns, shall forthwith remove, or cause to be removed, the encroachment permitted by said resolution and all materials used in connection with its construction, without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works. "Personal injuries", as used herein, shall include wrongful death.

3. The permission granted by said resolution is merely a revocable license. The Board of Supervisors may revoke said permission at will, and, upon the revocation thereof, the undersigned Permittees, their heirs and assigns, will within 30 days after written notification of the revocation of said permission, remove or cause to be removed the encroachment permitted by said resolution and all materials used in connection with its construction without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works.

4. All of the provisions of this agreement shall run with the land described in said resolution and shall bind all subsequent purchasers and owners of the land. The land with which this agreement runs is the land described on the face of this agreement.



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Flores, Veronica \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 9.9.2021 Planning Commission Hearing: Sup. Mandelman's ADU legislation  
**Date:** Tuesday, September 07, 2021 4:14:05 PM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

---

**From:** Amy Yvonne Yu <[amyvonneyu@yahoo.com](mailto:amyvonneyu@yahoo.com)>  
**Sent:** Tuesday, September 07, 2021 3:16 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 9.9.2021 Planning Commission Hearing: Sup. Mandelman's ADU legislation

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

Dear Commissioners,

My name is Amy Yu, a tenant at 530 Stockton Street. I am writing to express my strong support for Supervisor Mandelman's proposed ordinance clarifying the existing rights of tenants to their contracted housing services.

This legislation is not about stopping ADUs—it's about protecting the already established rights of tenants such as myself. At 530 Stockton Street, our landlord Brick+Timber (Ballast Investments) unlawfully removed our housing services this March as an attempt to vacate more long term tenants. Without proper notification of 15 days, they unlawfully removed our basement services in less than 3 days: laundry, backyard access, secure bike storage, parking spaces, and basement exit (which was also our secondary egress) under the guise of an ADU renovation. This caused much distress for all tenants who relied on these services, especially during a pandemic. Our 6 story building is on a 45 degree incline with a constantly broken elevator, just not having laundry alone was a huge point of contention for many tenants in the building. Tenants stored their bikes in the secure storage to prevent damage from the elements and theft. Many also used our backyard daily to get some much needed fresh air in between our work from home days from our tiny 400 square feet studios in addition to walking and relieving their dogs. Additionally, there was at least 1 parking spot that was leased at the time the basement services were removed. Just from this incident alone, 2 more long term tenants moved out of the building shortly. Had this legislation been put into effect, then our housing services should have never been severed at all and the long term tenants would not have felt like they had to move due to the lack of housing services.

I highly encourage the Commission to recommend this ordinance to the Board of Supervisors. It is fair, reasonable, and clarifies the existing rights of tenants without jeopardizing the City's housing goals.

Thank you very much for your consideration,  
Amy Yu  
Member, Ballast Tenants Association

Date: [10/15/2021](#)  
 Prepared by: [Planning Commission](#)  
 Approved by: [Planning Commission](#)  
 Approved on: [10/15/2021](#)  
 Approved by: [Planning Commission](#)  
 Approved on: [10/15/2021](#)  
 Approved by: [Planning Commission](#)  
 Approved on: [10/15/2021](#)

Approved by the Planning Commission on the 15th day of October 2021 at the 10th floor, San Francisco City Hall, San Francisco, California. The Planning and Public Works Department is hereby notified that the Planning and Public Works Department has approved this report. The Planning and Public Works Department is hereby notified that the Planning and Public Works Department has approved this report. The Planning and Public Works Department is hereby notified that the Planning and Public Works Department has approved this report.

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## 華埠公園康樂會 Committee for Better Parks and Recreation in Chinatown

September 7, 2021

President Paul Kuyell  
 Planning Commission  
 40 Van Ness Avenue, 14th Floor  
 San Francisco, California 94102

Re: Letter in Support of Renewal of Private Kearny Street Pedestrian Bridge  
 Case No. 2018-00297-KNY  
 Item 15, Planning Commission

Dear President Kuyell,

The Committee for Better Parks and Recreation in Chinatown (CBPRC) strongly supports the renewal of the pedestrian bridge over Kearny Street connecting the Hillman Financial District to Portsmouth Square (the "Private Kearny Street Bridge") and the Portsmouth Square Improvement Project. The Private Kearny Street Bridge has suffered in public world 10th and most made way for the new vision for Portsmouth Square.

Founded in 1988, the Committee for Better Parks and Recreation in Chinatown (CBPRC) has provided for open space and community in Chinatown. Members of Chinatown's high density, open space and parks are an integral component and a valued resource to our community. Our committee members have a long history of being engaged and active in the community process in Chinatown including the restoration of many San Francisco Recreation and Park facilities and open space. Our members include volunteer architects, artists, council staff, community youth organizations, community children providers, and community members, as well as staff from neighborhood service providers like Chinatown Community Development Center, Community Youth Center and East Bay for the Elderly, Community Yamen Association.

There is a new vision for Portsmouth Square and the new vision is needed to be supported by a new vision for the Chinatown community. This vision is the result of over 8 years of community engagement, capital needs assessments, current and projected use studies, planning and design. In 2013, Greater Architecture and Planning conducted the initial community need assessment of Portsmouth Square. Then the San Francisco Recreation and Park Department, SWA A landscape architect and Chinatown-based firm SWA Architecture conducted a second round of public consultation and need for public open space and park space. The overarching request supports a new vision for Portsmouth Square (a city of the new vision for Portsmouth Square is included).

The renewal of the Private Kearny Street Bridge will result in the creation of over 20,000 square feet of new outdoor and park space and over 8,000 square feet of indoor community space. Chinatown is the most densely populated area west of Midtown and has one of the lowest park and recreation space per capita in the City as well as one of the highest poverty rates in the City. Many of the Chinatown residents are elderly and live in single-room occupancy units and in very cramped living conditions. The systematic health inequity especially highlighted during the pandemic, asthma, mental and open space equity. The expansion of outdoor and park space and community space is crucial for Chinatown's economic, tourism, children and park space.

The Private Kearny Street Bridge is an iconic landmark and an essential public asset. The renewal of the Private Kearny Street Bridge will create multiple public spaces, will open public views and corridors from North Beach to the Financial District, and expand area of public spaces. The Private Kearny Street Bridge is an essential feature of traditional architecture typical of the neighborhood period strongly impacted on Chinatown and completely ignoring the culturally sensitive context in which it exists. The renewal of the Private Kearny Street Bridge will be a last step to the urban and make way for a new vision for the Chinatown community.

The Private Kearny Street Bridge is an essential public asset. The renewal of the Private Kearny Street Bridge will create multiple public spaces, will open public views and corridors from North Beach to the Financial District, and expand area of public spaces. The Private Kearny Street Bridge is an essential feature of traditional architecture typical of the neighborhood period strongly impacted on Chinatown and completely ignoring the culturally sensitive context in which it exists. The renewal of the Private Kearny Street Bridge will be a last step to the urban and make way for a new vision for the Chinatown community.

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PHJ Chin  
 on behalf of Committee for Better Parks and Recreation in Chinatown  
 1 Portsmouth Square Vision Plan  
 2 Photograph of Private Line of Private Kearny Street Bridge  
 3 Private Kearny Street Bridge Encroachment Permit

Commitment  
 Planning Commission  
 (via email/way of mail)  
 District 3 Supervisor Aaron Park  
 (via email/way of mail)  
 PHJ Chin  
 San Francisco Park and Recreation Department  
 (via email/way of mail)  
 Makela Young  
 Chinatown Community Development Center  
 (via email/way of mail)



## Workshop 5 Master Plan Overall 第五次工作坊整體規劃設計











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# 華埠公園康樂會

## Committee for Better Parks and Recreation in Chinatown

September 7, 2021

President Joel Koppel  
Planning Commission  
49 Van Ness Avenue, 14th Floor  
San Francisco, California 94103

Re: Letter in Support of Removal of Private Kearny Street Pedestrian Bridge  
Case No. 2018-013597 ENV  
Item 15, Planning Commission

Dear President Koppel,

The **Committee for Better Parks and Recreation in Chinatown** (CBPRC) strongly supports the removal of the pedestrian bridge over Kearny Street connecting the Hilton Financial District Hotel to Portsmouth Square (the “*Private Kearny Street Bridge*”) and the Portsmouth Square Improvement Project. The Private Kearny Street Bridge has outlived its public useful life and must make way for the new vision for Portsmouth Square.

Founded in 1969, Committee for Better Parks and Recreation in Chinatown (CBPRC) has advocated for open space and recreation areas in Chinatown. Because of Chinatown’s high density, open space and parks are an especially important and a limited resource to our community. Our committee members have a long history of being engaged and active in the community processes in Chinatown including the renovation of many San Francisco Recreation and Park facilities and open spaces. Our members include volunteer architects, district council staff, community youth organizations, community childcare providers, and community members, as well as staff from neighborhood service providers like Chinatown Community Development Center, Community Youth Center, and Self-Help for the Elderly.

There is a new vision for Portsmouth Square and this new vision is created by, supported by, and designed for residents, park users, and a wide majority of the Chinatown community. Enclosed is a copy of the vision for Portsmouth Square. This vision is the result of over 8 years of community engagement, capital needs assessments, current and projected use studies, planning and design. The San Francisco Recreation and Park Department conducted extensive outreach with stakeholders and hosted five (5) public workshops over a period of more than two (2) years. The overwhelming majority support a vision for Portsmouth Square that does not include the Private Kearny Street Bridge. (A copy of the new vision for Portsmouth Square is enclosed.)

The removal of the Private Kearny Street Bridge will result in the creation of over 20,000 square feet of new outdoor and park space and over 8,000 square feet of indoor community space. Chinatown is the most densely populated area west of Manhattan and has one of the lowest park

and recreation space per capita in the City as well as one the highest poverty rates in the City. Many of the Chinatown residents are elderly and live in single-room occupancy units and in very cramped living conditions. The expansion of outdoor and park space and community space is crucial for Chinatown seniors, residents, families, children and park users.

The Private Kearny Street Bridge is an ill-conceived design and its removal will vastly improve the urban landscape. The removal of the Private Kearny Street Bridge will create sunlight to public areas, will open public vistas and corridors from North Beach to the Financial District, and expand uses of public spaces. The Private Kearny Street Bridge is an outdated fixture of brutalist architecture typical of the redevelopment period savagely imposed on Chinatown and completely ignoring the culturally sensitive context in which it occupies. The removal of the Private Kearny Street Bridge will at last repair this urban scar and make way for a bold community design that is complimentary to Chinatown architectural design.

The Private Kearny Street Bridge is not dedicated for a public purpose. The Private Kearny Street Bridge has been increasingly used for private purposes to the exclusion of the public (Photographs of private use are enclosed). Often, the gates to the Private Kearny Street Bridge are closed. There is no remuneration to the City or the public for the existence of the Private Kearny Street Bridge.

It is recognized that the removal of the Private Kearny Street Bridge could have some short-term impact to the access to the Chinese Cultural Center. The Chinese Cultural Center is located on the third floor of the Hilton Hotel Financial District and is accessible through a lobby shared by the hotel and the Chinese Cultural Center. It is in part accessible by the Private Kearny Street Bridge but is also and will continue to be accessible through stairways, escalators, and elevators through the Hilton Hotel Financial District. Any impacted access to the Chinese Culture Center could be mitigated by a possible mid-block crossing from the Portsmouth Garage to the Chinese Culture Center, by strategically placed signage on Kearny Street directing pedestrian traffic, and by a better partnership between Chinese Culture Center and Justice Investors, the owner of the Hilton Hotel Financial District.

The license for access and use of the Private Kearny Street Bridge is revocable and the public and community benefit of the removal of the Private Kearny Street Bridge outweighs any private use or access of the Private Kearny Street Bridge.

The Private Kearny Street Bridge exists under a Street Encroachment Agreement, dated May 7, 1970 (a copy of the agreement is enclosed). Paragraph 3 of the General Provisions of the Street Encroachment Agreement states:

“3. The permission granted by said resolution is merely a revocable license. The Board of Supervisors may revoke said permission at will, and, upon the revocation thereof, the undersigned Permittees, their heirs and assigns, will within 30 days after written notification of the revocation of said permission, will remove or cause to be removed the encroachment permitted by said resolution and all materials used in connection with its construction without expense to the City

Letter of Support for Removal  
of Kearny Pedestrian Bridge  
September 7, 2021  
Page 3

and County of San Francisco, and restore to a condition satisfactory to the  
Department of Public Works.”

The draft environmental impact report is legally comprehensive and outlines mitigation measures for the removal of the Private Kearny Street Bridge. The Committee for Better Parks and Recreation in Chinatown wholeheartedly supports the removal of the Private Kearny Street Bridge and the Portsmouth Square Improvement Project. The Private Kearny Street Bridge has outlived its 1970 brutalism purpose and we should allow for a new vision for Portsmouth Square expanding open space in the densest neighborhood in the City and creating new community space and programs for Chinatown.

Best,



Phil Chin  
on behalf of **Committee for Better Parks and Recreation in Chinatown**

Enclosures

1. Portsmouth Square Vision Plan
2. Photographs of Private Use of Private Kearny Street Bridge
3. Private Kearny Street Bridge Encroachment Permit

cc:

Commissioners  
Planning Commission  
(via email/w/copy of encls.)

District 3 Supervisor Aaron Peskin  
(via email/w/copy of encls.)

Phil Ginsburg  
San Francisco Park and Recreation Department  
(via email/w/copy of encls.)

Malcolm Yeung  
Chinatown Community Development Center  
(via email/w/copy of encls.)

CITY AND COUNTY OF SAN FRANCISCO  
DEPARTMENT OF PUBLIC WORKS

STREET ENCROACHMENT AGREEMENT

In consideration of the adoption by the Board of Supervisors of The City and County of San Francisco of Resolution No. 238-70 at its meeting of April 1, 1970, a true copy of which is attached hereto marked Exhibit A, and by this reference incorporated herein and subject to all the terms, conditions, and restrictions printed as General Provisions on the back of this agreement, also by reference incorporated herein, the undersigned JUSTICE INVESTORS

for themselves, their heirs, assigns, and all subsequent purchasers (hereinafter referred to as Permittees) of the land described in said resolution and herein described, agree that in accordance with the General Provisions and Exhibit A:

1. The permitted encroachment will run with the land identified on the maps of the Assessor of the City and County of San Francisco as Block 208, Lot 21 located on the westerly side of Keary Street between Washington and Merchant Streets; and

2. The permitted encroachment will be covered by an insurance policy as described in the General Provisions, of not less than \$1,000,000.00 issued by a single insurance company having a policyholders surplus of at least \$10,000,000.00 or if insurance is written by more than one company each company shall have policyholders surplus of at least ten times the amount insured.

3. All of the provisions of this agreement and General Provisions shall be deemed provisions of said resolution. All of the provisions of said resolution shall be deemed provisions of this agreement and General Provisions.

## GENERAL PROVISIONS

The permittee or permittees, referred to hereinafter as Permittees, agree that:

1. The Permittees will hold the City and County of San Francisco and its officers and employees harmless from, and will indemnify them against all tort claims, tort liability, and tort loss, and in particular from and against all such claims, liability, and loss predicated on active or passive negligence of the City and County of San Francisco, resulting directly or indirectly from the installation or maintenance of the encroachment permitted by the resolution noted on the face of this agreement. This hold harmless obligation shall not terminate until the encroachment referred to in said resolution has been removed and the area restored to a condition satisfactory to the Department of Public Works.

2. The Permittees will, at their own cost and expense, maintain in full force and effect an insurance policy or policies issued by an insurance company or companies satisfactory to the City's Controller and written by an insurance company or companies having a policyholders surplus as shown on the face of this agreement. Policy or policies shall afford liability insurance covering all operations, including but not limited to premises (definition of "premises" to be expanded to include this encroachment), products, personal injuries and automobiles and injury to property for single limit of not less than the amount shown on the face of this agreement applying to bodily injuries, personal injuries and property damage or a combination of such injuries. Said policy or policies shall be expanded to include contractual liability assumed under this agreement with respect to bodily injuries, personal injuries and property damage. Said policy or policies shall include City and County of San Francisco and its officers and employees jointly and severally as additional insured and shall apply as primary insurance and shall stipulate that no other insurance effected by the City and County of San Francisco will be called on to contribute to a loss covered hereunder. Said policy or policies shall provide thirty (30) days notice to Controller, City and County of San Francisco, Room 109, City Hall, if the policy or policies should be cancelled or materially changed. The permission granted by said resolution shall automatically terminate upon the termination of such insurance. Upon such termination the undersigned Permittees, their heirs and assigns, shall forthwith remove, or cause to be removed, the encroachment permitted by said resolution and all materials used in connection with its construction, without expense to the City and County of San Francisco, and shall restore the area to a condition satisfactory to the Department of Public Works. "Personal injuries", as used herein, shall include wrongful death.

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4. All of the provisions of this agreement shall run with the land described in said resolution and shall bind all subsequent purchasers and owners of the land. The land with which this agreement runs is the land described on the face of this agreement.



**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$50 MILLION IN TAX CREDITS TO SUPPORT SAN FRANCISCO NON-PROFITS AND BUSINESSES IN DISADVANTAGED COMMUNITIES  
**Date:** Tuesday, September 07, 2021 11:04:30 AM  
**Attachments:** [09.07.2021 New Market Tax Credits.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, September 7, 2021 at 10:27 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED ANNOUNCES \$50 MILLION IN TAX CREDITS TO SUPPORT SAN FRANCISCO NON-PROFITS AND BUSINESSES IN DISADVANTAGED COMMUNITIES

**FOR IMMEDIATE RELEASE:**  
Tuesday, September 7, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED ANNOUNCES \$50 MILLION IN TAX CREDITS TO SUPPORT SAN FRANCISCO NON-PROFITS AND BUSINESSES IN DISADVANTAGED COMMUNITIES**

*New Market Tax Credits provided by the United States Treasury represent the largest distribution San Francisco has received through the program, which will support critical projects and create investment in historically underserved communities*

**San Francisco, CA** — Mayor London N. Breed today announced that the United States Treasury has awarded \$50 million in tax credits to support local non-profit organizations and projects in historically underserved neighborhoods. This allocation will help move forward critical investments in San Francisco while also creating new economic activity and jobs as San Francisco continues its economic recovery from the pandemic.

The New Market Tax Credits are distributed from the United States Treasury to the San Francisco Community Investment Fund (SFCIF), a non-profit that is tasked with helping to fund projects with substantial and sustainable community benefits in low-income San Francisco neighborhoods. Previous credits helped fund the construction of projects such as the Meals on Wheels San Francisco food distribution center in the Bayview, SF Jazz and the Boys & Girls Club San Francisco in the Western Addition, and the ACT Strand Theatre on Central



Market, the Manufacturing Foundry located at 150 Hooper Street sponsored by PlaceMade, and the renovation of the Geneva Car Barn located in the Excelsior district.

“The neighborhoods that were hit hardest by the pandemic were the same neighborhoods that had lacked access to resources and investment for generations—that is not a coincidence,” said Mayor Breed. “That’s why it’s so important that our economic recovery focus on investing in these communities and creating new jobs in these communities, so we can create a more equitable city. The investments that these tax credits have helped advance in the past have had a meaningful impact on our city and I’m excited that this new allocation, the largest that San Francisco has ever received, will continue that progress.”

In 2010, the City’s former Redevelopment Agency established the San Francisco Community Investment Fund to make qualified low-income community investments in the City. This program targets construction and capital improvement projects in low-income neighborhoods that deliver strong community outcomes, including job creation for low-income people, commercial and community services, healthy foods, environment sustainability, and flexible lease rates. The New Markets Tax Credit program creates a pathway for local businesses and non-profits to activate underutilized buildings in San Francisco’s most high-need neighborhoods, create local jobs, and provide lasting community services. Since 2010, the SFCIF has supported 12 projects across five neighborhoods that created over 1,000 construction jobs, and deployed \$163.6 million in New Markets Tax Credit allocations.

“Investing in jobs and supporting opportunities for our underserved communities is critical, especially as we begin emerging from of this pandemic,” said City Administrator Carmen Chu, who serves on the SFCIF Board of Directors. “This allocation of New Market Tax Credits is significant because it means extra dollars in our hands to fully fund and bring so many worthy neighborhood projects to completion.”

"Meals on Wheels San Francisco opened a new \$41 million state of the art kitchen in the Bayview neighborhood in November of 2020. Our project could not have moved forward on time and received full financing without the support of the San Francisco Community Investment Fund's New Markets Tax Credit program," said Ashley McCumber, CEO and Executive Director of Meals on Wheels San Francisco. "Their lead investment attracted additional partners like Community Vision, Community Impact Partners, and Chase Bank to deliver a net of \$8.1 million to our project. With this new facility, we have created more than 30 new jobs and expanded our production capabilities from 8,000 meals per day to as much as 30,000 meals per day when needed."

Applications are received and reviewed on a rolling basis. For more information on the San Francisco Community Investment Fund, visit [SFCIF.org](http://SFCIF.org).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#)  
**Subject:** FW: For Review: Update Regarding In-Person Commission Meetings  
**Date:** Tuesday, September 07, 2021 10:19:58 AM

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FYI

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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**From:** "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>  
**Date:** Tuesday, September 7, 2021 at 10:09 AM  
**To:** "Peacock, Rebecca (MYR)" <rebecca.peacock@sfgov.org>  
**Subject:** For Review: Update Regarding In-Person Commission Meetings

Good Morning,

Please view the following note from the Deputy City Administrator regarding in-person Commission meetings. Feel free to reach out if you have any questions.

Thank you.

Tyra

Dear Colleagues:

The Mayor's standing Emergency Order continues to prohibit City boards and commissions (other than the Board of Supervisors) from meeting in person. That continues to apply unless and until the Mayor or Board take some affirmative action to revoke that prohibition. I am not sure when that will happen, but the Mayor's Office has assured me that they have no intent of lifting that prohibition until November 1<sup>st</sup> at the soonest, so that means that you can start planning out to that date. I will continue to keep you updated as I receive information.

Not to complicate the issue, but you may hear/have heard about State legislation that will likely soon be adopted which will push out until January 2024 the suspension of the Brown Act provisions which generally require public meetings throughout the State to meet in person. Please note that this will not impact the City's public meetings, as the State legislation is permissive (that is, it allows public bodies the discretion to continue virtual meetings if they so choose); the Mayor's Emergency Order provisions prohibiting in-person meetings override that while it is in effect. And of course, once the Mayor or Board act to lift that prohibition, Sunshine provisions requiring in-person meetings (with limited exceptions) will again apply as well.

Please continue to consult with your Deputy City Attorney if you have any questions. You may also call me at the number below.

Given the shifting timelines and circumstances, I will need to update responses to the questions you submitted to/through Debbie and Mark (to follow in the next week or two).

Sincerely,

Jennifer Johnston

Deputy City Administrator

Office of the City Administrator

City & County of San Francisco

1 Dr. Carlton B. Goodlett Place, Room 362

Direct: (415) 554-4572

Main: (415) 554-4148 or (415) 554-4851

<http://sfgsa.org/>

From: [CPC-Commissions Secretary](#)  
To: [Deland Chan](#)  
Subject: [Rear Yard Mid-Block Open Space](#)  
Date: Tuesday, September 07, 2021 4:59:17 AM  
Attachments: [img\\_20210907\\_100000.jpg](#)  
[img\\_20210907\\_100001.jpg](#)  
[img\\_20210907\\_100002.jpg](#)

**Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 415.852.7500 | [www.sfgov.org](http://www.sfgov.org)  
[San Francisco Property Information Site](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Schut, [schuttsht@sfglobal.net](mailto:schuttsht@sfglobal.net)  
Sent: Sunday, September 05, 2021 6:36 PM  
To: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Hillis, Rich (CPC) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Winslow, David (CPC) <[david.winslow@sfgov.org](mailto:david.winslow@sfgov.org)>; Teague, Corey (CPC) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CPC) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; Tam, Tina (CPC) <[tina.tam@sfgov.org](mailto:tina.tam@sfgov.org)>; Watty, Elizabeth (CPC) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Flores, Veronica (CPC) <[Veronica.Flores@sfgov.org](mailto:Veronica.Flores@sfgov.org)>; Kwiatkowska, Natalia (CPC) <[natalia.kwiatkowska@sfgov.org](mailto:natalia.kwiatkowska@sfgov.org)>  
Cc: Bintliff, Jacob (BO) <[jacob.bintliff@sfgov.org](mailto:jacob.bintliff@sfgov.org)>  
Subject: Rear Yards/Mid-Block Open Space

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

Dear Commissioners and Staff,  
It is understandable that there is real concern over the loss of rear yards which could lead to the cumulative loss of the Rear Yard Mid-Block Open Space due to stand alone ADUs being built in these yards...on the typical San Francisco residential lot. But regardless of that potential (as well as egress issues) with a stand alone ADU in the rear yard, there is another concern that is happening right now. In major or extreme Alterations with extensive, deep and full lot excavation, rear yards with trees and plants and flowers and shrubbery and soil, are being lost to multi-level outdoor cement "structures". Please see this example below which illustrates this fact.  
Thank you and take care.  
Georgia Schuttsht

**VIEW OF EXCAVATION FOR ALTERATION FROM STREET**

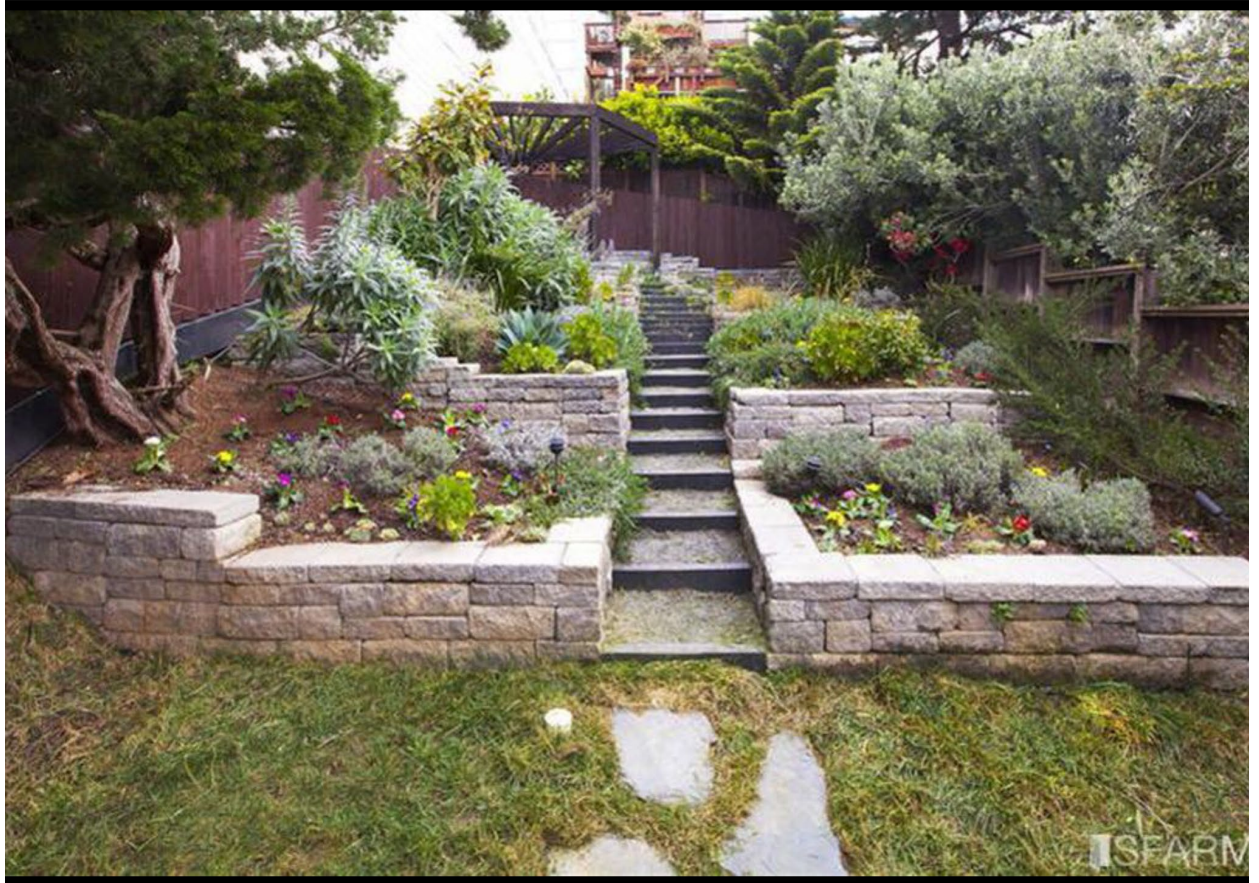


**COMPLETED REAR YARD**



ORIGINAL REAR YARD PRIOR TO EXCAVATION/ALTERATION





OVERHEAD VIEW OF COMPLETED REAR YARD AND ADJACENT REAR YARD



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Liang, Xinyu \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 490 Brannan Street  
**Date:** Friday, September 03, 2021 2:53:33 PM

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### Commission Affairs

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

Expanded in-person services at the Permit Center at 49 South Van Ness Avenue are available. Most other San Francisco Planning functions are being conducted remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are convening remotely. The public is [encouraged to participate](#). Find more information on our services [here](#).

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**From:** Martin Harband <[meharband@hotmail.com](mailto:meharband@hotmail.com)>  
**Sent:** Friday, September 3, 2021 2:45 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** Re: 490 Brannan Street

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

Further to my earlier communication to the Planning Commission.....  
After review of the project with the project sponsor, I wish to withdraw my objection to the project, and urge the Planning Commission to approve the project in all respects.  
Thank you.

Martin Harband.

Martin Harband  
[meharband@hotmail.com](mailto:meharband@hotmail.com)

---

**From:** Martin Harband <[meharband@hotmail.com](mailto:meharband@hotmail.com)>  
**Sent:** Saturday, August 28, 2021 4:01 PM  
**To:** [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 490 Brannan Street

To the Planning Commission.  
Project site: 490 Brannan Street.



I own the property at 458 Brannan Street, four parcels east of the project site.

Object to the height of the proposed project, which is described as "approximately 185 feet in height".

185 feet equates to 18 stories, more or less.

A building of this size is completely out of character and disproportionate to the neighborhood.

I urge the Planning Commission not to approve a project that includes a building "approximately 185 feet in height".

Even half that size would be a "tower" in this SOMA neighborhood.

Please do not repeat the error of the Salesforce tower, and place a grossly disproportionate in our neighborhood.

Thank you.

Martin Harband

Martin Harband  
[meharband@hotmail.com](mailto:meharband@hotmail.com)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#)  
**Subject:** CPC Calendars for September 9, 2021  
**Date:** Friday, September 03, 2021 11:53:24 AM  
**Attachments:** [20210909\\_cal.docx](#)  
[20210909\\_cal.pdf](#)  
[CPC Hearing Results 2021.docx](#)  
[Advance Calendar - 20210909.xlsx](#)

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Commissioners,  
Attached are your Calendars for September 9, 2021.

Enjoy the Labor Day weekend!

Cheers,

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hearing & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, September 9, 2021  
1:00 p.m.  
Regular Meeting**

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan, Sue Diamond, Frank Fung,

Theresa Imperial, Rachael Tanner

Commission Secretary:

Jonas P. Ionin

**Hearing Materials are available at:**

[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**

Live stream: <https://sfgovtv.org/planning>

Live, Thursdays at 1:00 p.m., Cable Channel 78

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org). Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfbos.org/sunshine](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## Remote Access to Information and Participation

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: (415) 655-0001 / Access code: 2491 201 1816*

*The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

## ROLL CALL:

President:	Joel Koppel
Vice-President:	Kathrin Moore
Commissioners:	Deland Chan, Sue Diamond, Frank Fung, Theresa Imperial, Rachael Tanner

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 2021-004901CUA (K. AGNIHOTRI: (628) 652-7454)  
1111 CALIFORNIA STREET – southwest corner of Taylor Street; Lot 020 in Assessor's Block 0253 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, and 303, to permit the installation of a new AT&T Mobility Macro Wireless Telecommunication Services Facility at the rooftop of the existing three-story auditorium building, consisting of six (6) new antennas and ancillary equipment as part of the AT&T Mobility Telecommunications Network. Antennas and ancillary equipment will be screened within one (1) FRP enclosure. The project is located within a RM-4 (Residential – Mixed, High Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions.*  
**(Proposed for Continuance to September 23, 2021)**
- 2a. 2019-020031CUA (K. DURANDET: (628) 652-7315)  
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor's Block 5457 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Section(s) 303, 317, 207(c)(4), and 207.7 for a significant modification to the project approved by Motion No. 18782, a dwelling unit mix modification, and a residential demolition to establish a total of 27 dwelling units on the site, within the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to September 30, 2021)**
- 2b. 2019-020031VAR (K. DURANDET: (628) 652-7315)  
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor's Block 5457 (District 9) – Request for **Variances** from the rear yard and usable open space and pursuant to Planning Code Section(s) 134 and 135 within the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.  
**(Proposed for Continuance to September 30, 2021)**

3. 2021-003396CUA (R. BALBA: (628) 652-7331)  
790 VALENCIA STREET – west side between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 125 in Assessor's Block 3588 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 762, to establish a formula retail use (d.b.a. Earthbar), within an existing retail space at the ground floor of an existing five-story mixed-use building, within the Valencia Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. There will be no expansion of the existing building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to October 21, 2021)**
4. 2021-002667DRP-03 (D. WINSLOW: (628) 652-7335)  
4763 19<sup>TH</sup> STREET – south side between Caselli and Yukon Streets; Lot 034 in Assessor's Block 2711 (District 7) – Request for **Discretionary Review** of Building Permit Application no. 2021.0217.4759 for the replacement of existing windows on the front façade, removal of existing one- and three-story rear additions and new construction of a two-story rear horizontal addition and stair to an existing 2,395 sq. ft. two-story over basement, single-family home. The addition will result in a 3,148 square foot single-family home within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*  
**(Proposed for Continuance to October 21, 2021)**

## B. CONSENT CALENDAR

All matters listed hereunder constitute a Consent Calendar, are considered to be routine by the Planning Commission, and may be acted upon by a single roll call vote of the Commission. There will be no separate discussion of these items unless a member of the Commission, the public, or staff so requests, in which event the matter shall be removed from the Consent Calendar and considered as a separate item at this or a future hearing

5. [2020-011473CUA](#) (S. CISNEROS: (628) 652-7363)  
2075 MISSION STREET – east side between 16<sup>th</sup> and 17<sup>th</sup> Streets; Lot 048 in Assessor's Block 3570 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 608.14 and 303 to authorize the existing sign as a Vintage Sign and allow for its restoration at the three-story, mixed-use building within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District, Mission Area Plan, and 40-X and 80-B Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*
6. [2021-005099CUA](#) (C. CAMPBELL: (628) 652-7387)  
4126 18<sup>TH</sup> STREET – north side between Collingwood and Castro Streets; Lot 015 in Assessor's Block 2647 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303.1, and 715, to allow a liquor store use (d.b.a "Bottle Bacchanal", specializing in natural wines and artisanal beverages) measuring 779 square feet, on the ground floor of an existing three-story mixed-use building, the Castro Street

NCD (Neighborhood Commercial District) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

7. [2021-003600CUA](#) (R. BALBA: (628) 652-7331)  
506 CASTRO STREET – west side between 18<sup>th</sup> and 19<sup>th</sup> Streets; Lot 001 in Assessor's Block 2695 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, and 303.1, and 715, to establish a formula retail use (d.b.a. Earthbar), within an existing retail space at the ground floor of an existing two-story mixed-use building, within the Castro Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. There will be no expansion of the existing building envelope. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*
  
8. [2021-003599CUA](#) (K. AGNIHOTRI: (628) 652-7454)  
2234 CHESTNUT STREET – north side between Avila and Pierce Streets; Lot 014A in Assessor's Block 0488A (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 711, 33 and 303.1, to establish a formula retail use (d.b.a. Earthbar), at the ground floor of an existing retail space, approximately 800 square feet, within a NC-2 (Neighborhood Commercial, Small Scale) Zoning District, Chestnut Street Financial Service SUD (Special Use District), and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Condition*
  
9. [2021-001859CUA](#) (J. HORN: (628) 652-7366)  
3800 24<sup>TH</sup> STREET – north side between Church and Vicksburg Streets; Lot 014 in Assessor's Block 3651 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 728, to establish a formula retail use (d.b.a. Pure Barre), within a vacant 2,045 square foot retail space within a one-story commercial building within the 24<sup>th</sup> Street-Noe Valley NCD (Neighborhood Commercial District) Zoning District, and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*

## C. COMMISSION MATTERS

10. Consideration of Adoption:
  - [Draft Minutes for July 22, 2021](#)
  - [Draft Minutes for August 26, 2021](#)
  
11. Commission Comments/Questions
  - **Inquiries/Announcements.** Without discussion, at this time Commissioners may make announcements or inquiries of staff regarding various matters of interest to the Commissioner(s).
  - **Future Meetings/Agendas.** At this time, the Commission may discuss and take action to set the date of a Special Meeting and/or determine those items that could



be placed on the agenda of the next meeting and other future meetings of the Planning Commission.

#### D. DEPARTMENT MATTERS

12. Director's Announcements
13. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

#### E. GENERAL PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting. Each member of the public may address the Commission for up to three minutes. When the number of speakers exceed the 15-minute limit, General Public Comment may be moved to the end of the Agenda.

#### F. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; followed by the project sponsor team; followed by public comment for and against the proposal. Please be advised that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

14. [2021-006353PCA](#) (V. FLORES: (628) 652-7525)  
**ACCESSORY DWELLING UNIT CONTROLS [BF 210699] – Planning and Administrative Code Amendments** – Ordinance amending the Planning Code to clarify the requirements for applications to construct Accessory Dwelling Units under the City's local Accessory Dwelling Unit approval process; amending the Administrative Code to clarify that landlords may not remove tenant housing services without just cause and that issuance of a building permit does not constitute just cause; making findings as required by the Tenant Protection Act of 2019; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.  
*Preliminary Recommendation: Approve with Modifications*
15. [2018-013597ENV](#) (M. CALPIN: (628) 652-7508)  
**PORTSMOUTH SQUARE IMPROVEMENT PROJECT (733 KEARNY STREET)** – north of Clay Street, bisected by Kearny Street, south of Washington Street, and east of Walter U. Lum Place; Lot 017 in Assessors Block 0209, portions of Lot 024 in Assessors Block 0208, and a pedestrian bridge over Kearny Street that connects the two properties – Public Hearing on the **Draft Environmental Impact Report**. The proposed project would: 1) renovate Portsmouth Square with a new children's playground, exercise equipment, shade structures, seating areas, wayfinding, signage, sidewalks, landscaping, terraces, ramps, and a new 8,300-square-foot clubhouse; 2) demolish and remove the pedestrian bridge spanning Kearny Street that connects Portsmouth Square to 750 Kearny Street, a 27-story hotel building (currently managed as a Hilton Hotel), which includes the Chinese Culture Center on the third floor; 3)

re-waterproof the roof of the Portsmouth Square Garage located underneath the park and portions of the adjacent streets and sidewalks and seismically upgrade portions of the parking garage; and 4) replace curb cuts and a portion of the streets and sidewalks adjacent to Portsmouth Square for utility connections at the following intersections: Kearny and Washington streets; Washington Street and Walter U. Lum Place; Walter U. Lum Place and Clay Street; and Clay and Kearny Streets. The project site is within a P (Public) and C-3-O (Downtown, Office) Zoning Districts and OS (Open Space) and 200-S Height and Bulk District.

**Written comments will be accepted at [CPC.PortsmouthSquareEIR@sfgov.org](mailto:CPC.PortsmouthSquareEIR@sfgov.org) or at the Planning Department until 5:00 p.m. on September 20, 2021.**

*Preliminary Recommendation: Review and Comment*

- 16a. [2020-005610ENX](#) (X. LIANG: (628) 652-7316)  
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 of Assessor’s Block 3776 (District 6) – Request for **Large Project Authorization** pursuant to Planning Code Sections 329, and 848, to demolish a one-story commercial building and allow new construction over 85-foot in height and measuring more than 50,000 gross square feet (gsf) in size in the Central SoMa SUD (Special Use District), for the proposed project involving new construction of a building approximately 185 feet in height, 355,630 gsf in size, including up to 269,296 square feet (sf) of office space, approximately 12,506 sf of Art Activities (considered to be a Production, Distribution and Repair (PDR) use), 5,391 sf of child care use, 3,272 sf of retail space, and 24 off-street below-grade parking spaces, six off-street loading and service vehicle spaces, and 60 Class 1 and 26 Class 2 bicycle parking spaces within the CMUO (Central Soma Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS Height and Bulk District. The Project also includes 5,602 sf of Privately-Owned Public Open Space (POPOS). The project site is identified as a “key site” in the Central SoMa Area Plan and is anticipated to provide a qualified amenity, including 12,506 square feet of community art activity space, at least 10,000 square feet of which will be provided at 60% of comparable market rent for no less than 30 years. Under the Large Project Authorization, the project is requesting exceptions from the following Planning Code (PC) requirements: PC 132.4 [Building Setback and Streetwall Articulation]; PC 138 [POPOS Design Standards]; 249.78 [Wind Controls]; PC 261.1 [Mid-Block Alley Controls]; and PC 270 [Central SoMa Bulk Controls]. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*
- 16b. [2020-005610OFA](#) (X. LIANG: (628) 652-7316)  
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 of Assessor’s Block 3776 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to authorize up to 269,296 gross square feet from the Office Development Annual Limit. The project site is located in the CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS Height and Bulk District.  
*Preliminary Recommendation: Approve with Conditions*
- 16c. [2020-005610VAR](#) (X. LIANG: (628) 652-7316)  
490 BRANNAN STREET – northeast corner of Fourth Street; Lot 025 of Assessor’s Block 3776 (District 6) – Request for **Variance** to address the Planning Code requirements for off-street Parking and Loading entrances [PC 145.1] and Ground Floor Height [PC 145.1 and 249.78],

for the proposed project involving new construction of a building approximately 185 feet in height, 355,630 gross square feet in size, including up to 269,296 square feet (sf) of office space, approximately 12,506 sf of PDR use, 5,391 sf of child care use, 3,272 sf of retail space, and 24 off-street below-grade parking spaces, six off-street loading and service vehicle spaces, and 60 Class 1 and 26 Class 2 bicycle parking spaces within the CMUO (Central Soma Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 200-CS Height and Bulk District.

- 17a. [2016-015987PCA](#) (C. MAY: (628) 652-7359)  
1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – **Planning Code Amendment** to Planning Code Section 243 to exempt the subject property from the required 3:1 ratio of residential uses to non-residential uses in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple); affirming the Planning Department’s determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and general welfare under Planning Code Section 302. The proposed amendment will be before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.  
*Preliminary Recommendation: Recommend Approval to the Board of Supervisors*
- 17b. [2016-015987CUA](#) (C. MAY: (628) 652-7359)  
1750 VAN NESS AVENUE – east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 155(l), 209.3, 253, 253.2 and 303 to permit the retention of a curb cut on a transit-preferential street, to permit a non-residential use greater than 6,000 square feet, to permit a height greater than 50 feet and to permit an Institutional use in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) within a RC-4 (Residential-Commercial, High-Density) Zoning District, Van Ness SUD (Special Use District), and 80-D Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*
- 17c. [2016-015987VAR](#) (C. MAY: (628) 652-7359)  
1750 VAN NESS AVENUE– east side between Clay and Sacramento Streets; Lot 019 of Assessor’s Block 0622 (District 3) – Request for **Variance** from the off-street parking and loading entrance requirements of Planning Code Section 145.1 in association with a project proposing to demolish the existing two-story Religious Institutional building and construct a new six-story-over-basement Religious Institutional building (dba San Bao Temple) within a RC-4 (Residential-Commercial, High-Density) Zoning District, Van Ness Special Use District, and 80-D Height and Bulk District.
18. [2020-006422CUA](#) (L. HOAGLAND: (628) 652-7320)  
1728 LARKIN STREET – east side between Jackson and Washington Streets; Lots 049 in Assessor’s Block 0186 (District 3) – Request for **Conditional Authorization**, pursuant to

Planning Code Section 209.2, 253 and 303 to demolish a single-car garage and construct a six-story, six-dwelling unit building in a RM-2 (Residential-Mixed, Moderate Density) Zoning District and 65-A Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with conditions*

19. [2019-001627CUA](#) (J. HORN: (628) 652-7366)  
[459 CLIPPER STREET](#) – south side between Diamond and Castro Streets; Lot 038A in Assessor's Block 6555 (District 8) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.1, 303, and 317, to demolish an existing two-story-over-garage, one-family dwelling and to construct a new three-story-over-basement/garage, 6,424-gross-square-foot, two-family dwelling, which includes a 2,406 -square-foot, four-bedroom dwelling unit, a 2,674-square-foot four-bedroom dwelling unit, and a 1,155-square-foot garage providing storage for both units, two vehicle parking spaces and two Class 1 bicycle parking spaces. The project is located within a RH-2 (Residential-House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

## ADJOURNMENT

## Hearing Procedures

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: [www.sfplanning.org](http://www.sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.

7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

### **Hearing Materials**

**Advance Submissions:** To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14<sup>th</sup> Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14<sup>th</sup> Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

### **Appeals**

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

<b>Case Type</b>	<b>Case Suffix</b>	<b>Appeal Period*</b>	<b>Appeal Body</b>
Office Allocation	OFA (B)	15 calendar days	Board of Appeals**
Conditional Use Authorization and Planned Unit Development	CUA (C)	30 calendar days	Board of Supervisors
Building Permit Application (Discretionary Review)	DRP/DRM (D)	15 calendar days	Board of Appeals
EIR Certification	ENV (E)	30 calendar days	Board of Supervisors
Coastal Zone Permit	CTZ (P)	15 calendar days	Board of Appeals
Planning Code Amendments by Application	PCA (T)	30 calendar days	Board of Supervisors
Variance (Zoning Administrator action)	VAR (V)	10 calendar days	Board of Appeals
Large Project Authorization in Eastern Neighborhoods	LPA (X)	15 calendar days	Board of Appeals
Permit Review in C-3 Districts, Downtown Residential Districts	DNX (X)	15-calendar days	Board of Appeals
Zoning Map Change by Application	MAP (Z)	30 calendar days	Board of Supervisors

\* Appeals of Planning Commission decisions on Building Permit Applications (Discretionary Review) must be made within 15 days of the date the building permit is issued/denied by the Department of Building Inspection (not from the date of the Planning Commission hearing). Appeals of Zoning Administrator decisions on Variances must be made within 10 days from the issuance of the decision letter.

\*\*An appeal of a Certificate of Appropriateness or Permit to Alter/Demolish may be made to the Board of Supervisors if the project requires Board of Supervisors approval or if the project is associated with a Conditional Use Authorization appeal. An appeal of an Office Allocation may be made to the Board of Supervisors if the project requires a Conditional Use Authorization.

For more information regarding the Board of Appeals process, please contact the Board of Appeals at (415) 575-6880. For more information regarding the Board of Supervisors process, please contact the Clerk of the Board of Supervisors at (415) 554-5184 or [board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org).



An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### **Challenges**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

### **CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code**

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

### **Protest of Fee or Exaction**

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

### **Proposition F**

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **San Francisco Lobbyist Ordinance**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying

activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.



# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021



**To:** Planning Commission  
**From:** Jonas P. Ionin, Director of Commission Affairs  
**Re:** Advance Calendar

*All items and dates are tentative and subject to change.*

September 9, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2021-004901CUA	<b>1111 California St</b>	CONSENT	Agnihotri
	<i>Co-Location of new wireless equipment at existing wirele:</i>	<i>to: 9/23</i>	
<a href="#">2021-002667DRP-03</a>	<a href="#">4763 19th Street</a>	<a href="#">to: 10/21</a>	<a href="#">Winslow</a>
	<i>Public-Initiated DR</i>		
2019-020031CUAVAR	<b>2867 San Bruno Ave</b>	to: 10/30	Durandet
	<i>legalize dwelling units, change from onsite BMR to fee</i>		
2021-003396CUA	<b>790 Valencia Street</b>	to: 10/21	Balba
	<i>Formula Retail</i>		
2020-011473CUA	<b>2075 Mission Street</b>	CONSENT	Cisneros
	<i>Vintage Sign Authorization</i>		
2021-005099CUA	<b>4126 18th Street</b>	CONSENT	Campbell
	<i>CUA Liquor Store</i>		
2021-003599CUA	<b>2234 Chestnut Street</b>	CONSENT	Agnihotri
	<i>Formula Retail</i>		
2021-003600CUA	<b>506 Castro Street</b>	CONSENT	Balba
	<i>Formula Retail</i>		
2021-006353PCA	<b>ADU Housing Services</b>		Flores
	<i>Planning Code Amendment</i>		
2018-013597ENV	<b>Portsmouth Square Improvement</b>		Calpin
	<i>Draft EIR</i>		
2020-005610ENXOFAV	<b>490 Brannan St</b>		Liang
	<i>CSOMA key site office development</i>		
2016-015987PCA	<b>1750 Van Ness Avenue</b>		May
	<i>Buddhist Cultural Center from the 3:1 residential-to-non-residential ratio exemption</i>		
2016-015987CUAVAR	<b>1750 Van Ness Avenue</b>		May
	<i>institutional use in the RC-4 District, a use size greater than 6,000 square feet, a building greater than 50 feet</i>		
2019-001627CUA	<b>459 Clipper Street</b>		Horn
	<i>Residential Demolition and New Construction of 2-Family Dwelling</i>		
2021-001859CUA	<b>3800 24th Street</b>		Horn
	<i>CUA formulat retail fitness studio</i>		
2020-006422CUA	<b>1728 Larkin Street</b>		Ajello Hoagland
	<i>CUA to demo existing garage and construct 6-story, 6-unit building</i>		

September 16, 2021 - CANCELED			
Case No.			Planner

September 23, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2021-004901CUA	<b>1111 California St</b>	CONSENT	Agnihotri
	<i>Co-Location of new wireless equipment at existing wirele:</i>	<i>fr: 9/9</i>	

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in RHD's</b> <i>Planning Code Amendment</i>		Merlone
2021-001791PCA	<b>Review of Large Residence Developments</b> <i>Planning Code Amendment</i>	fr: 6/17; 7/22	Merlone
2019-020611CUAVAR	<b>5114-5116 3rd Street</b> <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8	Weissglass
2019-022661CUA	<b>628 Shotwell Street</b> <i>Residential Care Facility to residential</i>	fr: 11/19; 1/21; 3/18;	Feeney
2015-012577CUA	<b>1200 Van Ness Ave</b> <i>Demo &amp; new construction of a 13-story building health services, retail, 107 dwelling units</i>	fr: 7/22	Woods
2017-000663OFA-02	<b>610-660 Brannan Street</b> <i>second office allocation for the San Francisco Flower Mart</i>		Samonsky
2020-007565CUA-02	<b>1336 Chestnut St</b> <i>modification to the previously-approved project</i>		May
2020-005729CUA	<b>4 Seacliff Ave</b> <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>		May
2019-019901CUA	<b>1068 Florida Street</b> <i>legalize demo and rebuild of duplex</i>		Christensen
2017-015648CUAVAR	<b>952 Carolina Street</b> <i>Partial demo / relocate existing single-family home and construct new three-story rear addition</i>		Christensen
2021-000269DRP-02	<b>3669 21st Street</b> <i>Public-Initiated DR</i>		Winslow

## September 30, 2021 - CLOSED

Case No.	Chan - OUT		Planner
2021-006247CUA	<b>6202 3rd Street</b> <i>wireless macro facility</i>	CONSENT	Samonsky
2019-022850ENV	<b>1101-1123 Sutter Street</b> <i>DEIR</i>		Young
2019-013528CUA	<b>36-38 Gough Street</b> <i>demolition of a duplex and construction of a five story residential building</i>	fr: 7/29	Samonsky
2018-007380CUAVAR	<b>1320 Washington Street</b> <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2019-014461CUA	<b>1324-1326 Powell Street</b> <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>		Enchill
2021-001622CUA	<b>220 Post Street</b> <i>retail to office use</i>		Vimr
2020-008347CUA	<b>811 Clay Street</b> <i>Foot/Chair Massage to Massage on ground floor in CVR District</i>	fr: 7/29	Hoagland
2021-002468CUA	<b>2040 Fillmore Street</b> <i>CUA - convert a Formula Retail store (formerly Ralph Lauren) to a new Formula Retail use (d.b.a. Lululemon)</i>		Ajello
2019-020031CUAVAR	<b>2867 San Bruno Ave</b> <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9	Durandet
2021-000433CUA	<b>2428 Clement St</b> <i>Cannabis Retail</i>		Agnihotri
2016-000302DRP	<b>460 Vallejo Street</b> <i>Public-Initiated DR</i>		Winslow
2020-008611DRP	<b>1433 Diamond Street</b> <i>Public-Initiated DR</i>		Winslow

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

October 7, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-006344CUA	<b>37 Vicente Street</b>	CONSENT	Balba
	<i>AT&amp;T Mobility Macro Wireless Telecommunications Services Facility</i>		
2021-007327PCA	<b>Business Signs on Awnings and Marquees</b>		Merlone
	<i>Planning Code Amendment</i>		
	<b>Inclusionary Affordable Housing Program</b>		Grob
	<i>Planning Code Amendment</i>		
2018-017026CWP	<b>Environmental Justice Framework</b>		Chen
	<i>Informational</i>		
	<b>ConnectSF</b>		Tran
	<i>Informational</i>		
2017-0118780FA-02	<b>Potrero Power Station</b>		Giacomucci
	<i>Prop M allocation</i>		
2021-002565CUA	<b>10-12 Beaver Street</b>		Pantoja
	<i>merger of two existing dwelling units into one</i>		
2017-015678CUA	<b>425 Broadway</b>		Alexander
2021-002698CUA	<b>317 Cortland Avenue</b>		Christensen
	<i>New Cannabis Retailer</i>		
2021-000997DRP	<b>801 Corbett Avenue</b>		Winslow
	<i>Public-Initiated DR</i>		
October 14, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b>	fr: 8/26	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of to: 10/28</i>		
2021-006288CUA	<b>211 Austin Street</b>	CONSENT	Ajello
	<i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>		
2021-007368PCA	<b>Repealing Article 12 Regarding Oil and Gas Facilities</b>		Starr
	<i>Planning Code Amendment</i>		
2021-007369PCA	<b>Requirements for Laundromats and On-site Laundry Services</b>		Starr
	<i>Planning Code Amendment</i>		
	<b>Housing Element</b>		Haddadan
	<i>2022 Informational Update</i>		
2016-011827ENX	<b>1500 15th Street</b>	fr: 6/24; 7/22	Jardines
	<i>State Density Bonus for 8-story group housing project (160 group housing rooms and 225 beds)</i>		
2020-001610CUA	<b>3832 18th Street</b>	fr: 7/15	Horn
	<i>317 Demolition and new construction of Group Housing per SDB Program</i>		
2019-0119440FA	<b>660 3rd St</b>	fr: 8/26	Westhoff
	<i>Small cap office allocation to abate code enforcement case</i>		
2019-013808CUAVAR	<b>4300 17th Street</b>	fr: 9/2	Horn
	<i>New Construction is Corona Heights SUD</i>		
2018-004686CUA	<b>2350 Green St</b>		Woods
	<i>Horizontal additions and an elevated play area over a parking lot</i>		
2021-001579CUA	<b>2715 Judah Street</b>	fr: 9/2	Campbell
	<i>Cannabis Retail Sales</i>		
2021-000308DRP	<b>642 Alvarado Street</b>		Winslow
	<i>Public-Initiated DR</i>		

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

2021-000822DRPVAR **486 Duncan Street** Winslow  
*Public-Initiated DR*

October 21, 2021			
Case No.	Chan - OUT		Planner
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26 to: 11/4	Hoagland
	<b>Rail Alignment and Benefits (RAB) Study</b> <i>Informational</i>		Harvey
2019-013276ENX	<b>560 Brannan Street</b> <i>Demo new construction of 120 units using SDB</i>		Liang
2021-000209CUA	<b>733 Treat Avenue</b> <i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		Samonsky
2018-009812CUA	<b>1268 17th Avenue</b> <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		Dito
2016-005365CUA	<b>230 Anza Street</b> <i>tantamount to demolition</i>		Young
2021-003396CUA	<b>790 Valencia Street</b> <i>Formula Retail</i>	fr: 9/9	Balba
2021-002667DRP-03	<b>4763 19th Street</b> <i>Public-Initiated DR</i>	fr: 9/9	Winslow
2021-003776DRP-02	<b>3737 22nd Street</b> <i>Public-Initiated DR</i>		Winslow

October 28, 2021			
Case No.	Diamond, Chan - OUT		Planner
2020-009025CUA	<b>5915 California Street</b> <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		Young
2017-013784CUA	<b>2976 Mission Street</b> <i>demolish the existing construct a six-story, mixed use building</i>		Giacomucci
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b> <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14	Pantoja
2020-008529DRP	<b>1857 Church Street</b> <i>Public-Initiated DR</i>		Winslow
2021-001219DRM	<b>1228 Funston Street</b> <i>Mandatory DR</i>		Winslow

November 4, 2021			
Case No.			Planner
2018-013451PRJ	<b>2135 Market Street</b> <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		Horn
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21	Hoagland
2021-000182DRP	<b>140 20th Avenue</b> <i>Public-Initiated DR</i>		Winslow
2018-003779DRP	<b>619 22nd Avenue</b> <i>Public-Initiated DR</i>		Winslow

November 11, 2021 - CANCELED			
Case No.			Planner

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

November 18, 2021			
Case No.			Planner
2021-003142CUA	<b>333 Fremont Street</b> <i>Wireless CUA</i>	CONSENT fr: 8/26	Giacomucci
2017-012086ENV	<b>770 Woolsey Street</b> <i>FEIR</i>		Delumo
2017-012086CUA	<b>770 Woolsey Street</b> <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2018-014727AHB	<b>921 O'Farrell Street</b> <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		Hoagland
2020-009358DRP	<b>2605 Post Street</b> <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	<b>312 Utah Street</b> <i>Public-Initiated DR</i>		Winslow
November 25, 2021 - CANCELED			
Case No.			Planner

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021



**To:** Planning Commission  
**From:** Jonas P. Ionin, Director of Commission Affairs  
**Re:** Advance Calendar

*All items and dates are tentative and subject to change.*

September 9, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2021-004901CUA	<b>1111 California St</b>	CONSENT	Agnihotri
	<i>Co-Location of new wireless equipment at existing wirele:</i>	<i>to: 9/23</i>	
<a href="#">2021-002667DRP-03</a>	<a href="#">4763 19th Street</a>	<a href="#">to: 10/21</a>	<a href="#">Winslow</a>
	<i>Public-Initiated DR</i>		
2019-020031CUAVAR	<b>2867 San Bruno Ave</b>	to: 10/30	Durandet
	<i>legalize dwelling units, change from onsite BMR to fee</i>		
2021-003396CUA	<b>790 Valencia Street</b>	to: 10/21	Balba
	<i>Formula Retail</i>		
2020-011473CUA	<b>2075 Mission Street</b>	CONSENT	Cisneros
	<i>Vintage Sign Authorization</i>		
2021-005099CUA	<b>4126 18th Street</b>	CONSENT	Campbell
	<i>CUA Liquor Store</i>		
2021-003599CUA	<b>2234 Chestnut Street</b>	CONSENT	Agnihotri
	<i>Formula Retail</i>		
2021-003600CUA	<b>506 Castro Street</b>	CONSENT	Balba
	<i>Formula Retail</i>		
2021-006353PCA	<b>ADU Housing Services</b>		Flores
	<i>Planning Code Amendment</i>		
2018-013597ENV	<b>Portsmouth Square Improvement</b>		Calpin
	<i>Draft EIR</i>		
2020-005610ENXOFAV	<b>490 Brannan St</b>		Liang
	<i>CSOMA key site office development</i>		
2016-015987PCA	<b>1750 Van Ness Avenue</b>		May
	<i>Buddhist Cultural Center from the 3:1 residential-to-non-residential ratio exemption</i>		
2016-015987CUAVAR	<b>1750 Van Ness Avenue</b>		May
	<i>institutional use in the RC-4 District, a use size greater than 6,000 square feet, a building greater than 50 feet</i>		
2019-001627CUA	<b>459 Clipper Street</b>		Horn
	<i>Residential Demolition and New Construction of 2-Family Dwelling</i>		
2021-001859CUA	<b>3800 24th Street</b>		Horn
	<i>CUA formulat retail fitness studio</i>		
2020-006422CUA	<b>1728 Larkin Street</b>		Ajello Hoagland
	<i>CUA to demo existing garage and construct 6-story, 6-unit building</i>		

September 16, 2021 - CANCELED			
Case No.			Planner

September 23, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2021-004901CUA	<b>1111 California St</b>	CONSENT	Agnihotri
	<i>Co-Location of new wireless equipment at existing wirele:</i>	<i>fr: 9/9</i>	

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in RHD's</b> <i>Planning Code Amendment</i>		Merlone
2021-001791PCA	<b>Review of Large Residence Developments</b> <i>Planning Code Amendment</i>	fr: 6/17; 7/22	Merlone
2019-020611CUAVAR	<b>5114-5116 3rd Street</b> <i>illegal demolition of a legal dwelling unit</i>	fr: 6/17; 7/8	Weissglass
2019-022661CUA	<b>628 Shotwell Street</b> <i>Residential Care Facility to residential</i>	fr: 11/19; 1/21; 3/18;	Feeney
2015-012577CUA	<b>1200 Van Ness Ave</b> <i>Demo &amp; new construction of a 13-story building health services, retail, 107 dwelling units</i>	fr: 7/22	Woods
2017-000663OFA-02	<b>610-660 Brannan Street</b> <i>second office allocation for the San Francisco Flower Mart</i>		Samonsky
2020-007565CUA-02	<b>1336 Chestnut St</b> <i>modification to the previously-approved project</i>		May
2020-005729CUA	<b>4 Seacliff Ave</b> <i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>		May
2019-019901CUA	<b>1068 Florida Street</b> <i>legalize demo and rebuild of duplex</i>		Christensen
2017-015648CUAVAR	<b>952 Carolina Street</b> <i>Partial demo / relocate existing single-family home and construct new three-story rear addition</i>		Christensen
2021-000269DRP-02	<b>3669 21st Street</b> <i>Public-Initiated DR</i>		Winslow

## September 30, 2021 - CLOSED

Case No.	Chan - OUT		Planner
2021-006247CUA	<b>6202 3rd Street</b> <i>wireless macro facility</i>	CONSENT	Samonsky
2019-022850ENV	<b>1101-1123 Sutter Street</b> <i>DEIR</i>		Young
2019-013528CUA	<b>36-38 Gough Street</b> <i>demolition of a duplex and construction of a five story residential building</i>	fr: 7/29	Samonsky
2018-007380CUAVAR	<b>1320 Washington Street</b> <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2019-014461CUA	<b>1324-1326 Powell Street</b> <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>		Enchill
2021-001622CUA	<b>220 Post Street</b> <i>retail to office use</i>		Vimr
2020-008347CUA	<b>811 Clay Street</b> <i>Foot/Chair Massage to Massage on ground floor in CVR District</i>	fr: 7/29	Hoagland
2021-002468CUA	<b>2040 Fillmore Street</b> <i>CUA - convert a Formula Retail store (formerly Ralph Lauren) to a new Formula Retail use (d.b.a. Lululemon)</i>		Ajello
2019-020031CUAVAR	<b>2867 San Bruno Ave</b> <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9	Durandet
2021-000433CUA	<b>2428 Clement St</b> <i>Cannabis Retail</i>		Agnihotri
2016-000302DRP	<b>460 Vallejo Street</b> <i>Public-Initiated DR</i>		Winslow
2020-008611DRP	<b>1433 Diamond Street</b> <i>Public-Initiated DR</i>		Winslow



# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

October 7, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-006344CUA	<b>37 Vicente Street</b>	CONSENT	Balba
	<i>AT&amp;T Mobility Macro Wireless Telecommunications Services Facility</i>		
2021-007327PCA	<b>Business Signs on Awnings and Marquees</b>		Merlone
	<i>Planning Code Amendment</i>		
	<b>Inclusionary Affordable Housing Program</b>		Grob
	<i>Planning Code Amendment</i>		
2018-017026CWP	<b>Environmental Justice Framework</b>		Chen
	<i>Informational</i>		
	<b>ConnectSF</b>		Tran
	<i>Informational</i>		
2017-011878OFA-02	<b>Potrero Power Station</b>		Giacomucci
	<i>Prop M allocation</i>		
2021-002565CUA	<b>10-12 Beaver Street</b>		Pantoja
	<i>merger of two existing dwelling units into one</i>		
2017-015678CUA	<b>425 Broadway</b>		Alexander
2021-002698CUA	<b>317 Cortland Avenue</b>		Christensen
	<i>New Cannabis Retailer</i>		
2021-000997DRP	<b>801 Corbett Avenue</b>		Winslow
	<i>Public-Initiated DR</i>		
October 14, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b>	fr: 8/26	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of to: 10/28</i>		
2021-006288CUA	<b>211 Austin Street</b>	CONSENT	Ajello
	<i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>		
2021-007368PCA	<b>Repealing Article 12 Regarding Oil and Gas Facilities</b>		Starr
	<i>Planning Code Amendment</i>		
2021-007369PCA	<b>Requirements for Laundromats and On-site Laundry Services</b>		Starr
	<i>Planning Code Amendment</i>		
	<b>Housing Element</b>		Haddadan
	<i>2022 Informational Update</i>		
2016-011827ENX	<b>1500 15th Street</b>	fr: 6/24; 7/22	Jardines
	<i>State Density Bonus for 8-story group housing project (160 group housing rooms and 225 beds)</i>		
2020-001610CUA	<b>3832 18th Street</b>	fr: 7/15	Horn
	<i>317 Demolition and new construction of Group Housing per SDB Program</i>		
2019-011944OFA	<b>660 3rd St</b>	fr: 8/26	Westhoff
	<i>Small cap office allocation to abate code enforcement case</i>		
2019-013808CUAVAR	<b>4300 17th Street</b>	fr: 9/2	Horn
	<i>New Construction is Corona Heights SUD</i>		
2018-004686CUA	<b>2350 Green St</b>		Woods
	<i>Horizontal additions and an elevated play area over a parking lot</i>		
2021-001579CUA	<b>2715 Judah Street</b>	fr: 9/2	Campbell
	<i>Cannabis Retail Sales</i>		
2021-000308DRP	<b>642 Alvarado Street</b>		Winslow
	<i>Public-Initiated DR</i>		



# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

2021-000822DRPVAR **486 Duncan Street** Winslow  
*Public-Initiated DR*

October 21, 2021			
Case No.	Chan - OUT		Planner
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26 to: 11/4	Hoagland
	<b>Rail Alignment and Benefits (RAB) Study</b> <i>Informational</i>		Harvey
2019-013276ENX	<b>560 Brannan Street</b> <i>Demo new construction of 120 units using SDB</i>		Liang
2021-000209CUA	<b>733 Treat Avenue</b> <i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		Samonsky
2018-009812CUA	<b>1268 17th Avenue</b> <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		Dito
2016-005365CUA	<b>230 Anza Street</b> <i>tantamount to demolition</i>		Young
2021-003396CUA	<b>790 Valencia Street</b> <i>Formula Retail</i>	fr: 9/9	Balba
2021-002667DRP-03	<b>4763 19th Street</b> <i>Public-Initiated DR</i>	fr: 9/9	Winslow
2021-003776DRP-02	<b>3737 22nd Street</b> <i>Public-Initiated DR</i>		Winslow

October 28, 2021			
Case No.	Diamond, Chan - OUT		Planner
2020-009025CUA	<b>5915 California Street</b> <i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		Young
2017-013784CUA	<b>2976 Mission Street</b> <i>demolish the existing construct a six-story, mixed use building</i>		Giacomucci
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b> <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14	Pantoja
2020-008529DRP	<b>1857 Church Street</b> <i>Public-Initiated DR</i>		Winslow
2021-001219DRM	<b>1228 Funston Street</b> <i>Mandatory DR</i>		Winslow

November 4, 2021			
Case No.			Planner
2018-013451PRJ	<b>2135 Market Street</b> <i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		Horn
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21	Hoagland
2021-000182DRP	<b>140 20th Avenue</b> <i>Public-Initiated DR</i>		Winslow
2018-003779DRP	<b>619 22nd Avenue</b> <i>Public-Initiated DR</i>		Winslow

November 11, 2021 - CANCELED			
Case No.			Planner

# CPC ADVANCE CALENDAR

1:39 PM 9/3/2021

November 18, 2021			
Case No.			Planner
2021-003142CUA	<b>333 Fremont Street</b> <i>Wireless CUA</i>	CONSENT fr: 8/26	Giacomucci
2017-012086ENV	<b>770 Woolsey Street</b> <i>FEIR</i>		Delumo
2017-012086CUA	<b>770 Woolsey Street</b> <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2018-014727AHB	<b>921 O'Farrell Street</b> <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		Hoagland
2020-009358DRP	<b>2605 Post Street</b> <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	<b>312 Utah Street</b> <i>Public-Initiated DR</i>		Winslow
November 25, 2021 - CANCELED			
Case No.			Planner

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: pot dispensary  
**Date:** Friday, September 03, 2021 10:51:45 AM

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**From:** Ronald Gaggero <rjgaggero@att.net>  
**Sent:** Thursday, September 2, 2021 1:58 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>  
**Subject:** pot dispensary

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

As a homeowner at 1342 33rd. Ave I oppose any and all dispensaries for cannabis. I was just down to town and there are many people unable to function in society that our leaders should be looking to limit the amount of mind altering drugs. Not only is cannabis mind altering but it literally stinks. That aroma fills the air and stinks the area for several hundred feet. Reminds me of a skunk smell and as i walk the Sunset I smell it more and more. Smells a lot worse than tobacco and any dispensary should be discouraged. Regards, Ron Gaggero

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Expansion at 4300 17th Street  
**Date:** Friday, September 03, 2021 10:51:19 AM

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**From:** buell008@gmail.com <buell008@gmail.com>  
**Sent:** Friday, September 3, 2021 10:15 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** 'William Holtzman' <wmmia@hotmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
**Subject:** Expansion at 4300 17th Street

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

Dear Sir and Madam:

**My response to 4300 17th Street**

I don't believe for a minute that the building expansion at 4300 17th Street is based on goodwill for the community and affordable housing.

ÿ Most importantly, Mr. Pluta should consider what effect this expansion will have on his neighbors. Will they lose privacy or be deprived of sunlight? From what I've read over the past year or months, the original plans were declined because of numerous violations of the City's Planning Code.

ÿ Since then, Mr. Pluta is gaming the system and now saying he wants to provide housing for teachers and is touting the S.F. guidelines for building needed housing in S.F. Even though the original plan has been scaled back, **the new plan calls for the total elimination of the back yard.**

Besides the lot being too small to do anything constructive, here are other reasons for this plan not to be approved:

ÿ **Natural disasters.** California is facing drought, fires and power shortages and with climate change these things will only get worse.

ÿ **MUNI.** If San Francisco ever gets fully up and running with most people returning to their work offices, MUNI will be back to its usual **packed sardine trains/buses**. I took transit at Castro and Market and most days going and returning from work, it was standing room only in the underground. Not only do we have a dense population in San Francisco, we have hordes of people coming from San Bruno on the #9 MUNI bus and then transferring to other bus routes.

- Since both Mr. and Mrs. Pluta work for Google, this is not a problem as the Google tech shuttle stops at Castro and 18th Street.

ÿ **Parking.** There is a push for back-yard add-ons, duplexes, and add-ons in the Sunset district which is zoned for single structures. People like it that way, that's why they moved there in the first place. And don't forget, the people you are trying to serve, firemen, policemen and others are married to their cars. Where is the parking going to come from? Are they all going to crowd into MUNI? People use their cars to go grocery

shopping and conduct other similar errands, so without parking, this is not a good plan, not to mention **added congestion on the streets and pollution.**

### **What can be done**

- ÿ **Government subsidization.** Canada subsidizes housing for the middle which we do here for our seniors. Using this as an example, you instead subsidize housing in the new condos being built to house our essential workers such as firemen and teachers. But you need to have a plan for when they retire so that this benefit ends and others can take their place in this housing.
- ÿ **Universal rent control.** This will never happen, but if it could, what would help the essential workers and the middle class would be to have universal rent control for all buildings no matter when they were built.
- ÿ **Roll back the rents.** You also need to roll back the rents to a decent level as most residents have cars and those recently made homeless were those who did not have enough emergency money – the cost of a car and rent plus the essentials of daily living did not leave enough money to save. **That's why market rate, below market rate rents are meaningless.**
- ÿ **End predatory capitalism.** Adding to the problem across the U.S. is the fact that many large corporations are gobbling up foreclosed housing and renting them out. This shuts out the middle class from being able to buy as the rents in some cases have gone up 35% over three years. Again, as a result the renters can no longer save enough money to buy a house and will be renters forever. We are on a precipice right now and if government doesn't do something about this, which they won't because of the lobbyists, in time you will see the middle class become the lower class.
- ÿ **Reasonable return on sale of a home.** Also consider not having houses sell for what the market will bear because each time the house turns over, the price gets higher. Why not have the seller recoup his improvement costs plus perhaps a 5-10% at most profit. Otherwise, salaries cannot keep up with this home inflation.

**What to do.** Like homelessness with so much money involved, nothing seems to get done. There has to be accountability and the best way is to have one executive at the top of a housing program in charge of overseeing all the other departments and being held accountable! What Mandelman and Wiener are proposing are not the answer. Tougher measures as listed above need to be done! We need new laws with teeth!

### **Another alternative to Pluta's expansion**

Keep the lot next to Pluta's a green lot. From the pictures I've seen on the Web, the vacant yard looks good. If I lived next door and owned it, I'd add a couple of park benches, a bird bath, some plants to attract hummingbirds and butterflies. When I checked his address on the Web, I couldn't see a backyard at 4300 17th Street, but only saw a small deck with two chairs. The property was valued at over \$2 million by the site I visited.

❑ See Diana Beresford Kroeger's video: Call of the Forest: The Forgotten Wisdom of Trees. She is also the author of "The Global Forest."

- ÿ Several years ago, I received a letter in the mail, and I suspect many others in the neighborhood did, from a man wanting to develop an empty lot on States Street. He was from out of state, said he had a dog, and wanted eventually to start a family. **If he is the same man, I think he is, who wants to start a family, wouldn't it be nice to have a yard for children to play?**
- ÿ This begs the question for them insisting on break-even expansion, how long would they stay? My guess is what was once a house hunting venture is now an investment venture.
- ÿ This is a tony neighborhood and flipping is not uncommon. I know of one recent buyer on States Street who is planning on doing this. The houses here sell and fast!

Sincerely,

Carol Buell  
30 Ord Court, #7  
San Francisco, CA 94114  
(415) 863-7709  
(landline turned off because of robo calls)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: My response to 64 Ord Court  
**Date:** Friday, September 03, 2021 10:50:34 AM

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**From:** buell008@gmail.com <buell008@gmail.com>  
**Sent:** Friday, September 3, 2021 10:32 AM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** 'William Holtzman' <wmmia@hotmail.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>  
**Subject:** My response to 64 Ord Court

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

Dear Sir and Madam,

**My response to the proposed development at 64 Ord Court**

ÿ Most importantly, **the current plan calls for the total elimination of the back yard.** The owner should consider what effect this expansion will have on her neighbors. Will they lose privacy or be deprived of sunlight? From what I've read over the past year or months, the original plans were much smaller.

Besides the lot being too small to do anything constructive, here are other reasons for this plan not to be approved:

ÿ **Natural disasters.** California is facing **drought, fires and power shortages** and with climate change these things will only get worse.

ÿ **MUNI.** If San Francisco ever gets fully up and running with most people returning to their work offices, MUNI will be back to its usual **packed sardine trains/buses.** I took transit at Castro and Market and most days going and returning from work, it was standing room only in the underground. Not only do we have a dense population in San Francisco, we have hordes of people coming from San Bruno on the #9 MUNI bus and then transferring to other bus routes.

ÿ **Parking.** There is a push for back-yard add-ons, duplexes, and add-ons in the Sunset district which is zoned for single structures. People like it that way, that's why they moved there in the first place. And don't forget, the people you are trying to serve, firemen, policemen and others are married to their cars. Where is the parking going to come from? Are they all going to crowd into MUNI? People use their cars to go grocery shopping and conduct other similar errands, so without parking, this is not a good plan, not to mention **added congestion on the streets and more pollution.**

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buildings no matter when they were built.

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