

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: October 14th hearing: 4300 17th Street (2019-013808CUA/VAR)
Date: Wednesday, October 13, 2021 9:18:33 AM
Attachments: [image001.png](#)
[PastedGraphic-2.tiff](#)
[4300 17th Street - Opposition Database.pdf](#)
[Petition scans.pdf](#)
[CHN Opposition Memorandum .pdf](#)

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
[San Francisco Property Information Map](#)

From: William Holtzman <wmmia@icloud.com>
Date: Tuesday, October 12, 2021 at 8:50 PM
To: "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>
Cc: "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, "Mandelman, Rafael (BOS)" <rafael.mandelman@sfgov.org>, "MandelmanStaff, [BOS]" <mandelmanstaff@sfgov.org>, "Bintliff, Jacob (BOS)" <jacob.bintliff@sfgov.org>
Subject: October 14th hearing: 4300 17th Street (2019-013808CUA/VAR)

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Dear President Koppel:

Corbett Heights Neighbors (CHN) held off directly approaching you and the other commissioners until shortly before our hearing date, October 14. Since the hearing is imminent (Thursday), we wanted to reinforce a few points:

Significant community opposition

I am attaching a map that shows the local opposition which has grown dramatically; more than 200% in less than a year.

About one year ago, (at the first commission meeting), opposition emails stood at 43. To date, the opposition now totals 164 and counting. We also want to point out that a vast majority of these signatures/emails herald less than three blocks from the proposed development site at 17th Street and Ord Street. And the opposition includes **all adjacent neighbors**.

To document all of this, I am also attaching a spread sheet that lists the names and addresses of those in opposition. This spreadsheet is driven by direct emails to the Planning Department and signatures from a door-to-door outreach. Those signature are documented by the attached scans of the petition sheets. (see attached)

Our top six issues

Although I know you are knee-deep in presentations and paper, we wanted review our top six concerns which includes:

- Wholesale destruction of the site's backyard, loss of open space
- Questionable, multiple variances
- Residential Design Advisory Team (RDAT) objections, dated April 2020
- Exceeds provisions of Corona Heights Large Residence SUD
- Unauthorized lot splitting and creation of two substandard lots
- Highly vague, debatable promises of below-market rents. Case in point: between the first proposal and the current proposal, ADUs as a percentage of net square footage went from 18% to 11%.

Invitation for direct discussions

I believe the other side of this debate has been attempting to make its case directly to the Planning Commission, so our organization would be very open to such a discussion (maybe 15 minutes) live, on the phone or via Zoom. I am reachable 24/7 at 415-867-4411.

Sincerely,

Bill Holtzman
President
Corbett Heights Neighbors (CHN)

ATTACHMENTS

OPPOSITION MAP
(As of October 12, 12:30 pm)



OPPOSITION DATA BASE

SCANS OF PETITION SIGNATURES

CHN SUBMISSION TO PLANNING BOARD, August 24, 2011

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (1 of 8)

Opposition to proposed development at 4300 17th Street (
(2019-013808CUA/VAR)

We oppose this development. To be clear, we support additional housing in the neighborhood, particularly below-market housing.

The proposed design, would destroy the entire backyard, purging significant amounts of sun, light and air to neighbors on three sides.

This is why city zoning laws require that 45% off all lots include open space, better known as backyards. The proposal also exceeds the limits documented in the Corona Heights Special Use District. This was passed by the Board of Supervisors and signed by the Mayor in 2017. Corbett Heights Neighbors (CHN) drove this legislation to provide additional safeguards to protect our community.

Eight months ago, 4300 17th Street was soundly defeated by the San Francisco Planning Commission and opposed by the City Planning Department. The core issues remain and we **continue to oppose this development.**

Name/Signature	Address	Email
<u>LAUREL K Fior den</u> Laurel K Fior den	5 Douglass St	
<u>John R Ward</u> John R Ward	39 Douglass St	john@ward.com
<u>Sen Mitti</u> Sen Mitti	67 Douglass St	mitti323@gmail.com
<u>Rachel Green</u> Rachel Green	1A Ord St	resteinberg@gmail.com
<u>Halley Bruns Halley Bruns</u> Halley Bruns Halley Bruns		halleybruns@icloud.com
<u>Richard Curran</u> Richard Curran	154 Ord St	RichardCurran@gmail.com
<u>Daniel Anderson</u> Daniel Anderson	152 1/2 Ord St	danosau84@gmail.com

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (4 of 8)

Opposition to proposed development at 4300 17th Street ((2019-013808CUA/VAR)

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F. Lisa Sterman	207 Corbett Ave, SF 94114	Lisa Sterman mde@gmail.com
Jay K	223 Corbett Ave SF	jtlaw9@gmail.com
Panos Koutsouyannis	200 CORBETT AVE, 94114	GROUPETRONDI@GMAIL.COM
Ross Baltman	184 CORBETT 94114	RGM
Jeff Abrahamson	124 Corbett 94114	Therese
Jasmine Meraclencauski	132 Corbett Ave 94114	jasmine_rose@me.com
Eric Murphy	56 Clarendon Ave.	eric_murphy_sf@yahoo.com
TIM WU	56 CLARENDON AVE	watimwu@yahoo.com

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (5 of 8)

Opposition to proposed development at 4300 17th Street (
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<i>Paul J. Ellis</i>	77 ORD ST	fantasywear@earthlink.net
Name/Signature	Address	Email
<i>Gayle Newswoth</i>	16 Ord Court	canyorsworth@me.com
Name/Signature	Address	Email
<i>Chris Dan</i>	16 Ord Court	chris.dan@gmail.com
Name/Signature	Address	Email
<i>Jim</i>	7 ORD ST	cr.b-p@hotmail.com
Name/Signature	Address	Email
<i>David Seiji</i>	6 Ord st	davidseiji@gmail.com
Name/Signature	Address	Email
<i>Josh Fiy</i>	65 Douglas St	joshfiy@gmail.com
Name/Signature	Address	Email
<i>Grace Gellerman</i>	1 Vulcan stairway St	
Name/Signature	Address	Email
<i>Neil Silverman</i>	34 Douglas St.	silvermane@gmail.com
Name/Signature	Address	Email

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (2 of 8)

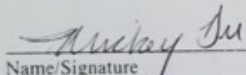
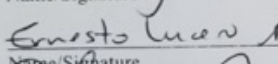
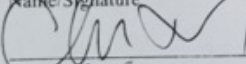
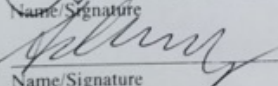
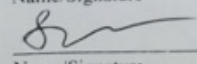
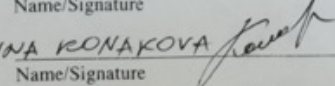
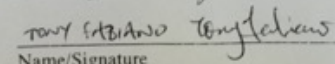
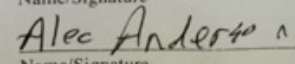
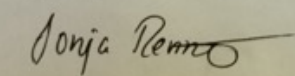
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	70 Douglas St.	du.mick@gmail.com
Name/Signature	Address	Email
	152 1/2 Ord St	elucero78@gmail.com
Name/Signature	Address	Email
	136 Ord St	mabch@gmail.com
Name/Signature	Address	Email
	126 St	Alexandria.kelly@cox.net
Name/Signature	Address	Email
	132 Douglas	stacy.newman@hotmail.com
Name/Signature	Address	Email
	109 DOUGLASS # D	mk_sf2008@hotmail.com
Name/Signature	Address	Email
	107 DOUGLASS #5	tonyfabiano@yahoo.com
Name/Signature	Address	Email
	3 Corbett Ave	ada1001@yahoo.com
Name/Signature	Address	Email
	30 Ord St	sonja.renner@gmail.com
Name/Signature	Address	Email

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (3 of 8)

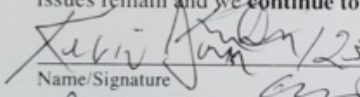
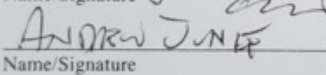
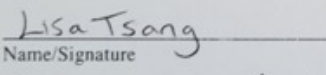
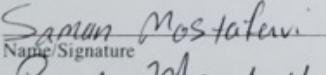
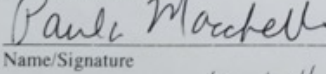
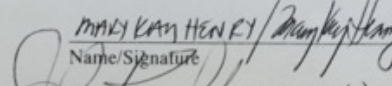
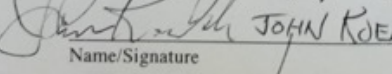
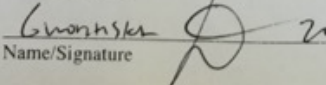
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 Name/Signature	25 Corbett Ave. Address	SF keub5@gmail.com Email
 Name/Signature	163 Corbett Ave Address	newspaper@earthlink.net Email
 Name/Signature	177 Corbett Ave Address	lisatsang@yahoo.com Email
 Name/Signature	177A Corbett Ave Address	Sapanmostafaei@gmail.com Email
 Name/Signature	181 Corbett Ave Address	pmacchella@gmail.com Email
 Name/Signature	181 Corbett Ave. SF Address	marykayhenry1@gmail.com Email
 Name/Signature	197 Corbett Ave Address	SAN FRANCISCO Email
 Name/Signature	205 Corbett Ave Address	SF, CA gwonska@yahoo.com Email

For 10/14/2021 Planning Commission hearing: 4300 17th Street (2019-013808CUA/VAR)

Opposition signatures (6 of 8)

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<i>JOSE COMODA</i> Name/Signature	<i>4300 17th St SF CA</i> Address	<i>josecomoda@mac.com</i> Email
<i>Patrick Dowd</i> Name/Signature	<i>18 Ord St SF</i> Address	<i>patrick.pat@global.net</i> Email
<i>Rick WALSH</i> Name/Signature	<i>18 Ord St / SF 94114</i> Address	<i>rick.walsh@me.com</i> Email
<i>Rebecca McCann</i> Name/Signature	<i>12 Ord Ct. / SF 94114</i> Address	<i>rkcorloff@aol.com</i> Email
<i>Warren McCann</i> Name/Signature	<i>12 Ord Ct. / SF 94114</i> Address	<i>wmccann1990@gmail.com</i> Email
<i>MARK MAYER</i> Name/Signature	<i>33 Ord Ct S.F. CA 94114</i> Address	<i>MARKMAYER4774@aol.com</i> Email
<i>Shirley</i> Name/Signature	<i>33 Ord</i> Address	<i>shirley@comcast.com</i> Email
<i>Zaida Sola</i> Name/Signature	<i>57 Ord Court SF Ca</i> Address	<i>zaida@stglobal.net</i> Email

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Opposition signatures (7 of 8)

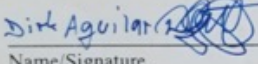
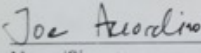
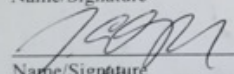
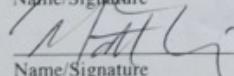
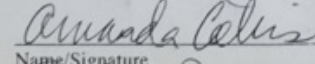
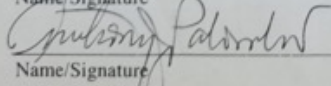
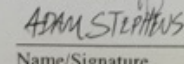
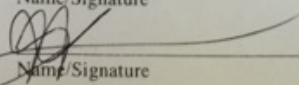
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 Name/Signature	30 Ord Street Address	Dirkaguilar@gmail.com Email
 Name/Signature	90 ORD ST. Address	joseph.accordin@gmail.com Email
 Name/Signature	67 ORD ST Address	jpkub@comcast.net Email
 Name/Signature	55 ord st Address	mriley@gmail.com Email
 Name/Signature	55 ord st. Address	acollins1207@gmail.com Email
 Name/Signature	51 Ord St Address	apalombi@gmail.com Email
 Name/Signature	49 ORD CT. Address	THEAGEDART@GMAIL.COM Email
 Name/Signature	4101d Address	sgnvl84@gmail.com Email



Neighbor name	Full residential address
Grace Gellerman	1 Vulcan Stairway, San Francisco, CA 94114
Martin Burbidge	1 Vulcan Stairway, San Francisco, CA 94114
Heather Tumey	106 Lower Terrace, San Francisco, CA 94114
Dean Blacketter	106 Saturn Street, San Francisco, CA 94114
Marina Konakova	109 Douglass Street #D, San Francisco, CA 94114
Tony Fabiano	109 Douglass Street #D, San Francisco, CA 94114
David Howell	110 Corbett Avenue, San Francisco, CA 94114
Ozzie Rohm	1101 Diamond Street, San Francisco, CA 94114
James Shay	117 Lower Terrace, San Francisco, CA 94114
Rachel Steinberg	119 Ord Street, San Francisco, CA 94114
Rebecca Orloff	12 Ord Court, San Francisco, CA 94114
Warren McCann	12 Ord Court, San Francisco, CA 94114
Xuviv Jun	123 Corbett Avenue, San Francisco, CA 94114
Alexandra McMillan	126 Ord Street, San Francisco, CA 94114
John Soulsby	129 Ord Street, San Francisco, CA 94114
Jasmine Menard-Lenczewski	132 Corbett Avenue, San Francisco, CA 94114
Stacey Newman	132 Douglass Street, San Francisco, CA 94114
Mark Ryser	135 Ord Street, San Francisco, CA 94114
Malach	136 Ord Street, San Francisco, CA 94114
Mignon Loh	14 Clarendon Avenue, San Francisco, CA 94114
Anna Malyala	1419D Compton Road, San Francisco, CA 94129
Haley	142 Ord Street, San Francisco, CA 94114
Chip Driggs	145 Corbett Avenue, San Francisco, CA 94114
Jennifer Creelman	145 Corbett Avenue, San Francisco, CA 94114
Stephanie Moomjian	149 Corbett Avenue, San Francisco, CA 94114
YinLan Zhang	1504 Shrader Street, San Francisco, CA 94117
Daniel Anderson	152 1/2 Ord Street, San Francisco, CA 94114
Ernesto Lucero	152 1/2 Ord Street, San Francisco, CA 94114
Richard Carrington	154 1/2 Ord Street, San Francisco, CA 94114
Chris Dana	16 Ord Court #1, San Francisco, CA 94114
Cary Norsworhty	16 Ord Court #3, San Francisco, CA 94114
Edward Connelly	16 Ord Court #4, San Francisco, CA 94114
Andrew June	163 Corbett Avenue, San Francisco, CA 94114
Lisa Tsang	177 Corbett Avenue, San Francisco, CA 94114
Saman Mostafavi	177A Corbett Avenue, San Francisco, CA 94114
Pat Dowd	18 Ord Street, San Francisco, CA 94114
Rick Walsh	18 Ord Street, San Francisco, CA 94114
Mary Kay Henry	181 Corbett Avenue, San Francisco, CA 94114
Paula Macchello	181 Corbett Avenue, San Francisco, CA 94114
Jeff Abrahamson	184 Corbett Avenue, San Francisco, CA 94114
Roderick Baldwin	188 Corbett Avenue, San Francisco, CA 94114
Deborah Thomas Wiers	189A Corbett Avenue, San Francisco, CA 94114

John Koelsch	197 Corbett Avenue, San Francisco, CA 94114
Leslie Koelsch	197 Corbett Avenue, San Francisco, CA 94114
Hans Surber	2 Saturn Street, San Francisco, CA 94114
Richard Nizzardini	2 Vulcan Stairway, San Francisco, CA 94114
Maryann Dresner	20 Ord Court, San Francisco, CA 94114
Panos Koutsoyannis	200 Corbett Avenue, San Francisco, CA 94114
Gnortiske	205 Corbett Avenue, San Francisco, CA 94114
Felicia Serman	207 Corbett Avenue, San Francisco, CA 94114
Joell Hallowell	212 States Street, San Francisco, CA 94114
Eric Gervet	22 Saturn Street, San Francisco, CA 94114
Janice Low	223 Corbett Avenue, San Francisco, CA 94114
Richard Klein	223 Corbett Avenue, San Francisco, CA 94114
Michael Vostrejs	2238 Geary Boulevard, San Francisco, CA 94115
Brad Lyman	234 Corbett Avenue C, San Francisco, CA 94114
Zoon Nguyen	243 Caselli Avenue, San Francisco, CA 94114
Duke Dahlin	245 States Street, San Francisco, CA 94114
Robert Tat Trs	256 States Street, San Francisco, CA 94114
Craig Marby	257 States Street, San Francisco, CA 94114
Jason Goodrick	257 States Street, San Francisco, CA 94114
Suzy Drell	263 States Street, San Francisco, CA 94114
Chuck Leoni	263A States Street, San Francisco, CA 94114
Susan Shepard	263A States Street, San Francisco, CA 94114
Laurence Bruketta	27 Hattie Street, San Francisco, CA 94114
Lauren Fogel	270 States Street, San Francisco, CA 94114
Fred Holden	298 Upper Terrace, San Francisco, CA 94117
Patricia Holden	298 Upper Terrace, San Francisco, CA 94117
Alec Anderson	3 Corbett Avenue, San Francisco, CA 94114
Joel Villalon	3 Saturn Street, San Francisco, CA 94114
Joshua Schwartz	3 Saturn Street, San Francisco, CA 94114
Carol Buell	30 Ord Court #7, San Francisco, CA 94114
Dirk Aguilar	30 Ord Street, San Francisco, CA 94114
Sonja Renner	30 Ord Street, San Francisco, CA 94114
Myra Friel	311 Eureka Street, San Francisco, CA 94114
Mark Mayper	33 Ord Court, San Francisco, CA 94114
Fred Silverman	34 Douglass Steet, San Francisco, CA 94114
Lucy	36 Ord Street, San Francisco, CA 94114
Nigel	36 Ord Street, San Francisco, CA 94114
Aaron Chapman	368 Corbett Avenue, San Francisco, CA 94114
Gary Houston	38 Ord Court, San Francisco, CA 94114
Fabiola Cobarrubias	38 Ord Street, San Francisco, CA 94114
Steven Deeks	38 Ord Street, San Francisco, CA 94114
John R. Ward	39 Douglass Street, San Francisco, CA 94114
Lauren Britt	399 Laurel Street, Suite 9, San Francisco, California 94118

Katherine Zinsser	40 Ord Street, San Francisco, CA 94114
Judith Hoyem	4042 17th Street, San Francisco, CA 94114
Shane Corcoran	41 Ord Street, San Francisco, CA 94114
Jack Keating	4134 17th Street, San Francisco, CA 94114
Cameron Eastin	4164 17th Street, San Francisco, CA 94114
Jeff Quinto	4164 17th Street, San Francisco, CA 94114
Dan Frost	4167 17th Street, San Francisco, CA 94114
Janet Frost	4167 17th Street, San Francisco, CA 94114
Jennifer Frost	4167 17th Street, San Francisco, CA 94114
Hannah Deutsch	4173 17th Street, San Francisco, CA 94114
Tricia	4182 17th Street, San Francisco, CA 94114
Cynthia	4194 17th Street, San Francisco, CA 94114
Jose Comoda	4198 17th Street, San Francisco, CA 94114
Augusto Schoonewolff	4210 17th Street, San Francisco, CA 94114
Casey Sondgeroth	4302 17th Street, San Francisco, CA 94114
Gregory Rando	4302 17th Street, San Francisco, CA 94114
Emily Cruger	4303 17th Street, San Francisco, CA 94114
Ben Luis	4304 17th Street, San Francisco, CA 94114
Eric Murphy	4304 17th Street, San Francisco, CA 94114
Timothy Wu	4304 17th Street, San Francisco, CA 94114
Tyrell Waiters	4304 17th Street, San Francisco, CA 94114
Jann Reed	4307 17th Street, San Francisco, CA 94114
Peggy Tran-Le	4309 17th Street, San Francisco, CA 94114
Tomas Hauenstein	4309 17th Street, San Francisco, CA 94114
Marcia Teipel	4313 17th Street, San Francisco, CA 94114
Ted Teipel	4313 17th Street, San Francisco, CA 94114
John Rushforth	4328 17th Street, San Francisco, CA 94114
Carol DiBenedetto	433 Upper Terrace, Apt 2, San Francisco, CA 94117
Chris Jee	4370 17th Street, San Francisco, CA 94114
Nick Foster	4372 17th Street, San Francisco, CA 94114
Susan Nowell	4380 17th Street, San Francisco, CA 94114
Poe Asher	44 Ord Court, San Francisco, CA 94114
Bonnie Day	4520 17th Street #1, San Francisco, CA 94114
Desiree Roldan	4520 17th Street #1, San Francisco, CA 94114
Brett Browman	4532 17th Street, San Francisco, CA 94114
Thomas Keller	4532 17th Street, San Francisco, CA 94114
Maria Hutchins	47 Levant Street, San Francisco, CA 94123
Adam Stephens	49 Ord Court, San Francisco, CA 94114
Laurel K Riordan	5 Douglass Street, San Francisco, CA 94114
Callan Carter	5 Saturn Street, San Francisco, CA 94114
Johnny Welch	5 Saturn Street, San Francisco, CA 94114
Robert Herman	5 Vulcan Stairway, San Francisco, CA 94114
Susie Coliver	5 Vulcan Stairway, San Francisco, CA 94114

Philip Hoehn	51 Levant Street, San Francisco, CA 94114
Anthony Palombit	51 Ord Street, San Francisco, CA 94114
Carol Clements	52 Ord Street, San Francisco, CA 94114
Mike Bell	52 Ord Street, San Francisco, CA 94114
Adriann Debits	5400 Fulton Street, San Francisco, CA 94121
Amanda Collins	55 Ord Street, San Francisco, CA 94114
Matt Riley	55 Ord Street, San Francisco, CA 94114
Erika Leder	57 Ord Court, San Francisco, CA 94114
Jessica LeClerc	5936 36th Avenue S, Unit D, Seattle, WA 94118
Tyrell Waiters	5936 36th Avenue S, Unit D, Seattle, WA 94118
David Seiji	6 Ord Court, San Francisco, CA 94114
Anne Marie Bourcier	60 Lower Terrace, San Francisco, CA 94114
Bill Holtzman	60 Lower Terrace, San Francisco, CA 94114
Richard Nelson	64 Douglass Street, San Francisco, CA 94114
Sean Mikita	67 Douglass Street, San Francisco, CA 94114
Travis Tiani	67 Douglass Street, San Francisco, CA 94114
John Okuloski	67 Ord Street, San Francisco, CA 94114
Josh	68 Douglass Street, San Francisco, CA 94114
Susan Detwiler	68 Douglass Street, San Francisco, CA 94114
Todd Huss	68 Douglass Street, San Francisco, CA 94114
Andreas	7 Ord Steet, San Francisco, CA 94114
Mickey Du	70 Douglass Street, San Francisco, CA 94114
Bob Mould	71 Ord Street, San Francisco, CA 94114
Donald Fisher	71 Ord Street, San Francisco, CA 94114
Alan Broussard	74 Vulcan Stairway, San Francisco, CA 94114
Maurice Belote	74 Vulcan Stairway, San Francisco, CA 94114
Paul G. Ellis	77 Ord Street, San Francisco, CA 94114
Janine Beydoun	78 Buchanan Street, San Francisco, CA 94102
Gary Weiss	78 Mars Street, San Francisco, CA 94114
Joey Accordino	90 Ord Street, San Francisco, CA 94114
Roz Amirfazli	90 Ord Street, San Francisco, CA 94114
Paul Allen	96 Mars Street, San Francisco, CA 94114
Anonymous	Anonymous

Email	Opposition email	Opposition petition
grace.gellerman@gmail.com	Sent 2021	Signed 2021
martin_burbidge@yahoo.com	Sent 2021	
snott@mac.com	Sent 2021	
	Sent 2021	
mk-sf2008@hotmail.com		Signed 2021
tonyfabs@ymail.com		Signed 2021
howdsf@gmail.com	Sent 2020	
ozzierohm@sbcglobal.net	Sent 2021	
jim@jimshay.com	Sent 2021	
resteinberg@gmail.com		Signed 2021
rkorloff@gmail.com		Signed 2021
wmccann1990@gmail.com		Signed 2021
sfkeu65@gmail.com		Signed 2021
		Signed 2021
johnslifeonline@gmail.com	Sent 2020	
jasmine_rose@me.com		Signed 2021
stacey.newman@hotmail.com		Signed 2021
mrmpr@earthlink.net	Sent 2021	
malach@gmail.com		Signed 2021
Mignon.loh@ucsf.edu	Sent 2021	
amalyala@gmail.com	Sent 2020	
haleybraislesnett@gmail.com		
chipdriggs@gmail.com	Sent 2021	
jcreelman526@icloud.com	Sent 2021	
stefmoomjian@gmail.com	Sent 2021	
yinlanz@yahoo.com	Sent 2020	
danosaur84@gmail.com		Signed 2021
elucero@gmail.com		Signed 2021
acarrington@sbcglobal.net		Signed 2021
chris.dana@gmail.com		Signed 2021
carynorsworthy@me.com	Sent 2021	Signed 2021
edc415@gmail.com		
newsrout@earthlink.net		Signed 2021
		Signed 2021
saman.mostafavi@gmail.com		Signed 2021
phat.pat@sbcglobal.net	Sent 2021	Signed 2021
rick.walsh1@me.com	Sent 2020	Signed 2021
marykayhenry1@gmail.com		Signed 2021
pmacchello@gmail.com		Signed 2021
		Signed 2021
		Signed 2021
barkingsparky@yahoo.com	Sent 2021	

		Signed 2021
koelsch1886@comcast.net	Sent 2021	
hanssurber@comcast.net	Sent 2021	
rnizzardini@gmail.com	Sent 2020	
madresner@cs.com	Sent 2020	
groovetronix@gmail.com		Signed 2021
gnortiske@yahoo.com		Signed 2021
LisaStermanMD@gmail.com		Signed 2021
whittiers@mindspring.com	Sent 2021	
Eric.Gervet@kearney.com	Sent 2020	
jtlow9@comcast.net	Sent 2021	Signed 2021
	Via Janice Low	
michaelvostrejs@yahoo.com	Sent 2021	
bradlyman@yahoo.com		
	Sent 2021	
dukedahlin2013@gmail.com	Sent 2021	
rob@roberttat.com	Sent 2021	
	Sent 2021	
jason.goodrick@gmail.com	Sent 2021	
suzy@zycreative.com	Sent 2020	
chuckleoni@gmail.com	Sent 2020	
lionshepard@yahoo.com	Sent 2020	
3nuts@comcast.net	Sent 2021	
lauren1021@gmail.com	Sent 2021	
fholden@orrick.com	Sent 2020	
phold2@yahoo.com	Sent 2020	
ada1001@yahoo.com		Signed 2021
javillalon@aol.com	Sent 2021	
sfschwartz@aol.com	Sent 2021	
buell008@gmail.com	Sent 2021	
DAguilar@gmail.com	Sent 2021	Signed 2021
sonja.renner@gmail.com	Sent 2021	Signed 2021
myrafriel@gmail.com	Sent 2020	
markmayper247714@aol.com		Signed 2021
fsilverman34@gmail.com	Sent 2021	Signed 2021
achapmanmd@gmail.com	Sent 2020	
garyjhouston@gmail.com		Signed 2021
cobarrubias@comcast.net	Sent 2021	
steven.deeks@ucsf.edu		
		Signed 2021
lauren@laurenbrittlcsw.com	Sent 2021	

kjz1917@gmail.com	Sent 2021	
jhoyem@sbcglobal.net	Sent 2020	Signed 2021
jteamj@comcast.net	Sent 2021	
cameron.eastin@gmail.com	Sent 2021	
cyke23@aol.com	Sent 2021	
dfrost13@hotmail.com	Sent 2021	
janetfrost13@gmail.com	Sent 2021	
jenniferrjfrost@gmail.com	Sent 2021	
hannahplass@gmail.com		Signed 2021
josecomoda@mac.com		Signed 2021
		Signed 2021
		Signed 2021
casey94114@yahoo.com	Sent 2020	
grando205@gmail.com	Sent 2020	
ecruger@yahoo.com	Sent 2021	
Ben_Luis@hotmail.com		Signed 2021
eric_murphy_sf@yahoo.com	Sent 2020	Signed 2021
timw@sfzoo.org	Sent 2021	Signed 2021
tartwurk@gmail.com	Sent 2020	
heyjann@gmail.com	Sent 2020	
	Sent 2020	
thomasah@yahoo.com	Sent 2020	
		Signed 2021
teddytei@sbcglobal.net		Signed 2021
jtrushforth@gmail.com	Sent 2021	
caroldb2001@yahoo.com		
		Signed 2021
bistromath@gmail.com		Signed 2021
sunowell@gmail.com		Signed 2021
vizluv@yahoo.com	Sent 2021	
bonniedaymedia@gmail.com	Sent 2020	
desroldan@gmail.com	Sent 2020	
btbrowman@gmail.com	Sent 2020	
thoskeller@gmail.com	Sent 2020	
mariachambers@gmail.com	Sent 2021	
theraggedart@gmail.com		Signed 2021
		Signed 2021
	Sent 2021	
johnnywelch@gmail.com	Sent 2021	
rherman@hclarchitecture.com	Sent 2020	
SColiver@hclarchitecture.com	Sent 2020	

	Sent 2021	
apalombit@gmail.com		Signed 2021
carol.m.clements@gmail.com	Sent 2021	
mike69131@verizon.net		Signed 2021
sdebits@gmail.com	Sent 2021	
acollins1207@gmail.com		Signed 2021
mriley@gmail.com		Signed 2021
eisabel@sbcglobal.net	Sent 2021	Signed 2021
jesskleclerc@gmail.com	Sent 2021	
tartwurk@gmail.com		
davidseiji@gmail.com		Signed 2021
ambourcier@gmail.com	Sent 2021	
wm@holtzman.com	Sent 2021	
rdnrnd4@gmail.com	Sent 2021	
mikita323@gmail.com		Signed 2021
Travis.Tiani@yahoo.com	Sent 2020	
jokuloski@gmail.com		Signed 2021
joshfly@gmail.com		Signed 2021
sherpachick@gmail.com	Sent 2021	
thuss@gabrito.com	Sent 2021	
		Signed 2021
du.mick@gmail.com		Signed 2021
bob@granarymusic.com	Sent 2021	
donald.fisher26@icloud.com	Sent 2021	
AlanVBroussard@gmail.com	Sent 2021	
MauriceBelote@gmail.com	Sent 2021	
fantasywear@earthlink.net		Signed 2021
janinebeydoun@gmail.com	Sent 2021	
gary@corbettheights.org	Sent 2021	
joseph.accordino@gmail.com	Sent 2021	
ramirfaz@gmail.com	Sent 2021	
sfcapaul@mac.com	Sent 2020	
Anonymous	Sent 2021	

2020 hearing

Opposition statements expected 10/12
Opposition s'

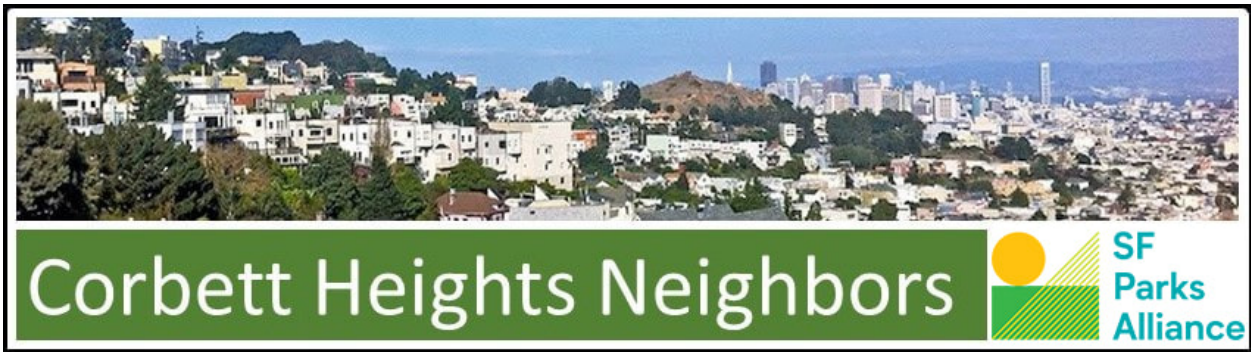
Verbal opposition. Was going to email Planner.
Verbal opposition. Was going to email Planner.

Verbal opposition. Was going to email Planner.

Verbal opposition. Was going to email Planner.

2020 hearing

Opposition statement emailed via neighbor



Memorandum

To: Planning Commission Secretary (commissions.secretary@sfgov.org)
Mr. Jeffrey Horn, Senior Planner (jeffrey.horn@sfgov.org)

Re: September 2 Hearing; 4300 17th St. (2019-013808UA/VAR)

From: Corbett Heights Neighbors¹ (info@corbettneighbors.com)
Paul Allen, CHN Secretary (sfcapaul@mac.com)

Date: August 24, 2021

Executive Summary

More than two years after the initial Application, 9 months from the last Commission hearing on this matter, and with most neighborhood and Staff objections dismissed, this Project continues to carry the same fatal flaw as it always has: contrary to Code Sections 134 and 249.77, proposed “full lot coverage”² of two new 1458 square foot lots created from the splitting of the extant 2916 square foot lot. As early as March 2020 the Residential Design Team concluded that the elimination of the property’s rear yard “would have significant negative impacts to neighboring properties,” and the Department recommended that the Project be redesigned “at a less intense scale that respects the mid-block open space and maintains adjacent properties’ access to light and air by providing adequate setbacks and yards.”³ This was not done; the Project before the

¹ CHN is an 18 year old neighborhood association in the Corona Heights Neighborhood. The Project is within CHN’s boundaries. CHN was a proponent of, and indeed spearheaded, the adoption of the Corona Heights Large Residence Special Use District code provision that is implicated in this Project.

² Executive Summary Conditional Use/Variance, Hearing Date November 19, 2020 at p. 3, hereafter “2020 Executive Summary.” Of course, we are not privy to the Staff Executive Summary that will attend this latest Project iteration in 2021 because it will be posted after public Comments are due.

³ 2020 Executive Summary, p. 3.

Commissioners has precisely the same full lot footprints and attendant effects as it did 9 months ago. For this reason, the CUAs and variances should be rejected.

As we did almost 10 months ago, we see no reasoned, principled basis — and certainly none is set forth in Sec. 303(c) or Sec. 249.77(e)(1) — to relieve the Project from the rear yard/set back requirement. This was the Department’s opinion 9 months ago; there are no new facts that support a contrary conclusion. In this respect, the Project is the same. Worse, if permission is granted, a terrible precedent will have been set, to the detriment of neighbors and neighborhoods alike, city wide.

Almost ten months ago, in response to Sponsor’s marketing of the prior iteration of the Project as one of “mixed, affordable housing,” we observed: “This is a bit like saying the Flood Building on Market Street towered majestically on the afternoon of April 18, 1906; there may be some truth to that statement but it conceals far more than it reveals.” Although this Project would add three units - one 592 square foot ADU in the extant building, two units (one for the Sponsor) in the new building - and although Sponsor sometimes touts the units as “affordable,”⁴ there is no evidence that this will be the case unless that is a condition of Commission approval or these promises are deed-restricted; nor is there any assurance that one or more of these units will not be offered as holiday short term rentals rather than residences for San Franciscans. Of course, marketing appeals have no place in a principled review of these applications.⁵

The central issue here is not the number of CUAs or variances — lot size, lot area, open space, etc — and not who will live in the units. Rather, the issue is that the Project has precisely the same fatal flaw as it did 9 months ago - utter destruction of the back yard and open space contrary to Code. As we file these Comments with the Commission prior to the scheduled September 2, 2121 date of the hearing (we seek a Continuance) and before the scheduled release of the 2021 Staff Executive Summary a few days before that hearing, we can conceive of no basis for a change to the Department’s position from what it was 9 months ago because nothing in the Project has changed relevant to this conclusion: “The Department also finds the project not to be necessary, desirable, and compatible with the surrounding neighborhood, and to be detrimental to persons or adjacent properties in the vicinity.” 2020 Executive Summary, p. 4.

⁴ Project Application, May 21, 2021 at p. 3

⁵ The addition of new or even affordable housing does not trump Code provisions, though we acknowledge the existence of relevant state law. If Sponsor’s argument is that “affordable” housing trumps the Code, then let us address this notion systematically, city wide, across all zoning districts with new Code provisions rather than on an ad hoc, standard free basis as is so evidently the case here.

Discussion

A Brief History of a 2 Year Project.

In the November 2019 Application, Sponsor wrote that the purpose was two fold: (1) build the applicant's home and permanent residence and (2) develop affordable housing. A year ago, one year from the original application and leading up to the November 2020 Commission hearing, the sponsor mostly deleted the first point for reasons that remain obscure. But the size of the project remained the same as did its numerous violations of the Planning Code (without the grant of CUAs and variances). CHN's November 10, 2020 Memorandum in Opposition to the Project pointed out the threadbare link to affordable housing.

Even now, the shifting motivations leave us a bit confused, although perhaps we will hear more about this at the hearing. The sponsor's May 2021 application declares that "The purpose of this project is to build mixed-affordable housing..." and even states that two units would be "deed restricted Below Market Rate." But there is no verification or further evidence that this Project, if consummated, has anything to do with affordable housing; or that those pronouncements will be carried out; or that the units would be declared "off limits" for short term rentals to tourists rather than made available to San Franciscans as residences. As we wrote in our two Memoranda almost 10 months ago, we do not oppose affordable housing or greater residential density *per se*. Regardless of motivation, generally a development must be evaluated for what it is and for what it does as a structure, or in this case structures; and for what it does to the neighborhood, neighbors, and the Code.

Staff's November 19, 2020 Executive Summary issued on the eve of the hearing opposed the grant of CUAs and variances; recommended that the Project be revised to be code conforming; and declared that the Project did not comply with the Residential Design Guidelines because, among other things, it "...would have significant negative impacts to neighboring properties." For these reasons and many more set forth in that document, Staff recommended that the Project be redesigned. The Commission agreed with that recommendation.

In the intervening months, the Project has been somewhat redesigned — although, oddly, not in any manner that ameliorates the central flaw of "full lot coverage" of two lots — and the Sponsor apparently has had meetings with Planning Staff. However, as far as we can determine, there has been little to no outreach to Project opponents, certainly, not to CHN (designated as "organized opposition" in November 2020); and immediate neighbors have told us they have not been consulted or briefed either. At the November 2020 hearing on this matter, numerous Project supporters from outside San Francisco phoned in their support; so it seems "outreach" extends to remote supporters, not neighbors.

The Latest Version of the Project Has the Same Central Flaw.

Staff's 2020 Executive Summary on the prior version of this Project said this:

"The Department recommends that the proposal at this site be redesigned at a less intense scale that respects the mid-block open space and maintains adjacent properties' access to light and air by providing adequate setbacks and yard." p. 3.

What has changed? With respect to this central conclusion - nothing:

- The 2020 proposal would split a 2916 square foot lot into two 1458 square foot lots, necessitating a variance from the 1750 minimum square foot requirement. Sec. 121(e)(2). The 2021 proposal? Same.
- The 2020 proposal called for both structures, the old 4382 square foot structure and the new 5042 square foot structure, to "...be developed to a depth equal to their respective property lines, resulting in full lot coverage, therefore both lots would require a variance for rear yard," implicating the Corona Heights Special Use District provisions as well as Sec.134. (2020 Executive Summary at p. 3, emphasis supplied.) This utter destruction of the back yard caused the Residential Design Advisory Team to decry the "...significant negative impacts to neighboring properties..." In so far as the green space is concerned, this version of the Project has precisely the same effect.

Of course, we acknowledge that the scale of the new building has been reduced by 38% to 3128 square feet. Although several variances and/or CUAs will be required (e.g. lot size, usable open space, etc.) the essential flaw of this project remains unaddressed, two years later, in defiance of code, common sense, the Staff, the Commission, and respect for neighbors and neighborhood alike: "full coverage" of the yard.

There is No Legal or Principled Basis to Grant a CUA/Variance.

With respect, it seems to us that the central question remains as it was 9 months ago: What is the reasoned, principled basis to permit, quite literally, such wholesale destruction of the rear yard and open space contrary to Code? We can conceive of none, and we have yet to see one articulated.

Of course, the applications must be measured against the enumerations of both Sec. 303(c) and the Corona Heights Large Residence Special Use District (Sec. 249.77), yet there is nothing there that warrants approval. Regarding the latter, in the 2020 Executive Summary (beginning at p. 6) Staff went through, *seriatim*, the terms for review of a CUA and concluded, not surprisingly, that the Project is "not compatible with the existing development of the District." p. 7. And there is certainly nothing in 303(c) that would support the grant of a CUA. Further, adding the adjective "affordable" to the new housing component — particularly without any evidence of or binding commitment from the Sponsor that this will be so — does nothing to advance that argument.

Of course, we do understand that the second and third floors of the new building have been scaled back. But the “full lot” footprint remains.

Finally, we wish to reiterate what we wrote in prior memoranda on this Project: CHN does not oppose affordable housing, ADUs, or even greater density consistent with Code. We do oppose the applications here because, if granted, the Project would have serious, adverse consequences to neighbors and neighborhood alike; there is no legal or policy basis for approval; and a terrible precedent will have been set with adverse consequences city wide. The Project should be rejected or returned for modifications consistent with Code.

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Wednesday, October 13, 2021 8:04:15 AM

Commission Affairs

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

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From: Adrienne Fung <24funga45@stu.smuhsd.org>
Sent: Sunday, October 10, 2021 12:07 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Adrienne Fung

24funga45@stu.smuhdsd.org

San Francisco, California 94116

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: #2021-001579CUA
Date: Wednesday, October 13, 2021 8:03:54 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: playintime <playintime@protonmail.com>
Sent: Sunday, October 10, 2021 7:26 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; cathleen.cambell@sfgov.org
Subject: #2021-001579CUA

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

Dear Reader,

I oppose the establishment of a Cannabis dispensary at 2715 Judah street in San Francisco's Outer Sunset District. I live across the street from this location.

This is a residential neighborhood with lots of young children. A dispensary will create an enticement for children in the neighborhood and increase the chance that they will want to try cannabis. Studies show that the use of cannabis at an early age contributes to addictive behavior in young people which carries over into adulthood and leads to additional behavior problems.

We don't need another dispensary in this neighborhood because there is already a dispensary near 22nd avenue and Irving Street.

Please take action to prevent the establishment of a cannabis dispensary in our neighborhood. Take this necessary action to protect neighborhood children from a life of addiction and disease.

Thank you for your consideration of this matter.

Sincerely,

Neighbor (Greg T.)

Sent with [ProtonMail](#) Secure Email.

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: #2021-001579CUA
Date: Wednesday, October 13, 2021 8:03:30 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: playintime <playintime@protonmail.com>
Sent: Sunday, October 10, 2021 7:29 PM
To: Campbell, Cathleen (CPC) <cathleen.campbell@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: #2021-001579CUA

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

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Please take action to prevent the establishment of a cannabis dispensary in our neighborhood. Take this necessary action to protect neighborhood children from a life of addiction and disease.

Thank you for your consideration of this matter.

Sincerely,
Neighbor (Greg T.)

Sent with [ProtonMail](#) Secure Email.

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Wednesday, October 13, 2021 8:03:11 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Monday, October 11, 2021 11:12 AM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Rafael Burde

City: San Francisco

Email: rafael.burde@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I'm a D8 resident and am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a

blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/790595521.449.1633975893896.JavaMail.root%40v6-aux-76b4877cc5-5mtcm>.

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. Having lived in SF in 2017, I have a connection to the highs and lows of the city.I've liv
Date: Wednesday, October 13, 2021 8:02:44 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Monday, October 11, 2021 11:08 PM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. Having lived in SF in 2017, I have a connection to the highs and lows of the city.I've live...

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-
Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Anna Ruch

City: Athens Greece

Email: annaruch@gmail.com

Subject: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. Having lived in SF in 2017, I have a connection to the highs and lows of the city. I've lived abroad since, but have not seen any comparable horror of homelessness than I did when I lived in SF. When I looked for an apartment in the mission, a woman showing me the room said I wouldn't "have to worry as much" about homeless people

on that end of the mission. I was disgusted, and I know SF can do better. I'm eager to support Pluto's project in whatever capacity I can. Thank you for reading.

Message:

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From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition to "Pierce Street Parking Lot" aspect of the 2350 Green Street Project for hearing 10/14
Date: Wednesday, October 13, 2021 8:02:18 AM

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From: Gordy Holterman <gchjr66@gmail.com>
Sent: Tuesday, October 12, 2021 5:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Woods, Mary (CPC) <mary.woods@sfgov.org>
Subject: Opposition to "Pierce Street Parking Lot" aspect of the 2350 Green Street Project for hearing 10/14

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To Whom It may Concern wrt Record No. 2018-004686CUA

I am an owner of the residential building at 2822-2826 Pierce Street and am writing to express my strong opposition to one aspect of the St. Vincent de Paul school renovation plans at 2350 Green Street (between Pierce and Steiner). Specifically, I oppose the needless aerial encroachment described in the referenced plans for the school expansion over the parking lot on Pierce Street. As the immediate neighbor to the parking lot described as "Lot 13" in the plans I am outraged the church would even consider, without even discussing with the neighbors, building a structure on that parking lot, blocking our windows and substantially increasing the residential neighborhood noise pollution. It is completely unnecessary; it would expand the footprint of the school which already is in disharmony with the residential neighborhood; and the intended purpose of an elevated outdoor playground would substantially increase the area's noise pollution.

To be clear, I do not oppose most aspects of the project. I am not opposed if the school wishes/needs to upgrade their existing structures, and/or connect them in aesthetically pleasing ways with no material impact on the existing footprint. While I would not look forward to the construction noise and associated inconveniences, I do not object that the school can do what it

needs to do to maintain and improve it's buildings WITHIN THEIR EXISTING (AERIAL) FOOTPRINT. However, building a NEW STRUCTURE rising up over the parking lot, is COMPLETELY UNNECESSARY and will be a visual eyesore, not to mention specifically impede our building's existing right to light and sunshine through our windows that have been in the same place for nearly a century!

The city should NOT allow the EXPANSION of the school via any structure over the "parking lot 13" on Pierce Street. The school is already a major annoyance in a residential neighborhood, but it has been there for a long time. However, their history in the location does not mean they should be allowed to expand!

Please do not hesitate to contact me for any clarifications but I will fight the proposed structure over that parking lot by all means available. Again, I have no problems with the rest of the project if it is indeed required for structural integrity.

Thank you for your review of this project and accepting my input.

--

Gordy Holterman

Gordy@Holterman.net

(415) 722-7393

From: [CPC-Commissions Secretary](#)
Cc: [Campbell, Cathleen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2021-001579CUA
Date: Wednesday, October 13, 2021 8:01:23 AM

Commission Affairs

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From: Jerome Egan <jerome.egan625s.s@gmail.com>
Sent: Tuesday, October 12, 2021 5:01 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2021-001579CUA

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

TO: SF Planning Commission
SUBJ: Cannabis Retail at 2715 Judah St.

As a resident and property owner two doors away from the Cannabis Retail (CR) use at 2715 Judah St., I OPPOSE approval of this action for the following reasons:

1. There is a fairly large CR on Irving St. (between 22nd & 23rd) which looks like it could service most of the Sunset. Why do we need another CR which is 9.5 'short' blocks away from Irving. Even Starbucks is not that close to each other, that being from Irving and 19th Ave. to Irving and 9th Ave., I believe. Also, I understand there are at least two other proposed CR actions or projects being considered in the Sunset. One is apparently in the vicinity of 44th and 46th Avenue and Judah St. and the other may be on Taraval St. Also, I think there is a CR in the small shopping center in the Park Merced residential community. Enough already.
2. The two blocks on Judah St. between 31st and 33rd seem to be mostly residential with about 11 small businesses. Except for a restaurant and small grocery store, the 9 remaining businesses seem to operate by appointments or for people paying bills or for picking up dry cleaning. In other words, there is not a constant flow of foot traffic in and out to these businesses. If the proposed CR location at 2715 Judah was, for instance, a Wargreen's Pharmacy, I believe it would not fit in due to the large

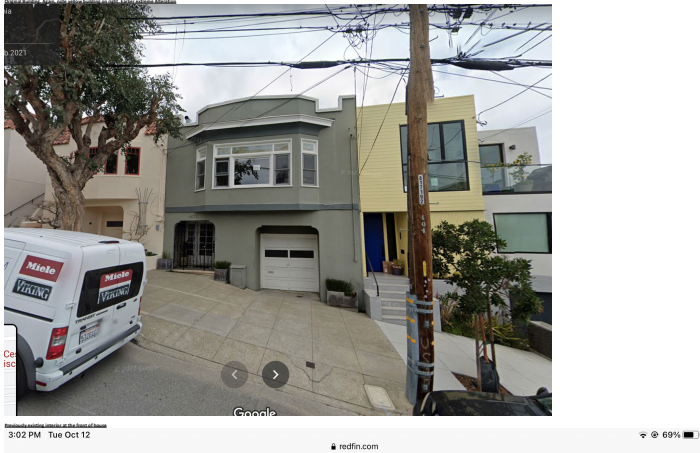
amount of foot and vehicle traffic. During the day and again at night, parking is often non-existent on Judah St.. In my view, a CR business would cause blocked driveways or double parking.

3. The side streets near 2715 Judah, 32nd and 33rd Avenues, are populated mostly by families with kids or senior homeowners. Above 2715 Judah in an apartment is a family with at least one youngster. With kids riding their bikes on the sidewalk or with parents walking with their children, I do not think a CR establishment is a good fit for the neighborhood. The presence of a big security guard, possibly armed, or a line of customers waiting admittance to the CR can be unsettling or intimidating to the locals.

4. Can the existence of a CR establishment cause a decrease in the value of nearby property? Or, would a prospective tenant of an apartment or business location decline to rent, live near or operate a business close to a CR use? Or, would nearby businesses lose customers? I believe these questions should be asked and answered prior to approval of a CR site. I believe a CR will have a negative impact on the Judah Street location and the neighborhood.

Above are some of the main reasons why I Object to a CR use establishment on our block and in our neighborhood. I hope and trust the Commissioners will take these reasons into consideration as there are much better suited business and commercial locations for a CR in the Sunset.

Sincerely,
Jerome Egan
2729 Judah St.





SEARCH

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - Mixed-affordable Housing Project at 4300 17th Street
Date: Wednesday, October 13, 2021 7:58:02 AM

Commission Affairs

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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Tuesday, October 12, 2021 5:53 PM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - Mixed-affordable Housing Project at 4300 17th Street

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Gregory Weber

City: San Francisco

Email: s.gregweber@gmail.com

Subject: Mixed-affordable Housing Project at 4300 17th Street

Message: I support the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. This project is a model for small scale, infill opportunities in San Francisco. It is projects like this one that can make a significant dent in SF's housing crises. We in SF are ready to take action to solve this problem. Please help support this. Thanks!

--

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I also urge you to take seriously the need to make these projects by right in our housing crisis and propose new rules that focus our planning commission and BOS on more important issues then micro-managing 1 affordable unit at a time.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/485450081.11912.1634097941363.JavaMail.root%40v6-aux-579c6b67cf-f54vz>.

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: For 10/14 hearing: 4300 17th Street (2019-013808CUA/VAR)
Date: Wednesday, October 13, 2021 7:56:47 AM
Attachments: [image002.png](#)

Commission Affairs

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From: Dirk Aguilar <daguilar@gmail.com>

Sent: Wednesday, October 13, 2021 12:21 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@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>; Teague, Corey (CPC) <corey.teague@sfgov.org>

Cc: Bill Holtzman <wm@holtzman.com>; Maryann Dresner <madresner@cs.com>; Corbett Neighbors <info@corbettneighbors.com>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>

Subject: For 10/14 hearing: 4300 17th Street (2019-013808CUA/VAR)

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Dear Commissioners and Zoning Administrator,

I live on the same block as 4300 17th Street and I oppose the revised proposal of this project. As of today the opposition counts 160+ individuals, 150+ of whom are District 8 constituents who live in the Corona Heights Large Residence Special Use District.

In preparation for Thursday I would like to share my understanding of how this project has evolved following the direction that you had provided at the 11/19/2020 hearing:

ZONING ADMINISTRATOR	
<p>2020 issues:</p> <ol style="list-style-type: none"> 1. Cannot add ADU to new non-compliant building 2. Project fails Variance hardship requirement 3. Variances would result in de-facto rezoning 4. Subdivision would result in 2 substandard lots 	<p>2021 status:</p> <p>Solved, but lost 1 ADU</p> <p>Issue remains</p> <p>Issue remains</p> <p>Issue remains</p>
PLANNING COMMISSION	
<p>2020 direction:</p> <ol style="list-style-type: none"> 1. Add density 2. Balance affordable / market rate units 3. Promote social / racial equity 4. Meet code and compliance 	<p>2021 status:</p> <p>Still adds housing, albeit 1 unit less</p> <p>ADU reduced from 2 to 1 (18% to 11% of floor area)</p> <p>Cannot measure</p> <p>Zero rear yard, minimal setbacks</p>

The opposition backs the creation of housing in a manner that is code-compliant and adheres to the values that we all enjoy. I look forward to our discussion on Thursday.

Thanks and best regards,

Dirk Aguilar
 30 Ord Street

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Tuesday, October 12, 2021 4:28:01 PM

Commission Affairs

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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Tuesday, October 12, 2021 3:46 PM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Kris Campos-Flores

City: San Francisco

Email: kriscampos@google.com

Subject: I support 4300 17th mixed-affordable housing project

Message:

--

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From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Fall 2021 Face Sheet / Pictorial
Date: Wednesday, October 13, 2021 3:02:31 PM
Attachments: [SFPlanning_Fall2021_Pictorial.pdf](#)

Always useful.

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
[San Francisco Property Information Map](#)

From: "SooHoo, Candace (CPC)" <candace.sooHoo@sfgov.org>
Date: Wednesday, October 13, 2021 at 2:58 PM
To: CTYPLN - Communications <CPC.Communications@sfgov.org>
Subject: Fall 2021 Face Sheet / Pictorial

Good afternoon -

The updated staff pictorial/face sheet is now available.

For future reference, you can download the updated version from the Department's [SharePoint homepage](#). If you have any questions or changes, please let me know.

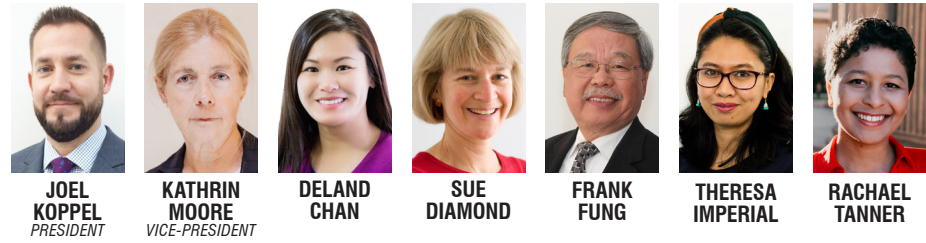
Thanks,
Candace

Candace SooHoo, Operations & Digital Communications Manager
Administration
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7536 | www.sfplanning.org
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SAN FRANCISCO PLANNING COMMISSION & STAFF PICTORIAL DIRECTORY FALL 2021

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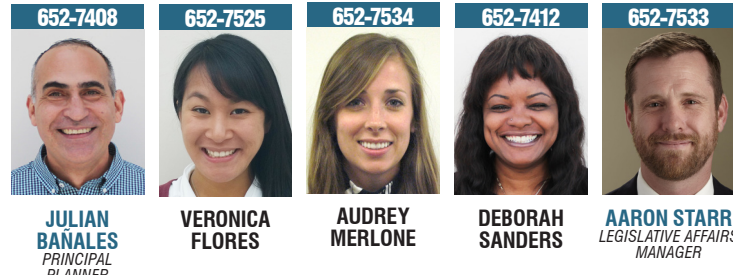
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652-7533 **AARON STARR** LEGISLATIVE AFFAIRS MANAGER

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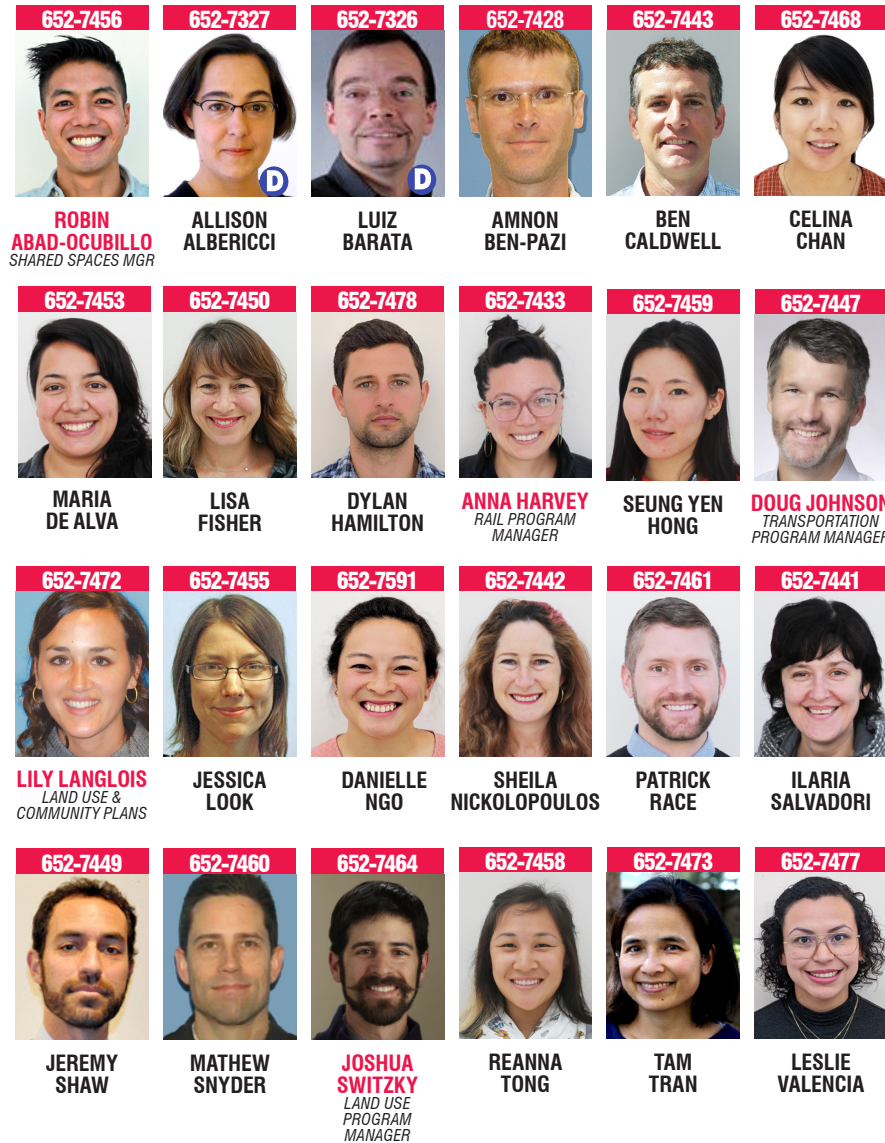
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652-7554 **LAURA LYNCH** COMMISSION AFFAIRS MANAGER
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652-7346 **CHAN SON**

ADMINISTRATION OASIS STAFF



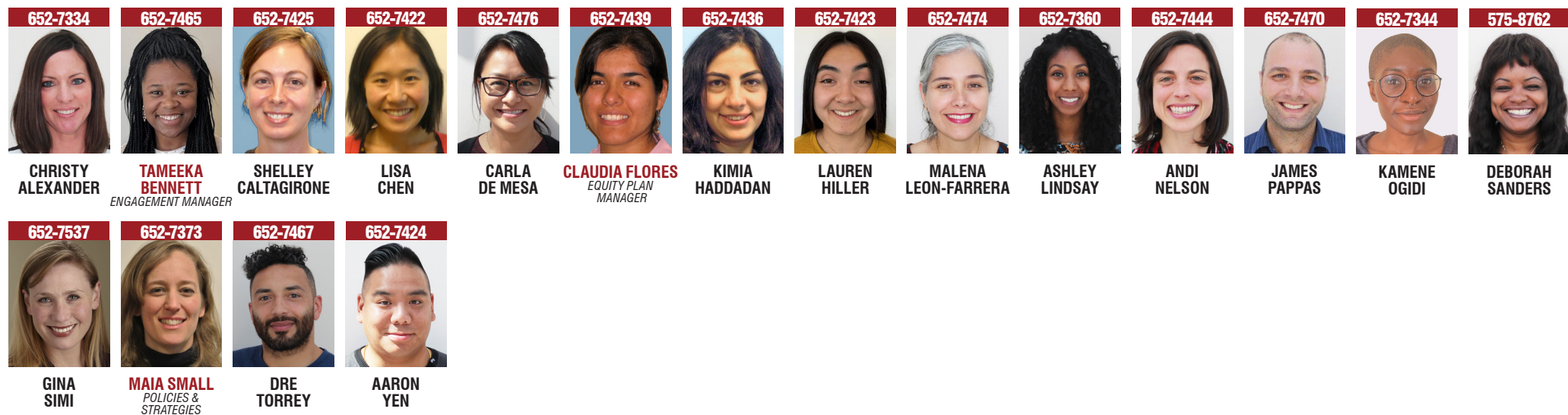
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652-7342 **JOHN BOLDRICK**
652-7584 **GLENN CABREROS**
652-7515 **KAREN CARASI**
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652-7378 **THEODORE CHEN**
652-7517 **YI CHEN**
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652-7388 **JUDY LAM**
652-7435 **MICHELLE LITTLEFIELD** DATA & ANALYTICS MANAGER
652-7698 **SELINA LIU**
652-7482 **SHERMAN PENG**
652-7469 **KEN QI**
652-7603 **MICHEAL SANDERS** IT MANAGER
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652-7333 **TONY YEUNG**
652-7602 **GENTA YOSHIKAWA**
652-7513 **KAREN ZHU**

CITYWIDE PLANNING DESIGN REVIEW



652-7456 **ROBIN ABAD-OCUBILLO** SHARED SPACES MGR
652-7327 **ALLISON ALBERICCI**
652-7326 **LUIZ BARATA**
652-7428 **AMNON BEN-PAZI**
652-7443 **BEN CALDWELL**
652-7468 **CELINA CHAN**
652-7453 **MARIA DE ALVA**
652-7450 **LISA FISHER**
652-7478 **DYLAN HAMILTON**
652-7433 **ANNA HARVEY** RAIL PROGRAM MANAGER
652-7459 **SEUNG YEN HONG**
652-7447 **DOUG JOHNSON** TRANSPORTATION PROGRAM MANAGER
652-7472 **LILY LANGLOIS** LAND USE & COMMUNITY PLANS
652-7455 **JESSICA LOOK**
652-7591 **DANIELLE NGO**
652-7442 **SHEILA NICKOLOPOULOS**
652-7461 **PATRICK RACE**
652-7441 **ILARIA SALVADORI**
652-7449 **JEREMY SHAW**
652-7460 **MATHEW SNYDER**
652-7464 **JOSHUA SWITZKY** LAND USE PROGRAM MANAGER
652-7458 **REANNA TONG**
652-7473 **TAM TRAN**
652-7477 **LESLIE VALENCIA**

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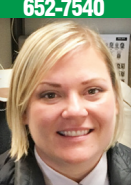





























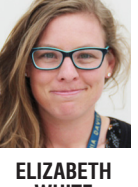

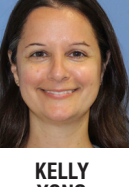
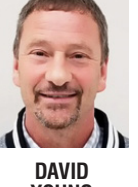
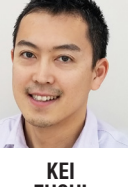
652-7334 **CHRISTY ALEXANDER**
652-7465 **TAMEEKA BENNETT** ENGAGEMENT MANAGER
652-7425 **SHELLEY CALTAGIRONE**
652-7422 **LISA CHEN**
652-7476 **CARLA DE MESA**
652-7439 **CLAUDIA FLORES** EQUITY PLAN MANAGER
652-7436 **KIMIA HADDADAN**
652-7423 **LAUREN HILLER**
652-7474 **MALENA LEON-FARRERA**
652-7360 **ASHLEY LINDSAY**
652-7444 **ANDI NELSON**
652-7470 **JAMES PAPPAS**
652-7344 **KAMENE OGIDI**
575-8762 **DEBORAH SANDERS**
652-7537 **GINA SIMI**
652-7373 **MAIA SMALL** POLICIES & STRATEGIES
652-7467 **DRE TORREY**
652-7424 **AARON YEN**

SAN FRANCISCO PLANNING COMMISSION & STAFF PICTORIAL DIRECTORY FALL 2021

CURRENT PLANNING **C** CODE ENFORCEMENT **D** DESIGN REVIEW **E** EQUITY **F** FLEX TEAM **I** PLANNING COUNTER **P** PRESERVATION **S** SHORT-TERM RENTALS
N NORTHWEST **NE** NORTHEAST **SW** SOUTHWEST **SE** SOUTHEAST **PP** PRIORITY PROJECTS AND PROCESS **Z** ZONING FUNCTIONS

 RICH SUCRE DEPUTY DIRECTOR CURRENT PLANNING	 KALYANI AGNIHOTRI	 LAURA AJELLO	 LINDA AJELLO-HOAGLAND	 CLAUDINE ASBAGH NE TEAM LEADER	 EVAMARIE ATIJERA-TAYLOR	 ROGELIO BAEZA	 RYAN BALBA	 CHASKA BERGER	 MELANIE BISHOP	 KURT BOTN	 MARCELLE BOUDREAUX SURVEY & DESIGNATION TEAM LEADER	 PETER BYRNE	 KATY CAMPBELL
 MATHEW CHANDLER	 JOSEPHINE CHEN	 MICHAEL CHRISTENSEN	 STEPHANIE CISNEROS	 KATE CONNER PRIORITY PROJECTS & PROCESS MANAGER	 LORABELLE COOK	 MOSES CORRETTE	 MATT DITO	 KIMBERLY DURANDET	 CHARLES ENCHILL	 MATIAS EUSTERBROCK	 CLAIRE FEENEY	 SHANNON FERGUSON	 NICHOLAS FOSTER
 MONICA GIACOMUCCI	 ELIZABETH GORDON-JONCKHEER NW TEAM LEADER	 MARY JANE GREEN	 TRENT GREENAN	 CARLY GROB	 G.G. GUNTHER	 KEVIN GUY	 ALESSANDRO HALL	 BRIDGET HICKS	 JEFF HORN	 ERIKA JACKSON	 ESMERALDA JARDINES	 SYLVIA JIMENEZ SW TEAM LEADER	 DARIO JONES
 NILU KARIMZADEGAN	 HEIDI KLINE	 JUSTIN KRAN	 NATALIA KWIATKOWSKA FLEX TEAM LEADER	 MICHELLE LANGLIE	 MAGGIE LAUSH	 PILAR LAVALLEY	 VICTORIA LEWIS	 XINYU LIANG	 JENNIFER LUNG	 MILTON MARTIN	 OMAR MASRY	 CHRIS MAY	 FRANCES MCMILLEN
 ELENA MOORE	 EDGAR OROPEZA	 VINCENT PAGE	 GABRIELA PANTOJA	 SUSAN PARKS	 ANDREW PERRY	 ELIZABETH PURL	 MAX PUTRA	 ADRIAN PUTRA	 RACHNA	 ERICA RUSSELL	 JOSEPH SACCHI	 REBECCA SALGADO	 ELLA SAMONSKY
 WILLIAM SAN	 SCOTT SANCHEZ DEPUTY ZONING ADMINISTRATOR	 DIEGO SANCHEZ SHORT TERM RENTALS MANAGER	 MAGGIE SMITH	 JEFFREY SPEIRS	 TINA TAM ENFORCEMENT MANAGER	 ADA TAN	 MICHELLE TAYLOR	 COREY TEAGUE ZONING ADMINISTRATOR	 VLAD VALLEJO	 JON VIMR	 ALEX WESTHOFF	 KATHERINE WILBORN	 DAVID WINSLOW DESIGN REVIEW MANAGER
 KELLY WONG	 MARY WOODS	 ELTON WU	 SHARON YOUNG										

ENVIRONMENTAL PLANNING **A** ARCHAEOLOGY **E** EQUITY **P** PRESERVATION **SFPUC** SFPUC PLANNER

 DEVYANI JAIN DEPUTY ERO	 LAUREN BIHL	 VIRNALIZA BYRD	 ALANA CALLAGY	 MEGHAN CALPIN	 RICK COOPER PRINCIPAL PLANNER	 FLORENTINA CRACIUN	 JENNY DELUMO	 DEBRA DWYER PRINCIPAL PLANNER	 CHELSEA FORDHAM PRINCIPAL PLANNER	 SHERIE GEORGE	 JUSTIN GREVING	 MONICA HUGGINS	 WILL HUGHEN
 BEN LAMB	 TIMOTHY JOHNSTON	 CHRIS KERN PRINCIPAL PLANNER	 KARI LENTZ	 DON LEWIS	 MICHAEL LI	 DIANE LIVIA	 JENNIFER MCKELLAR	 JULIE MOORE PRINCIPAL PLANNER	 SALLY MORGAN	 JOY NAVARRETE PRINCIPAL PLANNER	 KRISTINA PHUNG	 JEANIE POLING	 JOSH POLLAK
 JESSICA RANGE PRINCIPAL PLANNER	 RACHEL SCHUETT	 TANIA SHEYNER PRINCIPAL PLANNER	 RYAN SHUM	 ALLISON VANDERSLICE PRINCIPAL PLANNER	 ELIZABETH WHITE	 WADE WIETGREFFE PRINCIPAL PLANNER	 KELLY YONG	 DAVID YOUNG	 KEI ZUSHI				

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Opposition 4300 17th Street
Date: Wednesday, October 13, 2021 12:18:41 PM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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-----Original Message-----

From: Nigel Richards <nigelrichards@comcast.net>
Sent: Wednesday, October 13, 2021 10:35 AM
To: Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>
Cc: Rafael.manderman@sfgov.org; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Opposition 4300 17th Street

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Dear Mr. Horn

As a resident of this close community, I am opposed to the proposed development at 4300 17th Street. Having reviewed the current design there have to be better alternatives which don't create a very bad precedent in our Special Use Community. The impact of the current design would have a highly negative effect on us neighbors, and an alternative will support the same number of housing units, which we could have supported.

I hope you will therefore reconsider the proposed development. It seems to me time to address the balance between development & community, and to give more thought to (our) neighborhood, which is so often lacking.

Please give this your attention.

Thanks & regards

Nigel Richards
Ord street resident
Sent from my iPad

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Merlone, Audrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning commission hearing
Date: Wednesday, October 13, 2021 12:51:31 PM

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
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From: Rich Hillis <richhillissf@gmail.com>
Date: Wednesday, October 13, 2021 at 11:30 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Fwd: Planning commission hearing

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Begin forwarded message:

From: HENRY KARNILOWICZ <occcexp@aol.com>
Date: October 13, 2021 at 10:51:43 AM PDT
To: Rich Hillis <richhillissf@gmail.com>
Subject: **Planning commission hearing**

Dear Planning Commissioner Hillis,

I do not know who to write to regarding the signage ordinance introduced by Supervisor Stefani and co-sponsored by Supervisor Chan which is being heard at the Planning Commission today.

I believe a letter of support for this ordinance was sent by the San Francisco Council of District Merchants Associations and I just want to echo my support for this ordinance. Signage on awnings is prevalent in the city where in many cases it would be difficult to have a blade sign that is obvious for a business. I also think that blade and other signs create a negative visual impact on a building compared to a sign on an awning.

I urge the planning commission to support this ordinance.

Sincerely,

Henry Karnilowicz

President Emeritus
San Francisco Council of District Merchants Associations

1019 Howard Street
San Francisco, CA 94103-2806
415.621.7533 office
415.420.8113 cell

Sent from my iPhone

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 3832 18th St Project: Further Objections
Date: Wednesday, October 13, 2021 12:15:43 PM
Attachments: [Ltr to Planning re 3832 10.13.21.pdf](#)

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 <<https://sfplanninggis.org/pim/>>

On 10/13/21, 11:27 AM, "Cyndi K. Wong" <cyndi@justcyndi.org> wrote:

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Dear Planning Commission President Koppel, Vice President Moore, and Commissioners:

Please find attached my October 13, 2021 letter of further objections to the proposed development project at 3832 18th Street that will be discussed at tomorrow's meeting. Your consideration and denial is appreciated.

Thank you,
Cyndi Wong

Cyndi K. Wong
3830 18th Street, San Francisco, CA 94114

October 13, 2021

Via Email Only

Planning Commission President Koppel
Planning Commission Vice President Moore
Planning Commissioner
San Francisco Planning Department
49 South Van Ness
San Francisco, CA

Re: Objections To The Proposed Planning Development of
3832 18th Street, San Francisco

Dear Planning Commission President Koppel,
Vice President Moore, and Commissioners:

Reference is made to my July 7, 2021 letter to you regarding the above-noted matter. This letter shall provide further objections and issues with the proposed development project intended for a low-density residential block on 18th Street in San Francisco (3832 18th St. #2020-001610PPA), herein called 3832 Project, as follows.

1. The 3832 Project is Not Necessary and Further Discriminates Against Families and Children In San Francisco.

Contrary to the Developer and its supporters' contentions, the proposed 3832 Project does not support families, the disadvantaged, or the elderly. In actuality, the 3832 Project caters to high-end, high salaried engineers and other technical workers or investors that intend to turn said units into short term rentals. **More importantly, the 3832 Project is not necessary and discriminates against families and children in San Francisco.**

Based on data from the San Francisco Planning Department's (the "Planning Department") Housing Inventory Report from 2016 through 2020, the City has developed almost **two times** as many studio and one bedrooms for professionals then two bedroom units, and **eighteen times** more than three or four bedroom units. San Francisco Planning Department's data¹ is as follows:

¹ *San Francisco Planning Department's Housing Inventory Report from 2016 through 2020, Table A-1.*

Unit Types	2016	2017	2018	2019	2020	Total
0 or 1 bedroom	1,916	852	620	1275	1329	5992
2 bedrooms	1,439	581	399	380	976	3775
3 or 4 bedrooms	99	44	61	41	90	335

Furthermore, based on my initial research, the Planning Department approved 115 SRO units in 2018, and 126 SRO units in 2020. **The 3832 Project's developer, Vanguard Investments, is already developing the 42 Otis Street's 24 SRO units.**

Based on the past history and trend of building majority SRO units, studios and single bedrooms, San Francisco is discriminatorily building housing for single professionals, and excluding housing for families and children.

2. 3832 Project Supporters Intentionally Omitted to Disclose Their Associations With The Developer.

It is important to note that certain supporters that participated during the July 15, 2021 Planning Commission Meeting intentionally omitted and did not disclose their employment with the Developer or its affiliates or subsidiaries. Speaker #6, Nicholaus Spangler, works as a market analyst for the Developer and is a realtor. Speaker #13, Annie Watts, is a researcher for the Developer, and a real estate appraiser. Speaker #21, Bernard Katzmann, is a senior marketing consultant for the Developer, and is a realtor. Speaker #34, Ed Deleski, is a realtor for the Developer.

Any and all individuals who participate at the Planning Commission meetings should disclose if they have any relationship whatsoever with the Developer or its affiliates or subsidiaries.

As you evaluate the 3832 Project, your consideration of existing residents, who do not have any relationships with the Developer, and their rights are appreciated.

Very Truly,



Cyndi K. Wong

CC: Supervisor Rafael Mandelman

From: [Ionin, Jonas \(CPC\)](#)
To: [Merlone, Audrey \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Amendments to the Planning Code sections about signage in NC districts and beyond
Date: Tuesday, October 12, 2021 4:27:36 PM

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 <<https://sfplanninggis.org/pim/>>

On 10/12/21, 4:20 PM, "Inge Horton" <ingeshorton@gmail.com> wrote:

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

Dear Commissioners and Staff,

Unfortunately, I missed the hearing last week on the proposed changes to the Planning Code sections regarding signage, introduced by Supervisor Stefani. I am a retired Planner IV and have worked for many years on the Neighborhood Commercial legislation and, among other issues, on the signage. Under the leadership of the late Robin Jones, we have tried to develop a system for the individually developed districts such as Union Street as well as the generic districts such as the NC-1, NC-2 etc. We surveyed most districts and presented the resulting proposals in numerous meetings with neighborhood groups, merchant associations and the Planning Commission. I can't believe that one complaint or even a few complaints would lead to substantial revisions of the systematic approach to signage and a significant increase of the number of signs, not just a few additional signs, but hundreds and maybe thousands.

I urge you to consider the objections to this ordinance which you heard last week and probably also this week and veto it. San Francisco which is known for its beauty deserves better than an increase in signage and proliferation of them throughout the city. What impact will this ordinance have on historic preservation in San Francisco? More signage will not increase the viability of the Neighborhood Commercial Districts, just the opposite.

Sincerely,
Inge S. Horton
415 6817594

From: [CPC-Commissions Secretary](#)
Cc: [Ajello Hoagland, Linda \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Please support bringing new homes at 4512 23rd Street
Date: Tuesday, October 12, 2021 4:25:13 PM

Commission Affairs

San Francisco Planning
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Direct: 628.652.7600 | www.sfplanning.org
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From: Eric Nytko <info@email.actionnetwork.org>
Sent: Tuesday, October 12, 2021 2:11 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Please support bringing new homes at 4512 23rd Street

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

Commission Commission Secretary,

I'm writing to express my support for a creative new project that would bring 13 much-needed homes to 4512 23rd Street and urge you to approve this worthy project.

Here are a few of the many reasons that make these thoughtfully-designed new homes uniquely well-suited for this particular location:

1. Adding new homes where there have previously been none. Utilizing the HOME-SF density bonus program, 4512 23rd Street has the potential to maximize the number of homes on a small lot that has been vacant for more than 50 years in a neighborhood where very little multi-family housing has been built.
2. Creating more affordable homes in a city that's become largely unaffordable. Of the 13 units, 25% (3 units) will be below-market-rate homes for our neighbors with lower incomes. This means more homes for more families.
3. Close proximity to public transportation. The site is served by both the 37 and 48 MUNI lines, includes zero parking spaces, and encourages environmentally-friendly transportation

options by providing 13 bicycle parking spaces.

4. Sustainable design. These all-electric homes prioritize energy efficiency and are intended to achieve Net Zero Energy in terms of its common area power consumption.

5. Community benefits. As part of public improvements to 23rd Street, the project team will upgrade underground utility lines and improve public access that will benefit neighbors for years to come!

For these and many other reasons, I urge you to approve these well-designed, well-located, environmentally-friendly new homes without delay.

Eric Nytko

enytko@gmail.com

San Francisco, California 94114

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Horn, Jeffrey \(CPC\)](#)
Subject: FW: Proposed Development
Date: Thursday, October 07, 2021 10:02:14 AM

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
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From: Paul Moffett <pmoffnsf@gmail.com>
Date: Thursday, October 7, 2021 at 10:01 AM
To: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Proposed Development

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

Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and is simply bad for the neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,

Paul Moffett
67 Seward St
San Francisco, CA 94114

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 425 Broadway Conditional Use Hearing October 14
Date: Tuesday, October 12, 2021 2:09:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2017-015678CUA 425 Broadway Executive Summary Revised for 10.14.21 CPC Hearing.pdf](#)
[2017-015678CUA 425 Broadway CUA Draft Motion Revised for 10.14.21 CPC Hearing.pdf](#)
[2021-10-08 425 Broadway - Inclusionary Affordable Housing Affidavit.pdf](#)

Commission Affairs

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From: Alexander, Christy (CPC) <christy.alexander@sfgov.org>
Sent: Tuesday, October 12, 2021 12:12 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>
Cc: Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: RE: 425 Broadway Conditional Use Hearing October 14

Commissioners,

As the number of on-site affordable units have increased from 3-5 units, we have updated the Executive Summary and CUA Motion to reflect the new info and an updated Inclusionary Affordable Housing Affidavit from the Sponsor to reflect the changes. Please see the attached revised documents to supersede what was previously sent.

Thanks,
Christy

Christy J. Alexander, AICP, Senior Planner (she/her)
Racial & Social Equity Plan Team | Community Equity Division
Northeast Team | Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7334 | www.sfplanning.org

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From: Vettel, Steven <SVettel@fbm.com>

Sent: Monday, October 11, 2021 9:47 AM

To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>

Cc: Alexander, Christy (CPC) <christy.alexander@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Steve Saray (saraysteve@aol.com) <saraysteve@aol.com>; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>

Subject: 425 Broadway conditional use hearing October 14

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

Hello Commissioners. I am writing on behalf of Montgomery Place LLC, the project sponsor of the 425 Broadway mixed use that is before you this Thursday. The project is comprised of 41 condominium dwelling units, ground floor retail space, and primarily below grade design professional office space. Your Commission package contains the draft motion, CEQA exemption, and project plans prepared by Ian Birchall & Associates.

Two significant developments have occurred with respect to the project since the date of our September 28 Commission brief and publication of the Commission packet.

First, in consultation with Planning staff, the number of on-site inclusionary affordable units has been increased from 3 units to 5 units, with a corresponding reduction in the partial in lieu fee. An amended draft motion is being prepared for your consideration on Thursday in order to document this increase in the number of on-site units.

Second, the project has now been endorsed by North Beach Neighbors and by the owners of Broadway Studios, the adjacent place of entertainment at 435 Broadway. Attached are these two additional endorsement letters. Previous endorsements by the Housing Action Coalition and YIMBY Action are in your packet. The Entertainment Commission also endorsed the project with appropriate noise attenuation measures that are included in the draft motion. Also enclosed is our brief dated September 28.

Please let me know if you would like to meet (virtually) or be provided any other information from the sponsor team prior to Thursday's hearing. Thank you.

Steven L. Vettel

He/Him/His

svettel@fbm.com

D 415.954.4902 C 415.850.1931



235 Montgomery Street 17th FL

San Francisco, CA 94104

www.fbm.com

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EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION AND STATE DENSITY BONUS FINDINGS

HEARING DATE: OCTOBER 14, 2021

Record No.: 2017-015678CUA
Project Address: 425 Broadway
Zoning: Broadway Neighborhood Commercial District (NCD) Zoning District
65-A-1 Height and Bulk District
Special District for Sign Illumination
Block/Lot: 0163/002
Project Sponsor: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Property Owner: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Staff Contact: Christy Alexander – (628) 652-7334
christy.alexander@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes demolition and construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces and 46 Class 1 and seven Class 2 bicycle parking spaces. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% density bonus thereby maximizing residential density on the site.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.1, 121.2, 253.1, 303, and 714 to allow the development of a lot size exceeding 4,999 sf, use sizes exceeding 2,999 sf, and to construct buildings greater than 40 feet in height in the Broadway NCD Zoning District and 65-A-1 Height and Bulk District.

Additionally, the Commission must make findings related to requested waivers from development standards in the Planning Code for Rear Yard (134), Dwelling Unit Exposure (140), Maximum Building Height (260), and Bulk Limits (270), pursuant to the State Density Bonus Law.

Issues and Other Considerations

- **State Density Bonus Law, Incentives/Concessions, and Waivers.** The project is located in the Broadway NCD that allows 1 unit per 400 square feet of lot area, or the density permitted in the nearest R District, whichever is greater. In this instance, 1 unit per 400 square feet allows up to 34 units to establish the base density. The Project provides 10% of the 34 dwelling units in the base project (3 units) as affordable to low income households, defined as those earning up to 80% of area median income and is therefore entitled to a 20% density bonus under California Government Code Sections 65915-95918, as revised under AB 2345.
- **Inclusionary Affordable Housing Program: On-Site.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. Pursuant to Planning Code Section 415.5 and 415.6, the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of proposed dwelling units (or 5 dwelling units) as affordable with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. *The remaining inclusionary affordable housing obligation for the 41-unit project will be satisfied through payment of the Affordable Housing Fee.*
- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received correspondence from 5 groups regarding the proposed project. Four letters from North Beach Neighbors, Broadway Studios, Housing Action Coalition and YIMBY Action) has expressed both support and one letter from Telegraph Hill Dwellers has expressed opposition to the project. The opposition expressed concerns over the project's height, bulk, and compatibility with the neighborhood, while support expressed the need for more housing units and the Project's compatibility with the neighborhood and adjacent place of entertainment.
 - **Outreach:** The Sponsor has attended over 20 meetings within the community, since March 2018.
- **Entertainment Commission Comments:** The Entertainment Commission has adopted a set of standard "Recommended Noise Attenuation Conditions for Chapter 116 Projects,". Accordingly, the Entertainment Commission recommends that the Planning Department and/or Department of Building Inspection impose these standard conditions on the development permit(s) for this project, as well as four additional

conditions as stated in the attached motion under Conditions of Approval, Compliance, Monitoring, and Reporting.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project provides a substantial amount of new housing, including new on-site below-market rate units, which is a goal for the City. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit G - Project Sponsor Brief
Exhibit H – Inclusionary Affordable Housing Affidavit
Exhibit I – Anti-Discriminatory Housing Affidavit
Exhibit K – First Source Hiring Affidavit



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: OCTOBER 14, 2021

Record No.: 2017-015678CUA
Project Address: 425 BROADWAY
Zoning: Broadway NCD (Neighborhood Commercial) Zoning District
65-A-1 Height and Bulk District
Special District for Sign Illumination
Block/Lot: 0163/002
Project Sponsor: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Property Owner: Montgomery Place LLC
1630 Oakland Rd, #A215
San Jose, CA 95131
Staff Contact: Christy Alexander – (628) 652-7334
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ADOPTING FINDINGS: 1) TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND OTHER APPLICABLE SECTIONS TO DEVELOP A LOT THAT EXCEED 4,999 SF (121.1), ALLOW NON-RESIDENTIAL USE SIZE GREATER THAN 2,999 SF (121.2), AND TO CONSTRUCT TWO BUILDINGS GREATER THAN 40 FEET IN HEIGHT (253.1) WITHIN THE BROADWAY NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND 65-A-1 HEIGHT AND BULK DISTRICT; 2) FOR AN INDIVIDUALLY REQUESTED STATE DENSITY BONUS PROJECT PURSUANT TO PLANNING CODE 206.6; AND 3) UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

THE PROJECT WOULD DEMOLISH AN EXISTING SURFACE PARKING LOT AND CONSTRUCT TWO NEW MIXED-USE BUILDINGS REACHING HEIGHTS OF 5-STORIES (56 FEET) TALL ON BROADWAY AND 7-STORIES (64 FEET) TALL ON MONTGOMERY STREET WITH APPROXIMATELY 41 DWELLING UNITS (51,625 GSF), 4,940 GSF OF RETAIL USE, AND 18,735 GSF OF DESIGN PROFESSIONAL OFFICE USE. THE PROJECT WOULD PROVIDE 17 OFF-STREET VEHICLE PARKING SPACES AND 46 CLASS 1 AND SEVEN CLASS 2 BICYCLE PARKING SPACES THE PROJECT WOULD UTILIZE THE STATE DENSITY BONUS LAW (CALIFORNIA GOVERNMENT CODE SECTIONS 65915- 65918) AND RECIEVE WAIVERS FROM THE PLANNING CODE REQUIREMENTS FOR: MAXIMUM HEIGHT (SECTION 260), BULK (SECTION 270), REAR YARD (SECTION 134), AND DWELLING UNIT EXPOSURE (SECTION 140).

PREAMBLE

On December 8, 2017 Montgomery Place LLC (hereinafter "Project Sponsor"), submitted an application with the Planning Department ("Department") for a Preliminary Project Assessment ("PPA") related to the proposed project ("Project") located at 425 Broadway, Block 0163 Lot 002 (hereinafter "Project Site"). The PPA Letter, assigned to Case No. 2017-015678PPA, was issued on March 5, 2018.

On or after December 22, 2017, the Project Sponsor filed an Environmental Evaluation Application with the Department. The application packet was deemed accepted on or after December 22, 2017 and assigned Case Number 2017-015678ENV.

On or after January 31, 2019, the Project Sponsor submitted the following applications with the Department: Conditional Use Authorization and Transportation Demand Management. The application packets were deemed accepted on or after January 31, 2019 and assigned Case Numbers: 2017-015678CUA and 2017-015678TDM, respectively.

The Project involves the construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project ("Project") includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces and 46 Class 1 and seven Class 2 bicycle parking spaces (hereinafter "Project"). Project Sponsor seeks to utilize the State Density Bonus Law, Government Code Section 65915 et seq ("the State Law"), as amended under Assembly Bill No. 2345 (AB-2345). Under the State Law, a housing development that includes affordable housing is entitled to additional density, concessions and incentives, and waivers from development standards that might otherwise preclude the construction of the project. In accordance with the Planning Department's policies regarding projects seeking to proceed under the State Law, the Project seeks a density bonus of 20% and invokes waivers of the following development standards: 1) Rear Yard (Section 134); 2) Dwelling Unit Exposure (Section 140); 3) Height (Section 250); and 4) Bulk (Section 270).

On September 22, 2021 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 32 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 14, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-015678CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2017-015678CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-015678CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes demolition of an existing parking structure and construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project (“Project”) includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces and 46 Class 1 and seven Class 2 bicycle parking spaces. The Project seeks to utilize the State Density Bonus Law, Government Code Section 65915 et seq (“the State Law”), as amended under Assembly Bill No. 2345 (AB-2345).
3. **Site Description and Present Use.** The Project Site (“Site”) is an approximately 13,641 square foot L-shaped lot located at 425 Broadway between Montgomery and Kearny Streets, which have approximately 79-ft of frontage along Broadway and 47.5-ft of frontage along Montgomery Street. The existing Site contains a commercial parking structure accommodating 144 parking spaces
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Broadway NCD Zoning Districts and the Jackson Square Historic District Extension. The immediate context is mixed in character with residential, commercial, and institutional uses. The immediate neighborhood includes two-to-five-story residential, office, and commercial development. Other zoning districts in the vicinity of the project site include: C-2 (Commercial), P (Public), RH-3 (Residential medium density), and RM-2 (Residential Mixed-Use) Zoning Districts.
5. **Public Outreach and Comments.** The Department has received correspondence from 5 groups regarding the proposed project. Four letters from North Beach Neighbors, Broadway Studios, Housing Action Coalition and YIMBY Action) has expressed both support and one letter from Telegraph Hill Dwellers has expressed opposition to the project. The opposition expressed concerns over the project’s height, bulk, and compatibility with the neighborhood, while support expressed the need for more housing units and the Project’s compatibility with the neighborhood and adjacent place of entertainment. The Sponsor has attended over 20 meetings within the community, since March 2018.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Uses (Section 714).** The Planning Code lists the use controls for residential and non-residential uses within the Broadway Zoning District.

The Project involves construction of two new mixed-use buildings reaching heights of 5-stories (56 feet) tall on Broadway and 7-stories (64 feet) tall on Montgomery St. with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design

professional office use. As residential, retail sales and service uses, and design professional office uses are all principally permitted uses within the Broadway NCD Zoning District, the Project complies with Section 714.

- B. Height (Sections 250, 253.1).** The Project Site is located within a 65-A-1 Height and Bulk District. In 65-A districts, height is principally permitted up to 40 feet and requires Conditional Use authorization from 40 feet to 65 feet.

The Project site currently measures approximately 56 feet in height for the Broadway building and 65 feet in height for the Montgomery building (excluding exemptions from height per Planning Code Section 260) and therefore does not comply with the principally permitted Code requirements. The Project Sponsor is requesting a waiver from this requirement in order to accommodate the bonus units without the need for the required Conditional Use findings set forth in Section 253.1. Project Sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. See required State Density Bonus findings under Section 7.

- C. Bulk (Section 270).** The Planning Code establishes bulk controls by district. For buildings located within the "A" Bulk District, the following bulk controls apply above 40 feet, a maximum length of 110'0" and a maximum diagonal dimension of 125'0".

The Project was designed to maximize the residential density and therefore occupies most of the large L-shaped parcel. The building's plan length of 136'5" and diagonal length of 143'1" exceed the maximum permitted length dimension of 110'0" by 26'5" and maximum diagonal dimension of 125'0" by 18'1" of the height at which bulk controls apply and therefore, the Project Sponsor is requesting a waiver from this requirement in order to accommodate the bonus units. If the project was designed to comply with these bulk requirements, it would result in three fewer units. Project Sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. See required State Density Bonus findings under Section 7.

- D. Rear Yard (Section 134).** The Planning Code requires that the Project provide a rear yard equal to 25 percent of the lot depth at the first level containing a dwelling unit, and at every subsequent level and in no case less than 15 feet. Exceptions to the rear yard requirements may be granted if the building location and configuration assure adequate light and air to the residential units and the open space provided.

The Site is an L-shaped lot, therefore the required rear yard for the subject lot is 3,415 sf. The buildings' massings are positioned closest to Broadway and Montgomery Street frontages, with no setbacks proposed on either street. The rear yard provisions of the Code would place the rear yard in the area burdened by a below-grade sewer easement and as an extension of the Verdi Place Alley into the site separating the two building massings. The yard at this location would be 1,922 square feet, equal to 14.1% of the lot area instead of the 25% of the lot depth that is required. The project proposes an open space of 1,655 sf as an extension of Verdi alley and an additional 2,640 square feet of common open space on the roof of the Broadway building, for a total of 4,295 sf, in excess of 25% of the lot area. The location of the rear yard as an extension of Verdi alley will not adversely affect the interior block open space on this commercial block. If the Project were code-compliant in this regard it would result in

substantially fewer units in the building. The Project therefore requires Code relief from Section 134(a)(1) and the Project Sponsor is requesting a waiver from this requirement in order to accommodate the bonus units. Project Sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. See required State Density Bonus findings under Section 7.

- E. **Dwelling Unit Exposure (Section 140).** The Planning Code requires that at least one room of each dwelling unit must face onto a public street, a rear yard, or other open area that meets minimum requirements for area and horizontal dimensions.

The Site is an L-shaped lot with Broadway and Montgomery Street both meeting the minimum requirements established by Code to qualify as open areas. As such, all dwelling units that face onto either streets meet exposure requirements. Along the interior lot lines, the property includes a courtyard. The setback along the courtyard does not meet the minimum requirements established by the Code to qualify as open areas. Therefore, 10 dwelling units do not meet exposure requirements. Overall, the Project's massing is arranged on the Site to maximize access to light and air for all 41 dwelling units. In total, 31 of the 41 dwelling units or 76% meet the exposure requirements of the Code. The Project Sponsor is requesting a waiver from this requirement in order to accommodate the bonus units. Project Sponsors may seek any waivers necessary to physically accommodate increased density in the bonus project. See required State Density Bonus findings under Section 7.

- F. **Streetscape and Pedestrian Improvements (Section 138.1).** The Planning Code requires development projects to include streetscape and pedestrian improvements on all publicly accessible rights-of-ways directly front the property.

The Project provides the required street trees and therefore complies with Code Section 138.1

- G. **Lot Size. (Section 121.1).** The Planning Code principally permits lot sizes in the Broadway NCD zoning district up to 4,999 square feet. Conditional Use authorization is required for lots sized 5,000 square feet and above.

The Site is approximately 13,641 sf. The Project therefore requires Conditional Use authorization for Section 121.1. See additional required Conditional Use findings under Section 9.

- H. **Usable Open Space (Sections 135, 136).** The Planning Code requires that a minimum of 60 square feet if private usable open space, or 80 square feet if common usable open space, be provided for dwelling units in Broadway NCD zoning districts. The area counting as open space must meet minimum requirements for area, horizontal dimensions, and exposure.

The Project provides private balconies for a few of the 41 dwelling units that meet the strict dimensional and locational requirements for private useable open space. For the balance of the dwelling units, 2,640 square feet of common usable open space would be required. The Project includes 480 sf of private open space that meet the strict dimensional requirements of common useable open space. and 2,640 sf of common open space that meet the Code requirements.

- I. **Off-Street Parking Requirements. (Section 151.1).** The Planning Code does not require any off-street parking spaces be provided, but instead provides maximum parking amount of parking permitted as

accessory based on land use type. For residential uses, one off street parking space is principally permitted for every two dwelling units. For non-residential uses in the Broadway NCD zoning district it is limited to one space for each 500 square feet of Occupied Floor Area.

The Project includes 17 off-street accessory parking spaces for the 41 dwelling units, which equates to a parking ratio of approximately .42 spaces/dwelling unit. The independently-accessible parking spaces would be located with one level of a below-grade garage. The Project does not include any accessory parking for the retail sales and service and design professional office uses. As the parking ratio for residential uses (.42 spaces/dwelling unit) is less than the maximum permitted by Code (0.5 spaces/dwelling unit), the Project therefore complies with Section 151.1.

- J. **Bicycle Parking (Sections 155.1, 155.2).** The Planning Code requires bicycle parking for residential, office and retail uses in the following amounts: 1 Class I space for every dwelling unit, 1 Class I per 5,000 sf of office space and 2 Class II for first 5,000 sf then an additional 1 per 50,000 sf of office space, 1 Class I per 7,500 sf of restaurant/retail space and 1 Class II per 750 sf of restaurant/retail space.

The Project proposes 41 dwelling units and design professional office space and retail sales and services. This requires 53 bicycle parking spaces broken down into 46 Class I bicycle parking spaces, and 7 Class II bicycle parking spaces. The Project proposes 46 Class I and 7 Class II bicycle parking spaces

- K. **Dwelling Unit Density. (Section 207).** The Planning Code allows 1 unit per 400 square foot lot area in the Broadway NCD zoning district, or the density permitted in the nearest R District, whichever is greater.

The Site contains 13,641 square feet and thus permits 34 units. With the 20% density bonus utilizing the State Density Bonus law the Project gains seven more units.

- L. **Floor Area Ratio. (Sections 123, 124).** Planning Code Section 124 establishes a non-residential Maximum Floor Area Ratio (FAR) of 2.5 to 1 for properties within the Broadway NCD Zoning District.

The Project Site has a lot area of approximately 13,641 sf. Therefore, up to 34,102.5 sf of Gross Floor Area ("GFA") is allowed under the basic FAR limit. The Project Site's GFA minus the residential GFA is 23,675 sf and therefore complies.

- M. **Use Size. (Section 121.2).** The Planning Code principally permits uses up to 2,999 square feet in size. Conditional Use authorization is required for uses with 3,000 square feet and above.

The Project proposes two of eight non-residential use sizes larger than 2,999 sf. The retail uses are sized at 1,144 sf, 1,000 sf and 2,486 sf. The design professional office uses are sized at 1,843 sf, 2,165 sf, 2,797 sf, 3,388 sf, and 3,394 sf in size. The Project therefore requires Code relief from Section 121.2 and the Project Sponsor is requesting Conditional Use authorization. See additional required Conditional Use findings under Section 10.

- N. **Street Frontage in Neighborhood Commercial Districts (Section 145.1).** Requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground

floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 79-feet of frontage on Broadway and 47.5 feet of frontage on Montgomery Street, all frontages devoted to retail sales and services uses and building lobbies, except for a single width garage entrance and a small utility room on Montgomery Street. Not less than 75 percent is open to perpendicular view with clear and unobstructed windows and thus complies.

- O. **Transportation Demand Management (TDM) Plan (Section 169).** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points for the Residential Use.

As currently proposed, the Project will achieve its required points through the following TDM measures:

- i. Improve Walking Conditions (Option A)
- ii. Bicycle Repair Station
- iii. Real Time Transportation Information Display
- iv. Tailored Transportation Marketing Services (Option A)
- v. Unbundled Parking (Location C)
- vi. Parking Supply (Option C)

- P. **Transportation Sustainability Fee.** Planning Code Section 411A is applicable to new development that results in more than twenty dwelling units and non-residential uses in excess of 800 gross square feet.

The Project includes 41 dwelling units and 23,675 gross square feet of non-residential uses, and is therefore subject to the Transportation Sustainability Fee, as outlined in Planning Code Section 411A.

- Q. **Residential Child-Care Impact Fee.** Planning Code Section 414A is applicable to new development that results in at least one net new residential unit.

The Project includes a Gross Floor Area of approximately 51,625 square feet of new residential use associated with the new construction of 41 dwelling units. This square footage shall be subject to the Residential Child-Care Impact Fee, as outlined in Planning Code Section 414A.

R. **Inclusionary Affordable Housing Program.** Planning Code Section 415 sets forth the requirements and procedures for the Inclusionary Affordable Housing Program. Under Planning Code Section 415.3, these requirements apply to projects that consist of 10 or more units. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on December 22, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the proposed dwelling units as affordable.

Pursuant to Planning Code Section 415.5, the Project may pay the Affordable Housing Fee (“Fee”). This Fee is made payable to the Department of Building Inspection (“DBI”) for use by the Mayor’s Office of Housing and Community Development for the purpose of increasing affordable housing citywide. The applicable percentage is dependent on the number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. The applicable fee rate is 20%.

In addition, under the State Density Bonus Law, Government Code section 65915 et seq, a project is entitled to a density bonus, concessions and incentives, and waivers of development standards only if it provides on-site affordable units. Projects that include on-site units to qualify for a density bonus under the State Law may also be able to satisfy all or part of the Affordable Housing Fee requirement, by receiving a “credit” for the on-site units provided. This “credit” is calculated in accordance with Planning Code Section 415.5(g)(1)(D), referred to as the Combination Alternative. The Combination Alternative allows projects to satisfy the Inclusionary Housing requirement through a combination of payment of the fee and provision of on-site units.

The Project Sponsor has demonstrated that it is eligible for the Combination Alternative under Planning Code Section 415.5 and 415.6 and has submitted an ‘Affidavit of Compliance with the Inclusionary Affordable Housing Program: Planning Code Section 415,’ to satisfy the requirements of the Inclusionary Affordable Housing Program by providing a combination of affordable housing on-site and partial payment of the Affordable Housing Fee. The Project Sponsor submitted such Affidavit on August 27, 2020 and a revised Affidavit on October 8, 2021. The applicable percentage is dependent on the total number of units in the project, the zoning of the property, and the date that the project submitted a complete Project Application. A complete Project Application was submitted on December 22, 2017; therefore, pursuant to Planning Code Section 415.3 the Inclusionary Affordable Housing Program requirement for the On-site Affordable Housing Alternative is to provide 20% of the total proposed dwelling units as affordable. 20% of the total proposed dwelling units as affordable, with a minimum of 10% of the units affordable to low-income households, 5% of the units affordable to moderate-income households, and the remaining 5% of the units affordable to middle-income households, as defined by the Planning Code and Procedures Manual. Five units (2 one-bedroom and 3 two-bedroom units) of the total units provided will be affordable units. The remaining inclusionary affordable housing obligation for the 41-unit project will be satisfied through payment of the Affordable Housing Fee..

7. **Individually Requested State Density Bonus Program Findings.** Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project,

the Planning Commission shall make the following findings as applicable:

- A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project consists of five or more dwelling units on a site located in the Broadway Neighborhood Commercial District that is currently developed as a parking structure that is not subject to San Francisco Rent Stabilization and Arbitration Ordinance and is, therefore, eligible for the Individually Requested Density Bonus Program.

The Project provides 10% of the 34 dwelling units in the base project (3 units) as affordable to low income households, defined as those earning up to 80% of area median income and is therefore entitled to a 20% density bonus under California Government Code Sections 65915-95918, as revised under AB 2345.

- B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The Project does not request any concessions or incentives under the Individually Requested Density Bonus Program.

- C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The Project requests the following waivers from the Planning Code Development Standards: 1) Rear Yard (Planning Code Section 134); 2) Dwelling Unit Exposure (Planning Code Section 140); 3) Height (Planning Code Section 250); and 4) Bulk (Planning Code Section 270).

The Project provides a maximum density of 34 dwelling units, plus the 20% density bonus of seven additional dwelling units afforded under the Individually State Density Bonus, for a total of 41 dwelling units. The density is obtained by increasing the total height of the building from the base height of 40 feet to up to 64 feet, reducing the rear yard, increasing the building bulk above 40 feet in height, and reducing the unit exposure requirement for some units. Rendering the proposed building compliant with the base height, rear yard, bulk, or dwelling unit exposure would preclude the construction of the density units proposed; thus, these requirements are eligible for Waiver under the density bonus request.

- D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The Project does not include a donation of land, and this is not the basis for the Density Bonus.

- E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The Project does not include a Child Care Facility, and this is not the basis for the Density Bonus.

- F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k) have been met.

The Project does not include any incentives or concessions.

8. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Jackson Square/North Beach neighborhood contains a mix of residential, commercial and institutional uses, and this Project will be compatible with those uses. The Project will provide housing, retail space and design professional office space, replacing the existing parking lot and garage with a mixed-use project that better compliments the neighborhood. The residential portion of the project will provide much need housing, using a diverse mix of one-two-, and three-bedroom units to make the project accessible to families and individuals. The Project, which is contemplated to be a for-sale condominium development, will comply with the City's inclusionary housing program through a mixture of payment of the Affordable Housing Fee and provided three affordable units on-site.

Architectural elements like masonry, cornices, and upper floor setbacks provide buildings that are consistent and compatible with the prevailing development pattern and neighborhood character.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project's massing is consistent with the character and scale of the neighborhood and will not impede any development of surrounding properties. The interior courtyard and variable heights throughout the project break up the massing and provide for a pedestrian experience. The Project utilizes the entire lot and provides residential, retail, and design professional space to the surrounding community.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Site is very accessible by public transit with multiple transit alternatives withing close walking distance. Broadway and Montgomery Streets, both major thoroughfares, provide ready

access to those driving. Off-street parking is available along surrounding neighborhood streets or within the proposed underground parking garage. This garage has 17 vehicle parking spaces available to residential condominium unit owners. The vehicular entrance is located on Montgomery Street and no off-street loading spaces are proposed.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a primarily residential office and small-scale retail buildings, there will be limited generation of dust and odors, and all activities are contained inside the buildings, which prevents noise pollution from emanating. The proposed uses are subject to the standard conditions of approval for and outlined in Exhibit A which specifically obligates the project sponsor to mitigate odor and noise generated by the uses.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project proposes common and private open space in the form of private decks and/or terraces with common open space on the roof of the Broadway building. The common open space areas will include landscaping and screening. The project will be properly lit and signed as needed. The Department shall review all lighting and signs proposed for the new business in accordance with Exhibit A. Parking is all located underground, with the parking garage entrance properly screened and located on Montgomery Street.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code except for the above describe density bonus waivers and is consistent with objectives and policies of the General Plan as detailed below.

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purposed of Broadway NCD Districts in that the residential uses, with additional floor area for affordable units, the design professional office suites, the ground floor retail uses are principally permitted and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

9. Development of Large Lots in NC District Findings (Section 121.1). In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The mass and façade of the proposed structure are compatible with the existing scale of the district.

The existing development in the area surrounding the Project is varied in scale and intensity. Mixed-use buildings are most common, with building heights on the Broadway block ranging from two to four stories in height, and on the Montgomery block ranging from three to six stories.

The subject lot is larger than most in the immediate area, but the proposed building is designed to break the mass into a series of smaller elements. The proposed building has been situated on the site so that the majority of its mass falls at the northwest corner, away from both the Broadway and Montgomery Street frontages. The use of varied window proportions and shapes, outdoor terraces facing Broadway and Montgomery Street, and multiple exterior materials further assists in minimizing the appearance of bulk. The Project will complement and be harmonious with the surrounding neighborhood character. At the streetscape, the façade incorporates features that anchor the building and define a pedestrian scale.

- B. The façade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

Existing buildings in the area exhibit an eclectic architectural character, with no prevailing style establishing a dominant visual pattern for the neighborhood. Two-story retail commercial buildings are interspersed with multi-story, mixed-use structures, and solid brick facades are adjacent to wood structures with bay windows.

Both the Broadway and Montgomery Street façades express a high ratio of solid to windows and glazing, similar to older commercial and mixed-use buildings in the area. The building incorporates forms and detailing that are familiar to the older buildings in the area while harmonizing with newer contemporary materials. Additionally, the ground floor retail can be divided into multiple tenant spaces that will help reinforce the neighborhood commercial scale of the building.

- C. Where 5,000 or more gross square feet of Non-Residential space is proposed, that the project provides commercial spaces in a range of sizes, including one or more spaces of 1,000 gross square feet or smaller, to accommodate a diversity of neighborhood business types and business sizes.

The Project includes seven suites of non-residential space ranging from 1,138 sf to 3,442 sf in size to accommodate a diversity of neighborhood businesses.

10. Non-Residential Use Size in NC District Findings (Section 121.2). In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project proposes approximately 18,735 GSF of design professional office space and 4,940 GSF of retail sales and service uses comprised of eight suites located on the basement level and Floors 1 and 2. Two of the eight suites are larger than 3,000 square feet, so that even if all eight suites are leased by different firms, conditional use approval is sought to permit these two non-residential

uses to exceed 3,000 square feet in size. The two suites exceeding use size vary in size from 3,363 sf and 3,442 sf. These design professional office suites will not foreclose the location of other needed neighborhood serving uses in the area because the office suites are located in the interior of the project and do not occupy any street-facing ground floor spaces; and the project includes three other retail storefronts smaller than 2,999 square feet along Broadway and Montgomery Street to accommodate other smaller neighborhood-serving uses.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

Design professional firms have traditionally located in Jackson Square and North Beach and are principally permitted in the Broadway NC district on the second story and below in new buildings. Thus, additional space for these businesses will serve a significant part of the neighborhood. Few design professional firms are small enough to be accommodated in suites smaller than 3,000 square feet. For that reason, larger suites are required to serve this use.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The proposed buildings have been situated on the site so that the majority of their mass falls at the northwest corner, away from both the Broadway and Montgomery Street facings. The use of varied window proportions and shapes, outdoor terraces facing Broadway and Montgomery Street, and multiple exterior materials further assists in minimizing the appearance of bulk, and the proposed heights are within one-to-three stories of the surrounding buildings. The project will complement and be harmonious with the surrounding neighborhood character.

- 11. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.1

Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

Policy 4.1

Develop new housing, and encourage the remodeling of existing housing, for families with children.

Policy 4.5

Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

Policy 12.3

Ensure new housing is sustainably supported by the City's public infrastructure systems.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.1

Support "smart" regional growth that locates new housing close to jobs and transit.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.7

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The Project includes 41 dwelling units, adding a significant amount of housing to a site that is currently underutilized, well-served by existing transit, and is within walking distance of substantial goods and services. Future residents can walk, bike, or access BART and MUNI from the Site. The Project includes three on-site affordable housing units, which assist in meeting the City's affordable housing goals. The Project also improves the public rights-of-way with new streetscape improvements, street trees, and landscaping. On balance, the Project is consistent with the Objectives and Policies of the City's General Plan.

12. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project would have a positive effect on existing neighborhood-serving retail uses because provides three new retail storefronts and 41 new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patron and/or own these businesses.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing given the site is developed as a surface parking lot and garage. The Project would improve the existing character of the neighborhood by developing mixed-use residential structures with 41 new dwelling units, including on-site affordable units, thus resulting in an overall increase in the neighborhood housing stock. The Project is expressive in design and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not currently possess any existing affordable housing. The Project will provide 41 dwelling units, adding to the City's housing supply. The Project will comply with the City's Inclusionary Housing Program by providing three below-market rate dwelling units on-site as well

as payment of the Affordable housing fee for remaining base project units and the bonus density units conferred through the State Density Bonus Program. Therefore, the Project will increase the stock of affordable housing units in the City.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (12-Folsom/Pacific) is near other bus lines and is within walking distance of the BART Station at Montgomery and Market Streets. Future residents and employees of the Project could access both the existing MUNI rail and bus services. The Project also provides off-street parking at the principally permitted amounts and sufficient bicycle parking for residents and their guests such that neighborhood parking will not be overburdened by the addition of new residents.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project is predominantly residential and would not negatively affect the industrial and service sectors, nor would it displace any existing industrial uses. The Project would also be consistent with the character of existing development in the neighborhood, which is characterized by neighborhood-serving retail and residential medium- and high-rise buildings.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project does not cast shadow on any adjacent public parks or impact vistas from any parks or open spaces.

- 13. First Source Hiring.** The Project is subject to the requirements of the First Source Hiring Program as they apply to permits for residential development (Administrative Code Section 83.11), and the Project Sponsor shall comply with the requirements of this Program as to all construction work and on-going employment required for the Project. Prior to the issuance of any building permit to construct or a First Addendum to the Site Permit, the Project Sponsor shall have a First Source Hiring Construction and Employment Program approved by the First Source Hiring Administrator and evidenced in writing. In the

event that both the Director of Planning and the First Source Hiring Administrator agree, the approval of the Employment Program may be delayed as needed.

The Project Sponsor submitted a First Source Hiring Affidavit and prior to issuance of a building permit will execute a First Source Hiring Memorandum of Understanding and a First Source Hiring Agreement with the City's First Source Hiring Administration.

- 14.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 15.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-015678CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 28, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in 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.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 14, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: October 14, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a lot size exceeding 4,999 sf, use sizes exceeding 2,999 sf, and a public parking garage in the Broadway NCD Zoning District. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests four (4) waivers from: Height (Section 250), Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project is located at 425 Broadway, Block 0163, and Lot 002 pursuant to Planning Code Sections 121, 303 and 714 within the **Broadway NCD** District and a **65-A-1** Height and Bulk District; in general conformance with plans, dated **September 28, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-015678CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 14, 2021** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 14, 2021** under Motion No **XXXXXX**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

6. **Chapter 116 Residential Projects.** The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on September 21, 2021, as well as four additional conditions. These conditions state:
- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
 - B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
 - C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
 - D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
 - E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.
 - F. **Window and Door Assemblies.** Window and door assemblies shall achieve STC ratings of STC 37 on the north side (facing Broadway Street), STC 28 on the east side (facing Montgomery Street), and STC 31 to 34 in Verdi Alley.
 - G. **Wall Assembly.** An upgraded wall assembly is recommended at units with exterior walls facing the Broadway Studios + FAME Venue. Insulated single-stud assembly with one layer of gypsum board on the interior side and plywood/weatherproofing/exterior siding on the exterior (approximately STC

45).

- H. **Air Conditioning.** Every unit shall include Air Conditioning (forced air mechanical ventilation) to control temperature while windows are shut.
- I. **Disclosure.** In addition to including required language from Administrative Code Chapter 116.8 “Disclosure Requirements for Transfer of Real Property for Residential Use,” the disclosure shall also include the disclosure of potential noise exposure to low-frequency (bass) noise levels that will be noticeable inside some of the residences.

Design – Compliance at Plan Stage

- 7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 8. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided in the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 10. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 11. **Streetscape Plan.** Pursuant to Planning Code Section 138.1, the Project Sponsor shall continue to work with

Planning Department staff, in consultation with other City agencies, to refine the design and programming of the Streetscape Plan so that the plan generally meets the standards of the Better Streets Plan and all applicable City standards. The Project Sponsor shall complete final design of all required street improvements, including procurement of relevant City permits, prior to issuance of first architectural addenda, and shall complete construction of all required street improvements prior to issuance of first temporary certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 12. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 13. Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department in consultation with Public Works shall require the following location(s) for transformer vault(s) for this project: private site area within the buildings along Broadway and Montgomery Streets. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org

- 14. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 15. Noise, Ambient.** Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org

- 16. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

Parking and Traffic

- 17. Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 628.652.7340, www.sfplanning.org

Parking for Affordable Units. All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 18. Bicycle Parking** Pursuant to Planning Code Sections 155, 155.1, and 155.2, the Project shall provide no fewer than **53** bicycle parking spaces (**41** Class 1 spaces for the residential portion of the Project and **5** Class 1 and **7** Class 2 spaces for the commercial portion of the Project). SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 19. Parking Maximum.** Pursuant to Planning Code Section 151 or 151.1, the Project shall provide no more than **twenty (20)** residential off-street parking spaces and no more than **forty-seven (47)** non-residential off-street parking spaces.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 20. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 21. Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 22. First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org

- 23. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

- 24. Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7334, www.sfplanning.org

25. Affordable Units. The following Inclusionary Affordable Housing Requirements are those in effect at the time of Planning Commission action. In the event that the requirements change, the Project Sponsor shall comply with the requirements in place at the time of issuance of first construction document.

A. **State Density Bonus Regulatory Agreement.** Recipients of development bonuses under this Section 206.6 shall enter into a Regulatory Agreement with the City, as follows.

- i. The terms of the agreement shall be acceptable in form and content to the Planning Director, the Director of MOHCD, and the City Attorney. The Planning Director shall have the authority to execute such agreements.
- ii. Following execution of the agreement by all parties, the completed Regulatory Agreement, or memorandum thereof, shall be recorded and the conditions filed and recorded on the Housing Project.
- iii. The approval and recordation of the Regulatory Agreement shall take place prior to the issuance of the First Construction Document. The Regulatory Agreement shall be binding to all future owners and successors in interest.
- iv. The Regulatory Agreement shall be consistent with the guidelines of the City's Inclusionary Housing Program and shall include at a minimum the following:
 - a. The total number of dwelling units approved for the Housing Project, including the number of restricted affordable units;
 - b. A description of the household income group to be accommodated by the State Density Bonus Units, and the standards for determining the corresponding Affordable Rent or Affordable Sales Price. If required by the Procedures Manual, the project sponsor must commit to completing a market survey of the area before marketing restricted affordable units;
 - c. The location, dwelling unit sizes (in square feet), and number of bedrooms of the restricted affordable units;
 - d. Term of use restrictions for the life of the project;¹
 - e. A schedule for completion and occupancy of restricted affordable units;
 - f. A description of any Concession, Incentive, waiver, or modification, if any, being provided by the City;
 - g. A description of remedies for breach of the agreement (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement); and
 - h. Other provisions to ensure implementation and compliance with Section 206.6.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9087, www.sf-planning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

B. **Number of Required Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20% of the proposed dwelling units in the base project as affordable to qualifying households. The base project contains 34 units; therefore, 6.8 affordable units are currently required. The Project Sponsor will fulfill this requirement by providing 5 affordable units on-site and providing the rest of the base project

units and density bonus units through the affordable housing fee requirement of 33%. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- C. **Unit Mix.** The Project contains 15 one-bedroom, 21 two-bedroom, and five three-bedroom units; therefore, the required affordable unit mix is two one-bedroom and three two-bedroom. If the market-rate unit mix changes, the affordable unit mix will be modified accordingly with written approval from Planning Department staff in consultation with MOHCD.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- D. **Mixed Income Levels for Affordable Units.** Pursuant to Planning Code Section 415.3, the Project is required to provide 20% of the proposed dwelling units as affordable to qualifying households. At least 10% must be affordable to low-income households, at least 5% must be affordable to moderate income households, and at least 5% must be affordable to middle income households in the event the Project is a rental project. Ownership Units for low-income households shall have an affordable sales price set at 80% of Area Median Income or less, with households earning up to 100% of Area Median Income eligible to apply for low-income units. Ownership Units for moderate-income households shall have an affordable sales price set at 105% of Area Median Income or less, with households earning from 95% to 120% of Area Median Income eligible to apply for moderate-income units. Ownership Units for middle-income households shall have an affordable sales price set at 130% of Area Median Income or less, with households earning from 120% to 150% of Area Median Income eligible to apply for middle-income units. For any affordable units with sales prices set at 130% of Area Median Income, the units shall have a minimum occupancy of two persons. If the number of market-rate units change, the number of required affordable units shall be modified accordingly with written approval from Planning Department staff in consultation with the Mayor's Office of Housing and Community Development ("MOHCD").

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- E. **Minimum Unit Sizes.** The affordable units shall meet the minimum unit sizes standards established by the California Tax Credit Allocation Committee (TCAC) as of May 16, 2017. One-bedroom units must be at least 450 square feet, two-bedroom units must be at least 700 square feet, and three-bedroom units must be at least 900 square feet. Studio units must be at least 300 square feet pursuant to Planning Code Section 415.6(f)(2). The total residential floor area devoted to the affordable units shall not be less than the applicable percentage applied to the total residential floor area of the principal project, provided that a 10% variation in floor area is permitted.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- F. **Notice of Special Restrictions.** The affordable units shall be designated on a reduced set of plans recorded as a Notice of Special Restrictions on the property prior to architectural addenda.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- G. **Phasing.** If any building permit is issued for partial phasing of the Project, the Project Sponsor shall have designated not less than seven point three percent (7.3%), or the applicable percentage as discussed above, of each phase's total number of dwelling units as on-site affordable units.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- H. **Duration.** Under Planning Code Section 415.8, all units constructed pursuant to Section 415.6, must remain affordable to qualifying households for the life of the project.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- I. **Expiration of the Inclusionary Rate.** Pursuant to Planning Code Section 415.6(a)(10), if the Project has not obtained a site or building permit within 30 months of Planning Commission Approval of this Motion No. XXXX, then it is subject to the Inclusionary Affordable Housing Requirements in effect at the time of site or building permit issuance.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- J. **Reduction of On-Site Units after Project Approval.** Pursuant to Planning Code Section 415.5(g)(3), any changes by the project sponsor which result in the reduction of the number of on-site affordable units shall require public notice for hearing and approval from the Planning Commission.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- K. **20% below market sales prices.** Pursuant to PC Section 415.6, the maximum affordable sales price shall

be no higher than 20% below market sales prices for the neighborhood within which the project is located, which shall be defined in accordance with the American Community Survey Neighborhood Profile Boundaries Map. MOHCD shall adjust the allowable sales prices, and the eligible households for such units, accordingly, and such potential readjustment shall be a condition of approval upon project entitlement. The City shall review the updated data on neighborhood sales prices on an annual basis.

- L. **Other Conditions.** The Project is subject to the requirements of the Inclusionary Affordable Housing Program under Section 415 et seq. of the Planning Code and City and County of San Francisco Inclusionary Affordable Housing Program Monitoring and Procedures Manual ("Procedures Manual"). The Procedures Manual, as amended from time to time, is incorporated herein by reference, as published and adopted by the Planning Commission, and as required by Planning Code Section 415. Terms used in these conditions of approval and not otherwise defined shall have the meanings set forth in the Procedures Manual. A copy of the Procedures Manual can be obtained at the MOHCD at 1 South Van Ness Avenue or on the Planning Department or MOHCD websites, including on the internet at: <http://sf-planning.org/Modules/ShowDocument.aspx?documentid=4451>. As provided in the Inclusionary Affordable Housing Program, the applicable Procedures Manual is the manual in effect at the time the subject units are made available for sale.

For information about compliance, contact the Case Planner, Planning Department at (628) 652-7600, www.sfplanning.org or the Mayor's Office of Housing and Community Development at (415) 701-5500, www.sfmohcd.org.

- i. The affordable unit(s) shall be designated on the building plans prior to the issuance of the first construction permit by the Department of Building Inspection ("DBI"). The affordable unit(s) shall (1) be constructed, completed, ready for occupancy and marketed no later than the market rate units, and (2) be evenly distributed throughout the building; and (3) be of comparable overall quality, construction and exterior appearance as the market rate units in the principal project. The interior features in affordable units should be generally the same as those of the market units in the principal project, but need not be the same make, model or type of such item as long they are of good and new quality and are consistent with then-current standards for new housing. Other specific standards for on-site units are outlined in the Procedures Manual.
- ii. If the units in the building are offered for sale, the affordable unit(s) shall be sold to first time home buyer households with a minimum of 11% of the units affordable to low-income households, 4% to moderate-income households, and the remaining 4% of the units affordable to middle-income households. The affordable unit shall be affordable to low-income households, as defined in the Planning Code and Procedures Manual. The initial sales price of such units shall be calculated according to the Procedures Manual. Limitations on (i) reselling; (ii) renting; (iii) recouping capital improvements; (iv) refinancing; and (v) procedures for inheritance apply and are set forth in the Inclusionary Affordable Housing Program and the Procedures Manual.
- iii. The Project Sponsor is responsible for following the marketing, reporting, and monitoring requirements and procedures as set forth in the Procedures Manual. MOHCD shall be responsible for overseeing and monitoring the marketing of affordable units. The Project Sponsor must contact MOHCD at least six months prior to the beginning of marketing for any unit in the building.

- iv. Required parking spaces shall be made available to initial buyers or renters of affordable units according to the Procedures Manual.
- v. Prior to the issuance of the first construction permit by DBI for the Project, the Project Sponsor shall record a Notice of Special Restriction on the property that contains these conditions of approval and a reduced set of plans that identify the affordable units satisfying the requirements of this approval. The Project Sponsor shall promptly provide a copy of the recorded Notice of Special Restriction to the Department and to MOHCD or its successor.
- vi. If the Project Sponsor fails to comply with the Inclusionary Affordable Housing Program requirement, the Director of DBI shall deny any and all site or building permits or certificates of occupancy for the development project until the Planning Department notifies the Director of compliance. A Project's failure to comply with the requirements of Planning Code Section 415 et seq. shall constitute cause for the City to record a lien against the development project and to pursue any and all available remedies at law, including penalties and interest, if applicable

Monitoring - After Entitlement

26. Enforcement. Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

27. Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

28. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

29. Eating and Drinking Uses. As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org

- 30. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 31. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 32. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM



Date: October 24, 2018
To: Applicants subject to Planning Code Section 415 and 419: *Inclusionary Affordable Housing Program*
From: San Francisco Planning Department
Re: **Compliance with the Inclusionary Affordable Housing Program**

All projects that include 10 or more dwelling units must participate in the *Inclusionary Affordable Housing Program* contained in Planning Code Sections 415 and 419. Every project subject to the requirements of Planning Code Section 415 or 419 is required to pay the Affordable Housing Fee. A project may be eligible for an Alternative to the Affordable Housing Fee. All projects that can demonstrate that they are eligible for an Alternative to the Affordable Housing Fee must provide necessary documentation to the Planning Department and Mayor's Office of Housing and Community Development.

At least 30 days before the Planning Department and/or Planning Commission can act on the project, this Affidavit for Compliance with the Inclusionary Affordable Housing Program must be completed. Please note that this affidavit is required to be included in Planning Commission packets and therefore, must comply with packet submittal guidelines.

The inclusionary requirement for a project is determined by the date that the Environmental Evaluation Application (EEA) or Project Application (PRJ) was deemed complete by the Department ("EEA/PRJ accepted date"). There are different inclusionary requirements for smaller projects (10-24 units) and larger projects (25+ units). Please use the attached charts to determine the applicable requirement. Charts 1-3 include two sections. The first section is devoted to projects that are subject to Planning Code Section 415. The second section covers projects that are located in the Urban Mixed Use (UMU) Zoning District and certain projects within the Mission Neighborhood Commercial Transit District that are subject to Planning Code Section 419. Please use the applicable form and contact Planning staff with any questions.

For projects with complete EEA's/PRJ's accepted on or after January 12, 2016, the Inclusionary Affordable Housing Program requires the provision of on-site and off-site affordable units at a mix of income levels. The number of units provided at each income level depends on the project tenure, EEA/PRJ accepted date, and the applicable schedule of on-site rate increases. Income levels are defined as a percentage of the Area Median Income (AMI), for low-income, moderate-income, and middle-income units, as shown in Chart 5. Projects with a complete EEA accepted prior to January 12, 2016 must provide the all of the inclusionary units at the low income AMI. **Any project with 25 units or more and with a complete EEA accepted between January 1, 2013 and January 12, 2016 must obtain a site or building permit by December 7, 2018, or will be subject to higher Inclusionary Housing rates and requirements. Generally, rental projects with 25 units or more be subject to an 18% on-site rate and ownership projects with 25 units or more will be subject to a 20% on-site rate.**

Summary of requirements. Please determine what requirement is applicable for your project based on the size of the project, the zoning of the property, and the date that a complete Environmental Evaluation Application (EEA) or complete Project Application (PRJ) was submitted deemed complete by Planning Staff. Chart 1-A applies to all projects throughout San Francisco with EEA's accepted prior to January 12, 2016, whereas Chart 1-B specifically addresses UMU (Urban Mixed Use District) Zoning Districts. Charts 2-A and 2-B apply to rental projects and Charts 3-A and 3-B apply to ownership projects with a complete EEA/PRJ accepted on or after January 12, 2016. Charts 4-A and 4-B apply to three geographic areas with higher inclusionary requirements: the North of Market Residential SUD, SOMA NCT, and Mission Area Plan.

The applicable requirement for projects that received a first discretionary approval prior to January 12, 2016 are those listed in the "EEA accepted before 1/1/13" column on Chart 1-A.

CHART 1-A: Inclusionary Requirements for all projects with Complete EEA accepted before 1/12/2016

	<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
On-site					
10-24 unit projects		12.0%	12.0%	12.0%	12.0%
25+ unit projects		12.0%	13.0%	13.5%	14.5%
Fee or Off-site					
10-24 unit projects		20.0%	20.0%	20.0%	20.0%
25+ unit projects at or below 120'		20.0%	25.0%	27.5%	30.0%
25+ unit projects over 120' in height *		20.0%	30.0%	30.0%	30.0%

*except buildings up to 130 feet in height located both within a special use district and within a height and bulk district that allows a maximum building height of 130 feet, which are subject to the requirements of 25+ unit projects at or below 120 feet.

CHART 1-B: Requirements for all projects in UMU Districts with Complete EEA accepted before 1/12/2016

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

	<i>Complete EEA Accepted: →</i>	<i>Before 1/1/13</i>	<i>Before 1/1/14</i>	<i>Before 1/1/15</i>	<i>Before 1/12/16</i>
On-site UMU					
Tier A 10-24 unit projects		14.4%	14.4%	14.4%	14.4%
Tier A 25+ unit projects		14.4%	15.4%	15.9%	16.4%
Tier B 10-24 unit projects		16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects		16.0%	17.0%	17.5%	18.0%
Tier C 10-24 unit projects		17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects		17.6%	18.6%	19.1%	19.6%
Fee or Off-site UMU					
Tier A 10-24 unit projects		23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects		23.0%	28.0%	30.0%	30.0%
Tier B 10-24 unit projects		25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects		25.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects		27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects		30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT					
Tier A 10-24 unit < 30K		35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K		30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K		35.0%	40.0%	42.5%	45.0%
Tier A 25+ unit > 30K		30.0%	35.0%	37.5%	40.0%
Tier B 10-24 unit < 30K		40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K		35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K		40.0%	45.0%	47.5%	50.0%
Tier B 25+ unit > 30K		35.0%	40.0%	42.5%	45.0%
Tier C 10-24 unit < 30K		45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K		40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K		45.0%	50.0%	52.5%	55.0%
Tier C 25+ unit > 30K		40.0%	45.0%	47.5%	50.0%

CHART 2-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

CHART 2-B: Requirements for Rental Projects in UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	19.6%	19.6%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 3-A: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

CHART 3-B: Requirements for Owner Projects UMU Districts with Complete EEA/PRJ accepted on or after 1/12/16

Please note that certain projects in the SOMA Youth and Family SUD and Western SOMA SUD also rely upon UMU requirements.

<i>Complete EEA/PRJ Accepted BEFORE: →</i>	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site UMU											
Tier A 10-24 unit projects	14.4%	14.4%	14.4%	14.4%	14.4%	14.4%	15.0%	15.0%	15.0%	15.0%	15.0%
Tier A 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier B 10-24 unit projects	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%	16.0%
Tier B 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Tier C 10-24 unit projects	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%	17.6%
Tier C 25+ unit projects	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Fee or Off-site UMU											
Tier A 10-24 unit projects	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%	23.0%
Tier A 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier B 10-24 unit projects	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Tier B 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Tier C 10-24 unit projects	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Tier C 25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Land Dedication in UMU or Mission NCT											
Tier A 10-24 unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 10-24 unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier A 25+ unit < 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier A 25+ unit > 30K	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Tier B 10-24 unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 10-24 unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier B 25+ unit < 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier B 25+ unit > 30K	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%	35.0%
Tier C 10-24 unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 10-24 unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%
Tier C 25+ unit < 30K	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%	45.0%
Tier C 25+ unit > 30K	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%	40.0%

CHART 4-A: Inclusionary Requirements for Rental projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Low Income (55% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (80% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Middle Income (110% AMI)	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%

CHART 4-B: Inclusionary Requirements for Owner projects with Complete EEA/PRJ accepted on or after 1/12/16 located in the North of Market Residential Special Use District, the Mission Area Plan, or the SOMA Neighborhood Commercial Transit District.

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-site											
10-24 unit projects	12.0%	12.5%	13.0%	13.5%	14.0%	14.5%	15.0%	15.0%	15.0%	15.0%	15.0%
25+ unit projects*	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Fee or Off-site											
10-24 unit projects	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%	20.0%
25+ unit projects	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%

Complete EEA/PRJ Accepted BEFORE: →	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects - North of Market Residential SUD; Mission Plan Area; SOMA NCT with 25+ units											
INCLUSIONARY RATE	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%	27.0%
Low Income (80% AMI)	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%	15.0%
Moderate Income (105% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (130% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

CHART 5: Income Levels for Projects with a complete EEA/PRJ on or after January 12, 2016

Projects with complete EEA Application on or after January 12, 2016 are subject to the Inclusionary rates identified in Charts 2 and 3. For projects that propose on-site or off-site Inclusionary units, the Inclusionary Affordable Housing Program requires that inclusionary units be provided at three income tiers, which are split into three tiers. Annual increases to the inclusionary rate will be allocated to specific tiers, as shown below. Projects in the UMU Zoning District are not subject to the affordability levels below. Rental projects with 10-24 units shall provide all of the required Inclusionary units with an affordable rent at 55% Area Median Income (AMI), and ownership projects with 10-24 units shall provide all of the required Inclusionary units at sales price set at 80% AMI.

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	18.0%	19.0%	20.0%	20.5%	21.0%	21.5%	22.0%	22.5%	23.0%	23.5%	24.0%
Low Income (55% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (80% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%
Middle Income (110% AMI)	4.0%	4.0%	4.0%	4.25%	4.5%	4.75%	5.0%	5.25%	5.5%	5.75%	6.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
On-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	20.0%	21.0%	22.0%	22.5%	23.0%	23.5%	24.0%	24.5%	25.0%	25.5%	26.0%
Low Income (80% AMI)	10.0%	11.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%	12.0%
Moderate Income (105% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%
Middle Income (130% AMI)	5.0%	5.0%	5.0%	5.25%	5.5%	5.75%	6.0%	6.25%	6.5%	6.75%	7.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Rental Projects with 25+ units											
INCLUSIONARY RATE	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
Low Income (55% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (80% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%
Middle Income (110% AMI)	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%	6.0%

Complete EEA/PRJ Accepted BEFORE: →

	1/1/18	1/1/19	1/1/20	1/1/21	1/1/22	1/1/23	1/1/24	1/1/25	1/1/26	1/1/27	1/1/28
Off-Site: Ownership Projects with 25+ units											
INCLUSIONARY RATE	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%	33.0%
Low Income (80% AMI)	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%	18.0%
Moderate Income (105% AMI)	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Middle Income (130% AMI)	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%	7.0%

AFFIDAVIT

COMPLIANCE WITH THE INCLUSIONARY AFFORDABLE HOUSING PROGRAM

PLANNING CODE SECTION 415, 417 & 419



San Francisco Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Date

I, _____,
do hereby declare as follows:

A The subject property is located at (address and block/lot):

Address

Block / Lot

The subject property is located within the following Zoning District:

Zoning District

Height and Bulk District

Special Use District, if applicable

Is the subject property located in the SOMA NCT, North of Market Residential SUD, or Mission Area Plan?

Yes No

B The proposed project at the above address is subject to the *Inclusionary Affordable Housing Program*, Planning Code Section 415 and 419 et seq.

The Planning Case Number and/or Building Permit Number is:

Planning Case Number

Building Permit Number

This project requires the following approval:

- Planning Commission approval (e.g. Conditional Use Authorization, Large Project Authorization)
- Zoning Administrator approval (e.g. Variance)
- This project is principally permitted.

The Current Planner assigned to my project within the Planning Department is:

Planner Name

A complete Environmental Evaluation Application or Project Application was accepted on:

Date

The project contains _____ total dwelling units and/or group housing rooms.

This project is exempt from the *Inclusionary Affordable Housing Program* because:

- This project is 100% affordable.
- This project is 100% student housing.

Is this project in an UMU Zoning District within the Eastern Neighborhoods Plan Area?

Yes _____ No

(If yes, please indicate Affordable Housing Tier)

Is this project a HOME-SF Project?

Yes _____ No

(If yes, please indicate HOME-SF Tier)

Is this project an Analyzed or Individually Requested State Density Bonus Project?

Yes No

C Please indicate the tenure of the project.

- Ownership.** If affordable housing units are provided on-site or off-site, all affordable units will be sold as ownership units and will remain as ownership units for the life of the project. The applicable fee rate is the ownership fee rate.
- Rental.** If affordable housing units are provided on-site or off-site, all affordable units will be rental units and will remain rental units for the life of the project. The applicable fee rate is the rental fee rate.

D This project will comply with the Inclusionary Affordable Housing Program by:

- Payment of the Affordable Housing Fee prior to the first construction document issuance (Planning Code Section 415.5)
- On-site Affordable Housing Alternative (Planning Code Sections 415.6)
- Off-site Affordable Housing Alternative (Planning Code Sections 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Planning Code Section 415.5 - required for Individually Requested State Density Bonus Projects)
- Eastern Neighborhoods Alternate Affordable Housing Fee (Planning Code Section 417)
- Land Dedication (Planning Code Section 419)

The applicable inclusionary rate is:

On-site, off-site or fee rate as a percentage

If the method of compliance is the payment of the Affordable Housing Fee pursuant to Planning Code Section 415.5, please indicate the total residential gross floor area in the project.

Residential Gross Floor Area

E The Project Sponsor acknowledges that any change which results in the reduction of the number of on-site affordable units following the project approval shall require public notice for a hearing and approval by the Planning Commission.

F The Project Sponsor acknowledges that failure to sell or rent the affordable units or to eliminate the on-site or off-site affordable units at any time will require the Project Sponsor to:

- (1) Inform the Planning Department and the Mayor's Office of Housing and Community Development and, if applicable, fill out a new affidavit;
- (2) Record a new Notice of Special Restrictions; and
- (3) Pay the Affordable Housing Fee plus applicable interest (using the fee schedule in place at the time that the units are converted from ownership to rental units) and any applicable penalties by law.

G The Project Sponsor acknowledges that in the event that one or more rental units in the principal project become ownership units, the Project Sponsor shall notify the Planning Department of the conversion, and shall either reimburse the City the proportional amount of the Inclusionary Affordable Housing Fee equivalent to the then-current requirement for ownership units, or provide additional on-site or off-site affordable units equivalent to the then-current requirements for ownership units.

I For projects with over 25 units and with EEA's accepted between January 1, 2013 and January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project before December 7, 2018, rental projects will be subject to the on-site rate in effect for the Zoning District in 2017, generally 18% or 20%.

J For projects with EEA's/PRJ's accepted on or after January 12 2016, in the event that the Project Sponsor does not procure a building or site permit for construction of the principal project within 30 months of the Project's approval, the Project shall comply with the Inclusionary Affordable Housing Requirements applicable thereafter at the time the Sponsor is issued a site or building permit.

K If a Project Sponsor elects to completely or partially satisfy their Inclusionary Housing requirement by paying the Affordable Housing Fee, the Sponsor must pay the fee in full sum to the Development Fee Collection Unit at the Department of Building Inspection for use by the Mayor's Office of Housing prior to the issuance of the first construction document.

UNIT MIX TABLES

Number of All Units in PRINCIPAL PROJECT:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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If you selected the On-site, Off-Site, or Combination Alternative, please fill out the applicable section below. The On-Site Affordable Housing Alternative is required for HOME-SF Projects pursuant to Planning Code Section 206.4. State Density Bonus Projects that have submitted an Environmental Evaluation Application prior to January 12, 2016 must select the On-Site Affordable Housing Alternative. State Density Bonus Projects that have submitted an Environmental Evaluation Application on or after to January 12, 2016 must select the Combination Affordable Housing Alternative to record the required fee on the density bonus pursuant to Planning Code Section 415.3. If the Project includes the demolition, conversion, or removal of any qualifying affordable units, please complete the Affordable Unit Replacement Section.

On-site Affordable Housing Alternative (Planning Code Section 415.6, 419.3, or 206.4): % of the unit total.

Number of Affordable Units to be Located ON-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
---------------------	----------------------	----------	--------------------	--------------------	--------------------------------

LOW-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MODERATE-INCOME	Number of Affordable Units	% of Total Units	AMI Level
MIDDLE-INCOME	Number of Affordable Units	% of Total Units	AMI Level

Off-site Affordable Housing Alternative (Planning Code Section 415.7 or 419.3): % of the unit total.

Number of Affordable Units to be Located OFF-SITE:

TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
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Area of Dwellings in Principal Project (in sq. feet):	Off-Site Project Address:	
Area of Dwellings in Off-Site Project (in sq. feet):		
Off-Site Block/Lot(s):	Motion No. for Off-Site Project (if applicable):	Number of Market-Rate Units in the Off-site Project:

AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

UNIT MIX TABLES: CONTINUED

Combination of payment of a **fee, on-site affordable units, or off-site affordable units** with the following distribution:
Indicate what percent of each option will be implemented (from 0% to 99%) and the number of on-site and/or off-site below market rate units for rent and/or for sale.

1. On-Site % of affordable housing requirement.

If the project is a State Density Bonus Project, please enter "100%" for the on-site requirement field and complete the Density Bonus section below.

Number of Affordable Units to be Located ON-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

2. Off-Site % of affordable housing requirement.

Number of Affordable Units to be Located OFF-SITE:					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:
Area of Dwellings in Principal Project (in sq. feet):		Off-Site Project Address:			
Area of Dwellings in Off-Site Project (in sq. feet):					
Off-Site Block/Lot(s):		Motion No. for Off-Site Project (if applicable):		Number of Market-Rate Units in the Off-site Project:	

Income Levels for On-Site or Off-Site Units in Combination Projects:			
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level
AMI LEVELS:	Number of Affordable Units	% of Total Units	AMI Level

3. Fee % of affordable housing requirement.

Is this Project a State Density Bonus Project? Yes No
 If yes, please indicate the bonus percentage, up to 35% _____, and the number of bonus units and the bonus amount of residential gross floor area (if applicable) _____

I acknowledge that Planning Code Section 415.4 requires that the Inclusionary Fee be charged on the bonus units or the bonus residential floor area.

Affordable Unit Replacement: Existing Number of Affordable Units to be Demolished, Converted, or Removed for the Project					
TOTAL UNITS:	SRO / Group Housing:	Studios:	One-Bedroom Units:	Two-Bedroom Units:	Three (or more) Bedroom Units:

This project will replace the affordable units to be demolished, converted, or removed using the following method:

- On-site Affordable Housing Alternative
- Payment of the Affordable Housing Fee prior to the first construction document issuance
- Off-site Affordable Housing Alternative (Section 415.7)
- Combination of payment of the Affordable Housing Fee and the construction of on-site or off-site units (Section 415.5)

Contact Information and Declaration of Sponsor of PRINCIPAL PROJECT

Montgomery Place LLC

Company Name

c/o Ian Birchall (Ian Birchall & Associates)

Name (Print) of Contact Person

177 Post Street, Suite 920

Address

San Francisco, CA, 94108

City, State, Zip

415-512-9660

Phone / Fax

ian@lbadesign.com

Email

I am a duly authorized agent or owner of the subject property. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:



Name (Print), Title:

IAN BIRCHALL OWNER

Executed on this day in:

Location:

SAN FRANCISCO

Date:

AUGUST 27, 2020

Contact Information and Declaration of Sponsor of OFF-SITE PROJECT (If Different)

Company Name

Name (Print) of Contact Person

Address

City, State, Zip

Phone / Fax

Email

I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 415 as indicated above.

Sign Here

Signature:

Name (Print), Title:

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - In support of 4300 17th mixed-affordable housing
Date: Tuesday, October 12, 2021 2:09:00 PM
Attachments: [Opposition 4300 17th Street \(2019-013808CUAVAR\).msg](#)
[Opposition 4300 17th Street.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support infill housing like that at 4300 17th mixed-affordable housing..msg](#)
[Supporting 4300 17th Street.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | 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: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Tuesday, October 12, 2021 8:24 AM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - In support of 4300 17th mixed-affordable housing

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Connor Shepherd

City: San Francisco

Email: connor.d.shepherd@gmail.com

Subject: In support of 4300 17th mixed-affordable housing

Message: The project at 4300 17th is a great proof of concept for individual homeowners helping out with San Francisco's overwhelming housing crisis. It's a wonderful effort and there should be a lot more like it. I hope this project gets full approval.

Sincerely,
Connor Shepherd
55 Page St
San Francisco

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

To unsubscribe from this group and stop receiving emails from it, send an email to 4300-17th-street-letters-of-support+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/492098974.1745.1634052262685.JavaMail.root%40v6-aux-7457c598ff-97c2x>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Tuesday, October 12, 2021 1:58:31 PM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Hei Jun Adrian Wan

City: Santa Clara

Email: adrianwan2@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. This project is a step in the right direction for remedying the racial and socioeconomic divides in the city.

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1162591770.227.1634072289891.JavaMail.root%40v6-aux-549c4dcdd5-cv2xl>.

From: [Corey Smith](#)
To: [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)
Cc: scott.pluta@gmail.com; [CPC-Commissions Secretary](#)
Subject: Supporting 4300 17th Street
Date: Tuesday, October 12, 2021 1:21:36 PM

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

Members of the Planning Commission,

I'm reaching out in a personal capacity to express my support for 4300 17th Street, which you're considering at Thursday's Commission meeting.

This is the exact type of housing our City needs to be adding. Please approve the project.

Best,
Corey Smith
94117

--

Thanks,
Corey Smith 陈锐 | Pronouns: he/him
Cell: (925) 360-5290
[LinkedIn](#) | [@CoreySmith_17](#)

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support infill housing like that at 4300 17th mixed-affordable housing.
Date: Tuesday, October 12, 2021 9:57:16 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Deldelp Medina

City: San Francisco

Email: deldelp@gmail.com

Subject: I support infill housing like that at 4300 17th mixed-affordable housing.

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. As a life ling San Francisco who is raising a family here, I want and need there to be different types of housing. My fear is that once my child is old enough to live on their own they will not be able to afford to live in the city they grew up in.

That is why I support infill housing not just at 4300 17th street but throughout the city.

With respect,

Deldelp

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/145838820.3698.1634057814501.JavaMail.root%40v6-aux-ff579769c-8jt8f>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Tuesday, October 12, 2021 10:06:28 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Sabeek Pradhan

City: San Francisco

Email: sabeekpradhan@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/143224305.4436.1634058359322.JavaMail.root%40v6-aux-ff579769c-gq8j7>.

From: [Fabiola Cobarrubias](#)
To: [Horn, Jeffrey \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [CPC-Commissions Secretary; Info@corbettneighbors.com](#); [wm@holtzman.com](#)
Subject: Opposition: 4300 17th Street
Date: Tuesday, October 12, 2021 10:26:44 AM
Attachments: [Opposition 4300 17th Street.msg](#)

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

From: [Fabiola Cobarrubias](#)
To: [Horn, Jeffrey \(CPC\)](#); [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [CPC-Commissions Secretary](#); Info@corbettneighbors.com; wm@holtzman.com
Subject: Opposition: 4300 17th Street
Date: Tuesday, October 12, 2021 10:26:14 AM

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

The current design has an unnecessary and disproportionate impact on its neighbors. This sets a bad precedent for all open space in our Special Use District. It is my understanding that alternative design options would have supported the same number of housing units in a manner that is in keeping with our Special Use District and is considerate of the needs of the neighbors. I feel that a conditional use authorization has no merit when viable alternatives exist that our neighborhood could have supported. Achieving these important compromises is the way we support our community.

Thank you for your attention to this matter.

Sincerely,

Fabiola Cobarrubias
38 Ord Street

From: [Adriann Debits](#)
To: [Horn, Jeffrey \(CPC\)](#)
Cc: [Mandelman, Rafael \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [CPC-Commissions Secretary](#); [Info@corbettneighbors.com](#); [wm@holtzman.com](#)
Subject: Opposition: 4300 17th Street (2019-013808CUA/VAR)
Date: Tuesday, October 12, 2021 11:07:16 AM

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

Dear Mr. Horn,

I am writing to express my opposition to the proposed development at 4300 17th Street.

While I am not against the creation of housing, the current design has a disproportionate impact on its neighbors and it sets a bad precedent for all open space in our Special Use District. I would be more comfortable if this project adhered to our 45% setback requirements and if it were mindful of the light, air and privacy of its neighbors. Thank you for your attention to this matter.

Best regards,

Adriann S. Debits

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Tuesday, October 12, 2021 2:07:50 PM
Attachments: [Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
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[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th affordable housing project! We need more housing in San Francisco!!.msg](#)
[Form Submission - 4300 17th Street Support Form - Support the mixed-affordable housing project at 4300 17th St!.msg](#)
[Form Submission - 4300 17th Street Support Form - I support mixed-affordable housing at 4300 17th street.msg](#)
[Form Submission - 4300 17th Street Support Form - Please just approve the 4300 17th street project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th.msg](#)

Commission Affairs

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

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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Monday, October 11, 2021 3:27 PM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Charles Lai

City: San Francisco

Email: charlesclai@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1745805441.4349.1633991196142.JavaMail.root%40v6-aux-6d966cb799-pnfc6>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 3:50:06 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Hunter Oatman-Stanford

City: San Francisco

Email: hoatmanstanford@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1394221035.5105.1633992581516.JavaMail.root%40v6-aux-6d966cb799-bzkr9>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 3:29:10 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Arpita Kumar

City: San Francisco

Email: kumar.arpita@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: Hi,

I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

Best,

Arpita

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1131508856.4442.1633991327044.JavaMail.root%40v6-aux-6d966cb799-pnfc6>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 3:28:11 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Ravi Raghavan

City: San Francisco

Email: raviraghavan88@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/294605168.4268.1633991264555.JavaMail.root%40v6-aux-6d966cb799-956t9>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 6:49:36 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Aubrey Cunningham

City: Los Angeles

Email: aubrey.cunningham@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future!

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1367806413.6266.1634003354434.JavaMail.root%40v6-aux-7b9856d5cc-wq87w>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 7:09:11 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Andrew Branscomb

City: San Francisco

Email: andy.branscomb@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future. Infill housing in dense urban areas (especially without parking!) is key to limiting climate change. By allowing this project, 2-3 families who would not otherwise be able to live in SF will be able to live in SF.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1308922139.7355.1634004523440.JavaMail.root%40v6-aux-7b9856d5cc-hlp78>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th affordable housing project! We need more housing in San Francisco!!
Date: Monday, October 11, 2021 9:01:51 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Joe DiMento

City: San Francisco

Email: joedimento@gmail.com

Subject: I support 4300 17th affordable housing project! We need more housing in San Francisco!!

Message:

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - Support the mixed-affordable housing project at 4300 17th St!
Date: Monday, October 11, 2021 9:46:34 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: John Hamilton

City: San Francisco

Email: jwhamilt@gmail.com

Subject: Support the mixed-affordable housing project at 4300 17th St!

Message: Hello, I am writing in strong support of the mixed-affordable housing project proposed at 4300 17th St. This type of mixed-use housing project is exactly what we need to keep our city vibrant and accessible. This is the right type of project for this neighborhood and I hope it can be a template to expand housing, including affordable housing units, throughout the City and the region. Please support this project!

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support mixed-affordable housing at 4300 17th street
Date: Tuesday, October 12, 2021 6:40:41 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Dustin Heestand

City: San Francisco

Email: cheerfully@gmail.com

Subject: I support mixed-affordable housing at 4300 17th street

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. I moved to SF with my family because of the wonderful opportunities available to us here - and it's so unfair to put those opportunities out of reach for the thousands of other families who would benefit from them. Our housing crisis has been 40 years in the making, and current solutions aren't working fast enough. We cannot fund our affordable housing needs through taxes alone (at least, not without Prop 13 repeal). Please approve this project and let market rents subsidize tenants who would otherwise be driven out of the city.

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - Please just approve the 4300 17th street project
Date: Tuesday, October 12, 2021 7:23:02 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Chuong Vu

City: San Francisco

Email: chuongv@gmail.com

Subject: Please just approve the 4300 17th street project

Message: It is ridiculous that we have to have many meetings over a small project. We are in a housing crisis and it does not make sense to quibble over such small details.

Approve the project and let's move on to the next.

Your friend,
Chuong

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Tuesday, October 12, 2021 7:38:25 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Ashok Rajendran

City: San Francisco

Email: ashokraz@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th
Date: Tuesday, October 12, 2021 7:34:54 AM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: David Broockman

City: San Francisco

Email: david.broockman@gmail.com

Subject: I support 4300 17th

Message:

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1737807396.644.1634049271092.JavaMail.root%40v6-aux-56c89bf8fc-r5q4w>.

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: October 14 Commission Hearing : 4300 17th Street (2019-013808CUA/VAR)
Date: Tuesday, October 12, 2021 2:06:47 PM

Commission Affairs

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

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From: mrmpr@earthlink.net <mrmpr@earthlink.net>
Sent: Monday, October 11, 2021 3:15 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: FW: October 14 Commission Hearing : 4300 17th Street (2019-013808CUA/VAR)

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

From: mrmpr@earthlink.net [<mailto:mrmpr@earthlink.net>]
Sent: Monday, October 11, 2021 2:08 PM
To: 'joel.koppel@sfgov.org' <joel.koppel@sfgov.org>; 'kathrin.moore@sfgov.org' <kathrin.moore@sfgov.org>; 'deland.chan@sfgov.org' <deland.chan@sfgov.org>; 'sue.diamond@sfgov.org' <sue.diamond@sfgov.org>; 'frank.fung@sfgov.org' <frank.fung@sfgov.org>; 'theresa.imperial@sfgov.org' <theresa.imperial@sfgov.org>; 'Rachael.Tanner@sfgov.org' <Rachael.Tanner@sfgov.org>
Cc: 'frank.fung@sfgov.org' <frank.fung@sfgov.org>; 'jeffrey.horn@sfgov.org' <jeffrey.horn@sfgov.org>
Subject: October 14 Commission Hearing : 4300 17th Street (2019-013808CUA/VAR)

Dear President Koppel, Vice President Moore and Commissioners:

I write to express my opposition to the excessive violations of existing planning guidelines and zoning laws which this project continues to propose be waived.

I do not oppose the creation of additional housing nor the thoughtful increased densification of residential neighborhoods in San Francisco if the projects are guided by the rules and regulations which have been developed for this purpose by your Commission and staff.

This project continues to refuse to be constrained by those guidelines and zoning rules which are intended to govern projects in general throughout the city, except in cases where a reasonable basis for exception(s) has been established.

At the same time, this project presents no reasonable case to overturn those rules and grant the special treatment it requests.

The established neighborhood organization as well as many unaffiliated individuals devoted substantial effort in 2020 to highlight, for you and staff, the substantial abrogation of existing planning and zoning rules that would be necessary to approve this project, and we remained ready to work with the project sponsor and Department staff to achieve the sponsor's stated objectives which were achievable within existing law.

Unfortunately, I want to note for your information that since the time of that hearing, nearly one year ago and at which the project was continued, the sponsor has remained unwilling to engage either the long-standing neighborhood organization nor the number of individuals who expressed concerns and a desire to work together to resolve differences.

I urge the Commission to return this project to staff with the direction that it be redesigned to conform to the existing provisions of planning standards which have been already been developed and adopted to facilitate densification of lots such as this throughout the city.

Mark Ryser
415 553-8033

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Petitions Signers Supporting 425 Broadway
Date: Tuesday, October 12, 2021 2:06:09 PM
Attachments: [425 Broadway Petition Signers 10.11.2021.xlsx](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
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From: Corey Smith <corey@sfhac.org>
Sent: Monday, October 11, 2021 12:41 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>
Cc: Alexander, Christy (CPC) <christy.alexander@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Steve Saray (saraysteve@aol.com) <saraysteve@aol.com>; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>; Steven Vettel <SVettel@fbm.com>; Todd David <todd@sfhac.org>; Laura Clark <laura@yimbyaction.org>
Subject: Petitions Signers Supporting 425 Broadway

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Members of the San Francisco Planning Commission,

On behalf of the Housing Action Coalition and YIMBY Action, please see the attached document with petition signers in support of the [425 Broadway proposal](#).

Here is a link to the Housing Action Coalition's [report card of the project](#). Please note that there have been updates to the project since our July review. These updates are not reflected in the report card but we view the changes as positive (ie more affordable housing).

Please let me know if you have any questions.

Respectfully,

Corey Smith
Deputy Director, HAC

--

Corey Smith 陈锐 | Pronouns: He/Him
Deputy Director | Housing Action Coalition
95 Brady Street, San Francisco, CA 94103
Office: (415) 541-9001 | Cell: (925) 360-5290



Email: corey@sfhac.org | Web: sfhac.org

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First name	Last name	Email	Zip code	Comments	Timestamp (EST)
Townsend	Walker	townsend@townsendwalker.com	94109	A perfect place for new housing in a community with shops, stores and transit.	2021-09-16 17:41:
Tom	Lockard	marlock@pacbell.net	94133	As a long term resident of North Beach I strongly support the proposed development. Excited for more neighbors, as well as more customers for neighborhood restaurants and business.	2021-09-16 15:22:
Weston	Cooper	weston.cooperuo@gmail.com	94133		2021-09-21 17:32:
Ignacio	Barandiaran	ignacio.barandiaran@gmail.com	94611	I fully support this project, we need more housing now!	2021-09-16 14:47:
Kate	McGee	kate.urbus@gmail.com	94133	I live 8 blocks away and am in support of the project. I live a block away and 100% support this project. North Beach is one of the best neighborhoods in the city and I want more people to be able to enjoy and experience it.	2021-09-16 17:16:
Alex	Noor	alex.noor7@gmail.com	94133		2021-09-16 19:18:
Nicholas	Marinakis	hoyanakis@gmail.com	94133	I live in North Beach and strongly support more housing here	2021-09-21 17:32:
Kate	McGee	kate.urbus@gmail.com	94133	I live in North Beach and support this project.	2021-09-22 13:57:
Steven	Aiello	pstevenaiello@gmail.com	94952	Nice re-use project. Keep it up! -S Nob Hill resident, who wants to see more housing, especially smaller units to add our housing supply! More neighbors mean more support for our iconic local businesses! We need more ridership on our transit lines as well!	2021-09-21 17:38:
Davey	Kim	daveymkim@hotmail.com	94109	Please approve this well designed project. We do not need parking as much as we need parking.	2021-09-21 12:16:
brett	Gladstone	b_gladstone@comcast.net	94117		2021-09-21 18:36:
Millicent	Tolleson	millietolleson@gmail.com	94109	Support this better use of the land to create housing!	2021-09-16 14:59:
Mona	Lovgreen	mlovgreen@dialogdesign.ca	94111	Supporting more housing and this development.	2021-09-21 17:33:
Jacinta	McCann	jacintamccann1@gmail.com	94109	This is an excellent infill development proposal and adds much needed housing. This project is wonderful and will brighten the community! North Beach is impossibly difficult to build new housing and I really hope this succeeds.	2021-09-22 01:20:
Victoria	Wallis	vwallis93@gmail.com	94108		2021-09-21 14:34:
lisa	church	lmc.public@gmail.com	94108	We need this and 1324 Powell Street!	2021-09-16 14:30:
Jose	Gonzalez-Brenes	josepablog@gmail.com	94109	Why. only 41 homes? Shouldn't we build with higher density?	2021-09-16 14:24:
Michael	Pacheco	mpacheco8@icloud.com	94105	Yes - More market rate housing! Yes! I support new affordable homes in North Beach that encourage alternatives to driving, and maximize this transit-rich location.	2021-09-16 15:38:
Evan	Sipe	eesipe@gmail.com	94133		2021-09-16 14:23:
Jack	Gardner	jpgardner@jsco.net	94109	You may also add "The John Stewart Company" as a corporate supporter.	2021-09-23 16:13:
Zack	Subin	zack.subin@fastmail.fm	94112		2021-10-09 15:12:
Raul	Maldonado	rmaldonadocloud@gmail.com	94132		2021-10-07 14:43:
Sasha	Heuer	sashacheuer@gmail.com	94110		2021-10-05 18:45:
Simon	Cai	bijinez@gmail.com			2021-09-26 14:43:
Tory	R.	toryray@gmail.com			2021-09-25 17:33:
Jonathan	Buenemann	jonathanbuenemann@gmail.com	94123		2021-09-24 19:09:
Neil	Shah	neilpshah@gmail.com	94105		2021-09-24 12:44:
Timothy	Buck	timothybuck13@gmail.com			2021-09-24 10:50:
Alex	Myers	aj.myers93@gmail.com			2021-09-23 23:08:
Anne	Fougeron	anne@fougeron.com	94111		2021-09-23 11:58:
Daniela	Ades	dades@greenbelt.org	94109		2021-09-22 14:25:
Simon	Blount	simon.blount@polyglobal.com	94104		2021-09-22 02:13:
Danny	Sauter	sauterdj@gmail.com	94133		2021-09-22 00:58:
Raquel	Bitto	rbitto@steinberghart.com	94105		2021-09-21 21:02:
Raquel	Bitto	b2sfca@gmail.com	94105		2021-09-21 21:01:

Hector	Rubio	hectorr@hellermanus.com	94111	2021-09-21 20:44:
Andy	Lynch	andylynchd@gmail.com	94107	2021-09-21 19:57:
		kellenwohl28@gmail.com	94010	2021-09-21 19:26:
Christina	Sheffey	christinalsheffey@gmail.com	94109	2021-09-21 19:13:
Myoko	Shallenberger	myokoshallenberger@gmail.com	94109	2021-09-21 19:10:
Avishai	Halev	avishaihalev@gmail.com	94133	2021-09-21 18:54:
Beverly	Mills	bev@studiobeverly.com	94109	2021-09-21 18:14:
Thais	Miller	thaism@aol.com	94109	2021-09-21 18:12:
Chad	Fusco	crf15@case.edu	94109	2021-09-21 18:08:
Diane	Filippi	dfilippisf@gmail.com	94133	2021-09-21 18:06:
Annie	De Lancie	annie@delancie.org	94133	2021-09-21 17:57:
Brad	Dickason	bdickason@maracordev.com	94611	2021-09-21 17:46:
Julie	Heinzler	julie@martinbuilding.com	94109	2021-09-21 17:41:
dorian	hollis	dorianhollis@yahoo.com	94109	2021-09-21 17:38:
joan	rost	joanr0623@gmail.com	94109	2021-09-21 17:32:
Brian	Lese	blese56@gmail.com	94109	2021-09-21 17:32:
Ziwei	Hao	ziwei.hao@gmail.com	94109	2021-09-21 17:30:
Suzanne	Gregg	sg@investsf.com	94131	2021-09-21 14:12:
Antonio	Quilici	aquilici97@gmail.com		2021-09-20 20:05:
Ira	Kaplan	iradkaplan@gmail.com	94133	2021-09-20 14:53:
Joey	Babbitt	jrbabbitt@gmail.com	94133	2021-09-20 14:45:
Marie	Torres	twoheartedsociopath@gmail.com		2021-09-20 14:38:
Chris	Heriot	cheriot@gmail.com	94110	2021-09-19 19:25:
Molly	Bierman	mollybierman@gmail.com		2021-09-19 11:32:
luisa	james	luisa.thephone@gmail.com		2021-09-19 03:01:
Jennifer	Gee	geewhiz97@gmail.com	94111	2021-09-18 22:16:
Angelina	Perez	angelinarenee.perez@gmail.com		2021-09-18 19:41:
Julia	Vetromile	julia.vetromile@gmail.com	94108	2021-09-18 19:33:
Kevin	Utschig	ku1313@icloud.com	94110	2021-09-18 16:38:
Robert	Fruchtman	rfruchtose@gmail.com	94117	2021-09-18 15:59:
Zack	Subin	zack.subin@fastmail.fm	94112	2021-09-18 01:26:
Kelsey	Frost	kelseyafrost@gmail.com		2021-09-17 23:57:
Luvia	Silva	luvia4152012@gmail.com		2021-09-17 23:21:
Jessica	Perla	jessica@jperla.com	94107-3739	2021-09-17 14:54:
Kevin	Samples	kevin.samples@gmail.com	94108	2021-09-17 12:38:
Ali	Moss	ali.moss13@gmail.com	94117	2021-09-17 06:39:
Dan	Federman	dfed@me.com	94117	2021-09-17 00:17:
Scot	Conner	scot.conner@berkeley.edu	94123	2021-09-16 20:22:
Corey	Smith	cwsmith17@gmail.com	94117	2021-09-16 20:18:
Gabriel	Zitrin	gzitrin@gmail.com	94109	2021-09-16 20:02:
Louis	Magarshack	louis.magarshack@gmail.com	94116	2021-09-16 18:45:
Steve	Marzo	smarzo@alumni.nd.edu	94112	2021-09-16 18:30:
John	Holtzclaw	john.holtzclaw@sierraclub.org	94133	2021-09-16 18:17:
Teddy	Kramer	theodore.kramer@gmail.com	94133	2021-09-16 16:55:
Jeska	Dzwigalski	jeska.dzwigalski@gmail.com	94133	2021-09-16 16:36:

Cindy	Downing	cindycdowning@gmail.com	94619	2021-09-16 16:11:
David	Casey	dcasey@bararch.com	94111	2021-09-16 15:57:
Karen	Wong	cloudsrest789@gmail.com	94108	2021-09-16 15:56:
Lindsay	Haddix	lindsayleighhaddix@gmail.com	94108	2021-09-16 15:47:
TK	Polevoy	tk.polevoy@gmail.com	94108	2021-09-16 15:37:
Raul	Maldonado	rmaldonadocloud@gmail.com	94132	2021-09-16 15:29:
Michiko	Scott	soulhealing868@yahoo.co.jp	94706	2021-09-16 15:20:
Joseph	Swaub	jfswain@gmail.com	94104	2021-09-16 15:14:
Melanie	Stein	melanie.anne.stein@gmail.com	94133	2021-09-16 14:52:
Dylan	Hunn	dylhunn@gmail.com	94110	2021-09-16 14:39:
Harold	Metzger	harry19023@gmail.com	94109	2021-09-16 14:35:
Charlene	Chambliss	chamblisscs@gmail.com	94612	2021-09-16 14:32:
Charles	Ayers	cayers99@gmail.com	94103	2021-09-16 14:30:
Matt	Babcock	mbabcock05@gmail.com	94109	2021-09-16 14:29:
Mark	English	mark@markenglisharchitects.com	94108	2021-09-16 14:27:
Michael	Chen	mychen10@yahoo.com	94109	2021-09-16 14:25:
Vamsi	Uppala	uvvamsikrishna@gmail.com	94109	2021-09-16 14:21:
Corey	Smith	corey@sfhac.org	94117	2021-09-10 19:26:

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From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Form Submission - 4300 17th Street Support Form - I support the mixed-affordable housing project at 4300 17th St
Date: Tuesday, October 12, 2021 2:06:01 PM
Attachments: [Form Submission - 4300 17th Street Support Form - I am proud to write to you in support of the proposed mixed-affordable housing project at 4300 Seventeenth Street.msg](#)
[Form Submission - 4300 17th Street Support Form - I support the 4300 17th Street mixed-affordable housing project because it's the right and fair thing to do.msg](#)
[Form Submission - 4300 17th Street Support Form - I'm a local resident and I support the 4300 17th St affordable housing project!.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - I support the mixed-affordable housing project at 4300 17th St.msg](#)
[Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - Support for 4300 17th mixed-affordable housing project.msg](#)
[Form Submission - 4300 17th Street Support Form - As a neighbor I feel this is a no brainer application. Please approve expeditiously. thanks.msg](#)
[Form Submission - 4300 17th Street Support Form - Support for 4300 17th Street Nice Affordable Housing Project.msg](#)

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From: 'Squarespace' via 4300 17th Street Letters of Support <4300-17th-street-letters-of-support@googlegroups.com>
Sent: Monday, October 11, 2021 10:25 AM
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support the mixed-affordable housing project at 4300 17th St

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Colin Bishopp

City: San Francisco

Email: cbishopp@gmail.com

Subject: I support the mixed-affordable housing project at 4300 17th St

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most vibrant cities in the world. However, San Francisco is also home to a catastrophic housing crisis. While this modest project won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for future small scale, infill opportunities across the city.

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I am proud to write to you in support of the proposed mixed-affordable housing project at 4300 Seventeenth Street
Date: Monday, October 11, 2021 12:09:55 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Molly Bierman

City: San Francisco

Email: mollybierman@gmail.com

Subject: I am proud to write to you in support of the proposed mixed-affordable housing project at 4300 Seventeenth Street

Message:

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

To unsubscribe from this group and stop receiving emails from it, send an email to 4300-17th-street-letters-of-support+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/961345812.1193.1633979373527.JavaMail.root%40v6-aux-84fbf45cf7-g26xc>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support the 4300 17th Street mixed-affordable housing project because it's the right and fair thing to do
Date: Monday, October 11, 2021 11:31:58 AM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Steve Reeder

City: San Francisco

Email: steven.r.reeder@gmail.com

Subject: I support the 4300 17th Street mixed-affordable housing project because it's the right and fair thing to do

Message: As a resident of San Francisco for 7 years, a San Francisco homeowner, taxpayer, and a ninth-generation Californian, I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. Something needs to change where housing in San Francisco is available to all, not just those with fortunes or who bought their houses at the right time. This is vital to fairness and vibrancy of our beautiful city. While this modest project certainly won't solve San Francisco's housing crisis on its own, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/172692277.1346.1633977092359.JavaMail.root%40v6-aux-76b4877cc5-krcnm>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I'm a local resident and I support the 4300 17th St affordable housing project!
Date: Monday, October 11, 2021 11:20:13 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Joanna Gubman

City: San Francisco

Email: jgubman@gmail.com

Subject: I'm a local resident and I support the 4300 17th St affordable housing project!

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

The city should also figure out how to make this process go faster in the future. We are in the middle of a climate crisis and we need more housing in low-carbon areas like San Francisco. And with SB 9 and Supervisor Mandelman's proposed fourplex legislation, we need to be ready to streamline things so that our laws work as intended (to allow for housing) and don't get held up in endless process and discretionary review.

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 10:35:45 AM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Roy Roongseang

City: San Francisco

Email: roy.roongseang@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for future small scale, infill opportunities in the future.

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 12:46:31 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Benya Chongolnee

City: San diego

Email: benya.map@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/314881954.1571.1633981526433.JavaMail.root%40v6-aux-6889fdd5f-s65cr>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support the mixed-affordable housing project at 4300 17th St
Date: Monday, October 11, 2021 1:14:17 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Robert Fruchtman

City: San Francisco

Email: robert@fruchtose.com

Subject: I support the mixed-affordable housing project at 4300 17th St

Message: I am writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. While this modest project won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units. It could be a blueprint for future infill projects in the City.

--

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/77030906.365.1633983246836.JavaMail.root%40v6-aux-6fbcd79fbf-nms7z>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - I support 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 1:14:17 PM

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

Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Jordon Wing

City: San Francisco

Email: jordonwii@gmail.com

Subject: I support 4300 17th mixed-affordable housing project

Message: I am a District 8 Resident, writing in support of the mixed-affordable housing project proposed at 4300 17th Street in San Francisco. San Francisco is one of the most beautiful and magical cities on Earth. However, San Francisco is also home to one of the most infamous housing crises on Earth. While this modest project certainly won't solve San Francisco's housing crisis, it will solve it for those families that would live in these units and could be a blueprint for small scale, infill opportunities in the future.

--

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - Support for 4300 17th mixed-affordable housing project
Date: Monday, October 11, 2021 1:34:07 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Anna Hamilton

City: San Francisco

Email: anna.stetsovskaya@gmail.com

Subject: Support for 4300 17th mixed-affordable housing project

Message:

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

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From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - As a neighbor I feel this is a no brainer application. Please approve expeditiously. thanks
Date: Monday, October 11, 2021 1:43:10 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Victor Gonzalez

City: san francisco

Email: gonzy52@comcast.net

Subject: As a neighbor I feel this is a no brainer application. Please approve expeditiously. thanks

Message:

--

You received this message because you are subscribed to the Google Groups "4300 17th Street Letters of Support" group.

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To view this discussion on the web visit <https://groups.google.com/d/msgid/4300-17th-street-letters-of-support/1073094560.1415.1633984967414.JavaMail.root%40v6-aux-6fbcd79fbf-lengx>.

From: ["Squarespace" via 4300 17th Street Letters of Support](#)
To: 4300-17th-street-letters-of-support@googlegroups.com
Subject: Form Submission - 4300 17th Street Support Form - Support for 4300 17th Street Nice Affordable Housing Project
Date: Monday, October 11, 2021 2:48:09 PM

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Sent via form submission from [mixed affordable housing @ 4300 17th Street](#)

Name: Sprague Terplan

City: San Francisco

Email: sprague.terplan@gmail.com

Subject: Support for 4300 17th Street Nice Affordable Housing Project

Message: I am not an immediate neighbor of this project but I live in the neighborhood and support this project as proposed. I am glad to see that the revised version, now up for consideration, removed automobile parking spaces/the garage from the new building.

The revised design reflects what seems to be consideration and respect for the adjacent backyard and should help ensure privacy and sunlight for this space. Increased availability of affordable housing is welcome and our neighborhood can certainly handle the very slight increase in density that this rather modest project will provide.

--

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From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 425 Broadway conditional use hearing October 14
Date: Tuesday, October 12, 2021 2:04:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[2021-10-06 North Beach Neighbors - 425 Broadway - Letter of Support.pdf](#)
[435 Broadway SF LLC letter of support.pdf](#)
[Planning Commission brief 425 Broadway w Exhs A-B.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | 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: Vettel, Steven <SVettel@fbm.com>
Sent: Monday, October 11, 2021 9:47 AM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Alexander, Christy (CPC) <christy.alexander@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>; Steve Saray (saraysteve@aol.com) <saraysteve@aol.com>; Ian Birchall <ian@ibadesign.com>; Vidhi Patel <vidhi@ibadesign.com>
Subject: 425 Broadway conditional use hearing October 14

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

Hello Commissioners. I am writing on behalf of Montgomery Place LLC, the project sponsor of the 425 Broadway mixed use that is before you this Thursday. The project is comprised of 41 condominium dwelling units, ground floor retail space, and primarily below grade design professional office space. Your Commission package contains the draft motion, CEQA exemption, and project plans prepared by Ian Birchall & Associates.

Two significant developments have occurred with respect to the project since the date of our September 28 Commission brief and publication of the Commission packet.

First, in consultation with Planning staff, the number of on-site inclusionary affordable units has been increased from 3 units to 5 units, with a corresponding reduction in the partial in lieu fee. An amended draft motion is being prepared for your consideration on Thursday in order to document this increase in the number of on-site units.

Second, the project has now been endorsed by North Beach Neighbors and by the owners of Broadway Studios, the adjacent place of entertainment at 435 Broadway. Attached are these two additional endorsement letters. Previous endorsements by the Housing Action Coalition and YIMBY Action are in your packet. The Entertainment Commission also endorsed the project with appropriate noise attenuation measures that are included in the draft motion. Also enclosed is our brief dated September 28.

Please let me know if you would like to meet (virtually) or be provided any other information from the sponsor team prior to Thursday's hearing. Thank you.

Steven L. Vettel

He/Him/His

svettel@fbm.com

D 415.954.4902 C 415.850.1931



235 Montgomery Street 17th FL

San Francisco, CA 94104

www.fbm.com

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North Beach Neighbors
P.O. Box 330115
San Francisco, CA 94133
northbeachneighbors.org

October 6, 2021

TO: San Francisco Planning Department

RE: 425 Broadway Proposed Development

North Beach Neighbors is a San Francisco non-profit organization comprised of nearly 300 dues-paying members. Since 1981, we have advocated on behalf of the neighborhood to create a vibrant, inclusive community.

With these goals in mind, we write to you today to express our support for the proposed development at 425 Broadway Street. Our organization supports this development as it is infill housing that will transform a parking lot wedged between two underutilized buildings. We believe the location, a stretch of Broadway that has been challenged for decades, is in need of further mixed-use activity and ground floor activation. Finally, we have been encouraged by the evolution of the design and massing of the building and feel it will be a positive contribution to the adjacent buildings and neighborhood setting.

We state our support with a strong preference of the following:

- A greater commitment to public space. We look forward to a landscaped Verdi Place, and we expect the public space to remain accessible. We would welcome additional landscaping or contribution to nearby streetscapes with trees or sidewalk gardens.
- Flexible use and community space. We have concerns regarding the high concentration of office space in the current climate. To mitigate this, we ask for the space to be ready to be flexible in its use until it is filled. We would be happy to partner to make this space available to nearby nonprofits, schools, and community organizations, for their use as we wait for office work patterns to recover.

We look forward to continuing to engage on this project to make sure that it contributes to the incredible neighborhood of North Beach.

Sincerely,

A handwritten signature in blue ink that reads 'Bruno Kanter'.

Bruno Kanter
President, North Beach Neighbors

A handwritten signature in black ink that reads 'Daniel J. Sauter'.

Danny Sauter
Chair, Planning & Zoning Committee

435 BROADWAY SF LLC
435-443 Broadway
San Francisco, CA 94133

September 30, 2020

Mr. Steve Saray
425 Broadway
San Francisco, CA 94133

Dear Steve:

Thank you for the virtual meeting with your team last September 16th, 2021, explaining the architecture and design for two new mixed-use developments on 425 Broadway Street, San Francisco, California.

We would like to confirm that you will have an open courtyard garden at Verde Alley and will not block the windows of our property next door building at 435-443 Broadway. These windows provide light and airflow to our building. If you have any changes, please inform us as soon as possible..

Thank you for your consideration in your design in this beautiful project. If we could be of assistance, please let us know.

We welcome and support your new development to the neighborhood.

Sincerely,

Karl Pleskot and Frances Valdez
Members, 435 Broadway SF LLC

September 28, 2021

Hon. Joel Koppel, President
San Francisco Planning Commission
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Re: 425 Broadway (Case No. 2017-015678CUA)
Conditional Use/State Density Bonus
Hearing Date: October 7, 2021

Dear President Koppel and Commissioners:

I am writing on behalf of Montgomery Place LLC, the project sponsor of the 41-unit 425 Broadway project (the "Project") within the Broadway Neighborhood Commission zoning district and 65-A-1 height and bulk district. The sponsor team has worked diligently and tirelessly with the Planning Department for the last 3-1/2 years to refine the project, resulting in an exceptional project that advances the City's housing goals, while preserving the integrity of the adjacent Jackson Square Historic District.

The Project proposes to replace a 144-space private parking garage with two mixed-use buildings, one facing Broadway and one facing Montgomery Street within the North Beach/Jackson Square neighborhood. The Project includes 41 for-sale dwelling units (1-, 2-, and 3-bedroom units), 4,940 square feet of ground floor retail space on Broadway and Montgomery Streets, five predominantly below grade design professional office suites (a retail use under the Planning Code), and 17 residential parking spaces. Neither building exceeds the applicable 65-foot height limit.

Conditional use approval by the Commission is sought because the project site, at 13,641 square feet, is somewhat larger than the 10,000 square foot conditional use threshold in the Broadway NCD, and three of the seven commercial spaces in the building are slightly above the 2,999 square foot use C/U size threshold. Certain density bonus waivers are also requested and described below.

Two-thirds of the project's square footage is residential; 9% is retail; and 25% is design professional office space. On Broadway, the dwelling units begin on the third floor to minimize potential conflicts with nearby places of entertainment; on Montgomery Street, away from the places of entertainment, the residential units are on the second floor and above. This mix of uses is fully consistent with and implements the policies underlying the Broadway NCD zoning district set forth in Planning Code Section 714:

The Broadway District controls are designed to encourage development that is compatible with the existing moderate building scale and mixed-use character, and maintain the district's balance of entertainment uses, restaurants, and small-scale retail stores. . . . Most commercial uses in new buildings are permitted at the first two stories. Neighborhood-serving businesses are strongly encouraged. . . . Nonretail offices are prohibited in order to prevent encroachment of the adjoining downtown office uses. . . . Housing development in new buildings is encouraged above the second story.

The project architect is Ian Birchall & Associates. Your Commission packet includes the full plan set, including renderings, floor plans, elevation, sections and materials.

Using the State Density Bonus Law, the Proposed Number of Dwelling Units was Increased from 34 Units to 41 Units. A maximum of 34 residential units and 34,102.5 square feet of commercial use is permitted on this site. At the urging of the Planning Department, the sponsor proposes using the State Density Bonus law to add 7 bonus units for a total 41 units, but keeping the commercial retail space (23,675 square feet) well below that principally permitted. No density bonus increase in height above the 65-foot height limit or any reduction in required open space is proposed. The Project will fulfill its inclusionary housing obligation through a combination of three on-site BMR units (10% of the base project) and payment of the Affordable Housing Fee.

Four waivers of development standards are requested through the State Density Bonus: building bulk, rear yard, unit exposure, and height. The need for the first three of these waivers is driven principally by the need to accommodate a public sewer easement that bisects the site, requiring two separate buildings organized around the 20-foot wide Verdi Alley open space, rather than a single building. Verdi Alley is a public street running from Montgomery Street 58.5 feet westerly, but is a private alley owned by the sponsor west of that point with the sewer easement below. No development standard concessions are sought.

The fourth waiver, for height, is associated with the 65-A-1 height and bulk district in which the Project is located. Within this district, the Planning Commission has discretion to not permit building height above 40 feet despite the 65-foot height limit, pursuant to Section 253.1 of the Planning Code. Because a building any shorter than 65 feet would not accommodate the 41 dwelling units, including the 7 bonus units, the Project is entitled to a waiver of this subjective Code provision.

The Project's Mix of Uses, Design and Noise Attenuation Features are Responsive to the Neighborhood Context. The Project site is at the border of the Jackson Square Historic District to the south, the Broadway entertainment district to the north and east, and Telegraph Hill further north. As described above, the Project's mix of uses is compatible with the several places of entertainment within 300 feet. There are no residential units below the third floor on Broadway, and only six bedrooms face Broadway on the upper three floors. Pursuant to guidance from the Entertainment Commission, a full acoustical report by Charles M. Salter & Associates was prepared to determine the STC ratings necessary in the Project's window and wall assemblies to

prevent disturbances to Project residents from nearby places of entertainment. The Project will incorporate those requirements.

At its September 21, 2021 meeting, the Entertainment Commission unanimously recommended approval of the Project to the Planning Commission, with the addition of certain conditions of approval consistent with the Salter study. We have agreed to those conditions and they are included in your draft motion.

The Project also includes small retail spaces on both the Broadway and Montgomery Street frontages, consistent with the Broadway NCD zoning and neighborhood norms. Finally, the five modestly-sized office suites in the Project will be limited to occupancy by design professionals, a use compatible with and supportive of the many other design businesses within Jackson Square.

With the guidance of the Department's preservation staff, the Project has been designed to be in conformity with the character defining features of the Jackson Square Historic District. The primary façade materials are masonry tile and stucco; the windows are deep set punched openings; top floor setbacks are incorporated into both the Broadway and Montgomery facades; and the more modern prismatic façade is limited to the interior of the site facing Verdi Alley. The Department's Historic Resource Evaluation Part 2 determined that the Project is compatible with and will have no adverse impacts on the historic district.

Finally, in consideration of downtown views from Telegraph Hill, the building height is limited to 56 feet on Broadway and 64 feet on Montgomery Street, comparable to the height of other buildings within Jackson Square.

The Project Does Not Cast Any Significant Shadow. The Planning Department determined that the Project will not cast any shadow on any Recreation and Park Department property. At the request of the Department, we also commissioned a shadow analysis to determine whether the Project would cast any shadow on the John Yehall Chin Elementary School property a block and one-half to the northeast. As shown in the analysis attached as Exhibit A, only a small occasional shadow cast late in the afternoon/early evening will affect primarily the school's trash area and one parking space.

The Project Sponsor Conducted Significant Community Outreach. The project team has undertaken significant outreach in the community, including with the North Beach Neighbors, Telegraph Hill Dwellers and nearby places of entertainment. Attached as Exhibit B is a log of those outreach efforts. As of today's date, the Project has received the endorsement of the Housing Action Coalition and YIMBY Action (copies attached), and we are aware of no formal opposition. No party opposed the Project at the September 21 Entertainment Commission hearing.

Pursuant to the Housing Accountability Act, the Project is Entitled to Your Approval. Under the Density Bonus Law, "[in] no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a

development meeting the criteria of [the Density Bonus Law] at the densities or with the concessions or incentives permitted by this section." (Cal. Gov't. Code § 65915(e)(1)). Accordingly, we submit that this State Density Bonus project is entitled to the requested conditional use approval, as well as our requested bulk, rear yard, unit exposure and height waivers.

Even without these provisions of state law, the Project would warrant the Commission's approval. It meets the objectives and policies of the General Plan, particularly the Housing Element, the Planning Code Section 206.6 density bonus requirements, the Urban Design Guidelines, and the Priority Policies of the Planning Code. The Project is well designed to be compatible with the Jackson Square Historic District and nearby places of entertainment. The Project will add 41 new units to the City's housing supply, including on-site inclusionary units, as well as an over \$2 million payment to the City's Affordable Housing fund, and will also pay significant transportation, child care and school impact fees.

We look forward to the October 7 hearing. Please contact me prior to the hearing if we can provide any additional information.

Very truly yours,



Steven L. Vettel

cc: Christy Alexander, planner
Montgomery Place LLC
Ian Birchall & Associates

EXHIBIT A

425 BROADWAY

FULL YEAR NET NEW SHADOW FAN DIAGRAM

FACTORING IN EXISTING SHADOWS DURING SECTION 295 TIMES



Yehall Chin Elementary West Playground

Max Affected Area of Playground by Net New Shadow of Proposed Project - - -

Handicap Parking Space ①

Equipment Storage / Trash ②



Yehall Chin Elementary East Playground

Not Affected by Proposed Project

Proposed Project

Net New Shadow Fan of Proposed Project

occasional shadow

frequent shadow



Yehall Chin Elementary School West Playground ①

Yehall Chin Elementary School East Playground ②

Montgomery Place LLC
1630 Oakland Road #A215
San Jose, CA 95131
Richard Chen - Manager
jhrchen@gmail.com

OWNER

MONTGOMERY PLACE

425 Broadway Street
San Francisco, CA 94133.

PROJECT

APN : 0163/002

SCALE :

NTS

DRAWING TITLE :

SHADOW FAN EXHIBIT

SHEET NO. :

SH- 1.0

DATE

01/15/2020

ISSUE

REVISED DRAWINGS
RESPONSE TO PLAN
CHECK LETTER
DATED 08/14/2019



ib+a
architecture
ian birchall and associates
177 post street, suite 920
san francisco, ca 94108
t: 415.512.9660 f: 415.512.9663
www.ibadesign.com
project contact: Ian Birchall



EXHIBIT B

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	Th- mass	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
GENERAL COMMUNITY OUTREACH																
TELEGRAPH HILL DWELLERS																
1.1	xx-Mar-18.	Telegraph Hill Dwellers, Planning & Zoning Committee				x	https://www.thd.org/about	Stan Hayes Ian Birchall	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		Email exchange and phone calls with IB.	IBA			
1.2	6-Apr-18	Telegraph Hill Dwellers, Planning & Zoning Committee	x					Stan Hayes Ian Birchall	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA's project presentation to the Planning & Zoning Committee -Telegraph Hill Dwellers - 36 unit scheme with approx 26,300 sf of design professional office use.. 2 retail spaces along the streets and garage parking for 39 cars (18 resi and 21 commercial). - Non state density bonus project.	IBA /THD			
1.3	8-May-18	Telegraph Hill Dwellers, Planning & Zoning Committee				x		Stan Hayes	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA rec'd letter expressing the consensus of the committee- from Stan Hayes (LETTER 1) Concerns expressed: - Height and scale - prposed project must be compatible with historic resources. - open space and parking should be eliminated. - greater housing affordability - verification of the right of way - shadowing of nearby elementary school.	THD			
1.4	22-Jan-19	Telegraph Hill Dwellers, Planning & Zoning Committee	x					Stan Hayes Ian Birchall	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA's 2nd presentation to the Planning & Zoning Committee -Telegraph Hill Dwellers - 36 unit scheme Concerns expressed: - height scale size of the project - suggestions to trim office space - 100% affordable project considerations. - compatibility with the Jackson Square Historic District	IBA / THD			
1.5	21-Feb-19	Telegraph Hill Dwellers, Planning & Zoning Committee				x		email from Stan Hayes	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA rec'd letter expressing the consensus of the committee- from Stan Hayes (LETTER 2) Concerns expressed: - height and mass are too great and must be in scale with surrounding buildings. - project must be compatible with historic resources - lost opportunity for on-site affordable housing	THD			

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	In-person	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti	
1.6	19-Nov-20	Telegraph Hill Dwellers, Planning & Zoning Committee				x		Stan Hayes Ian Birchall Christy Alexander	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA rec'd letter re THD's comments on the environmental review of the project at 425 Broadway Street forwarded to IBA by the Planner Christy Alexander (LETTER 3) Concerns expressed: - building height - requirements of compatibility with the architectural and cultural character and features of the Jackson Square Historic District Extension and Broadway NCD. - building form - materials - windows - shadow impacts					
1.7	24-Jun-21	Telegraph Hill Dwellers, Planning & Zoning Committee and full Board				x		Ian Birchall, Vidhi Patel, Steve Saray, THD Planning + Zoning Committee (Stan Hayes, Stewart Morton, Nadya Williams, Al Fontes, Lance Carnes, Nancy Shanahan, Nick Ferris, Mary Lipian, Greg Giachino, CJ Carol Verburg, Constance Deng, Michael	Stan Hayes, Chair, Planning & Zoning Committee	stanhayes1967@gmail.com		IBA's 3rd presentation to the Planning & Zoning Committee -Telegraph Hill Dwellers - 41 unit scheme Concerns expressed: - height scale size of the project - concern over quantity of office space + use - quantity of on-site affordable units and in-lieu fees - brick compatible with historic distric - questions regarding lighter material - suggested terracotta - questions regarding response to THD letter to Planning - questions regarding viability of ground-floor retail					
NORTH BEACH NEIGHBORS																	
2.1	19-Nov-18	North Beach Neighbors				x	http://northbeachneighbors.org/		Bruno Kanter V.P., North Beach Neighbors	brunokanter@gmail.com	415-921-5456	IBA project Presentation to the P&Z committee Bruno's response: <i>"Thanks for coming out last night and including us in your process. I'll let you know if the group has any questions. Looking forward to see the project develop."</i>	IBA				

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	In-person	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
2.2	10-Dec-18	North Beach Neighbors	x					Steve Saray Ian Birchall Vidhi Patel <u>North Beach Neighbors</u> (approx. 50+ attendees at the meeting) Bruno Kanter Danny Sauter Trish Herman Susan Pate Gino Bellessa + Tam Koster Findre Chinoise Emanuele Sartori Rod Freebairn – Smith	Bruno Kanter V.P., North Beach Neighbors	brunokanter@gmail.com	415-921-5456	IBA's project presentation at the North Beach Neighbors' neighborhood meeting. Comments and key questions: - has any community space been proposed? - considered bay windows? - any concerns re. filling office space. - will the community have a chance to comment on the number of affordable units proposed at this project? - very nice project. How can we support the project?	Bruno Kanter for NBN			
2.3	28-Jan-19	North Beach Neighbors				x			Bruno Kanter V.P., North Beach Neighbors	brunokanter@gmail.com	415-921-5456	IBA requested the North Beach Neighbors to consider providing us a letter in support of this project. Response: " <i>Happy to get a letter together. Were there any changes requested by Planning or anything different than what you presented to us? Are there final drawings after the dust settled so to speak?</i> "	IBA			
2.4	23-Feb-21	North Beach Neighbors				x			Danny Sauter North Beach neighbors - President	sauterdi@gmail.com	415-562-6441	Danny enquired if IBA could share updated plans and if we could present at their Planning & Zoning committee in March. IBA response - " <i>We have just finished the latest responses to City Planning. I will discuss your request with the project sponsors and get back to you.</i> "				

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	In-person	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
2.5	16-Jun-21	North Beach Neighbors			x			North Beach Neighbors - Full Board and Planning and Zoning Committee	Danny Sauter North Beach neighbors - President	sauterdj@gmail.com	415-562-6441	IBA's project presentation at the North Beach Neighbors' neighborhood meeting. Comments and key questions: - architecturally very attractive; huge improvements from prior design - retail space - how large is it, can it be sub-divided - any concerns re. filling office space, especially due to pandemic-related vacancies - how the SDBL is calculated - like the overall mass - thinks it fits nicely with th context - like the overall mass - thinks it fits nicely with th context				
PRE APPLICATION MEETING																
3.1	18-Dec-18	Pre App meeting			x				Steve Saray Steve Vettel Ian Birchall Vidhi Patel Dominic Li Mandri Andrew Diamond Gamze Basar			IBA's project presentation at the Pre-App meeting Comments and key questions: - did the sponsor consider a State Density Bonus project? - would you be willing to present to the Top Of Broadway CBD - Land Use Committee.? - TOB CBD should be able to provide a letter of support after we have had a chance to review the project with our committee. - possible outreach to the North Beach Merchant's Association and the NBBA - North Beach Business Association.	IBA			
SFHAC (San Francisco Housing Action Committee)																
4.1	25-May-21	SFHAC			x		https://www.sfhac.org/project-review-committee/	Ian Birchall, Steve Saray, Vidhi Patel, Sasha Heuer, Jake Price, Corey Smith, Kayle Barnes	Jacob Price - Development + Operations Associate (Membership, Fundraising, Communications, Project Review + Tours)	jacob@sfhac.org		IBA gave brief description of the project. SFHAC outlined general review and advocacy process, + membership options	IBA			

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	In-person	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
4.2	7-Jul-21	SFHAC			x		https://www.sfhac.org/project-review-committee/	Project Review Committee	Jacob Price - Development + Operations Associate (Membership, Fundraising, Communications, Project Review + Tours)	jacob@sfhac.org						
4.3	1-Sep-21	SFHAC		x			https://www.sfhac.org/project-review-committee/	Ian Birchall, Steve Saray, Vidhi Patel, Steve Vettel, Corey Smith,	Corey Smith	corey@sfhac.org		Meeting to discuss SFHAC advocacy options and strategy				
YIMBY Action																
5.1	16-Sep-21	YIMBY			x		yimbyaction.org	Ian Birchall, Vidhi Patel, Gillian Pressman	Gillian Pressman	gillian@yimbyaction.org		IBA gave brief description of the project. YIMBY outlined general review and advocacy process	IBA			

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	Th-ness	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
PLACES OF ENTERTAINMENT (POE) OUTREACH																
Broadway Studios + FAME Venue																
6.1	10-Jul-19	Broadway Studios + FAME Venue (Events venue located at 435 Broadway, San Francisco, CA 94133 (next door on Broadway))	x				https://www.broadwaystudios.com/	Ian Birchall Vidhi Patel Francesca Karl B. Pleskot Jake M. Schpero (CM Salter)	Francesca Karl B. Pleskot	eventsvenue@gmail.com info@BroadwayStudios.com	415-272-2743 415-559-5010	10_0710 - Meeting with Francesca + Karl Pleskot at 10 am. IBA distributed meeting notes on 19_0711	IBA			
6.2	9/16/21 @ 11am	Broadway Studios + FAME Venue (Events venue located at 435 Broadway, San Francisco, CA 94133 (next door on Broadway))			x		https://www.broadwaystudios.com/	Ian Birchall Sasha Heuer Francesca Karl B. Pleskot Steve Saray Steve Vettel	Francesca Karl B. Pleskot	eventsvenue@gmail.com info@BroadwayStudios.com	415-272-2743 415-559-5010	IB+A presented updates to the project. QUESTIONS + DISCUSSION ITEMS: - FAME windows along Verdi Alley - will they be blocked? No, those will be open to Verdi Alley - Acoustical issues - an acoustical consultant has been retained to provide the STC ratings for windows and walls to prevent noise. Buyers will be required to sign off on disclosures that they are along an entertainment corridor. Fresh air will be ducted into each unit so that residents don't need to rely on natural air ventilation from windows - price units will be sold for - unknown at this time since that process is 2+ years away; will be sold at market rates; 3 BMR units onsite - sequence of construction - both building will be build at the same time - timeline - looking at 2+ years for permitting and construction - Verdi Alley name staying the same? - yes, it will be retained - POE Outreach process, have others been contacted - yes, we have reached out to all POE's within a 300ft radius. We met with Monroe and they are supportive. Vanity declined a meeting. The others never responded to our requests. COMMENTS: - building looks great - would be a good addition to neighborhood - will send through any additional neighborhood contacts that we think would be good for you to reach out to	IBA			

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	Inf-narso	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
The Penthouse Club																
7	Only email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>The Penthouse Club</u> (Adult entertainment club / restaurant located at 412 Broadway, San Francisco, CA 94133 (building across the street -				x										
Hue																
8	Only email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>Hue</u> (Nightclub & lounge located at 447 Broadway, San Francisco, CA 94133)				x			Bennett Montoya	bennettmontoya@gmail.com		19_0717 - GoToMeeting set up for presenting the project to Bennett. (Bennett cancelled the Wed, Jul 17, 2019 video conference at the last minute.)				
Top Of Broadway - CBD (NO LONGER EXISTS)																
9	Only email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>Top Of Broadway - CBD</u>				x			Dominic LiMandri District Director Top of Broadway CBD	dominic@newcityamerica.com	619-241-1900					
Monroe SF																
10	8/18/2021 @ 2pm	<u>Monroe SF</u> (Nightclub located at 473 Broadway, San Francisco, CA 94133)			x		https://www.monroesf.com/	Steve Saray, Steven Vettel, Ian Birchall, Vidhi Patel, Sasha Heuer, Payam Marvin	Payam Arvin	monroeloungeinfo@gmail.com	415-323-8515	IB+A presented updates to the project. Payam said the project looks great and looks forward to something being built. Offered to provide letter of support. Payam's only question was whether or not the proposal included the Crowbar building and if we know whether or not that building was sold. We told him "No, it is not included and we don't know the status of that building"	IBA			

425 BROADWAY - Community Outreach Meeting Matrix:

last updated on 21_0928 by SH for IB+A

No.	Date of Meeting	Meeting/Call with:	IP- narsco	Tel.	Zoom	Emails	Website	Attendees	Contact:	Email	Tel	Notes / Main issues brought up	Meeting organizer	Pro	Neutral	Anti
Horizon																
11	Only phone/email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>Horizon</u> (Horizon – Restaurant and Lounge located at 498 Broadway, San Francisco, CA 94133)		x		x			Shon Stubbee		925-817-9461 - if any issues contacting Shon, please try Ronnie Lau at 415-509-6770					
Cosmo Bar and Lounge																
12	Only email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>Cosmo Bar</u> (The Cosmo Bar and Lounge located at 440 Broadway, San Francisco, CA 94133)				x			Calvin Louie	cylouiecpa@aol.com						
Bamboo Hut																
13	Only email correspondence. See Contact Log for more information. NO MEETING TO DATE	<u>Bamboo Hut</u> (Tiki Dive Bar located at 479 Broadway, San Francisco, CA 94133)				x	https://www.bamboohutsf.com/		Max Young	max@maximumproductions.com	415-722-6299					



Project Address: 425 Broadway
Project Sponsor: Montgomery Place, LLC
Date of HAC Review: July 7th, 2021

Grading Scale

- ★ = The project meets the high standard set by local jurisdiction and/or HAC
- ★★ = The project exceeds HAC standards
- ★★★ = The project far exceeds HAC's standards and exhibits creativity in its proposed solutions

Criteria for HAC Endorsement

1. The development must have been presented to the HAC Project Review Committee
2. The Project must score a minimum of ★ on any given guideline

<i>Guideline</i>	<i>Comments</i>	<i>Score</i>
Summary	HAC is pleased to endorse 425 Broadway, as the project will bring 43 homes to a currently underutilized site in a neighborhood that has not built much housing in recent decades. The project utilizes the state density bonus and employs a strong urban design, ultimately helping to alleviate San Francisco's housing shortage.	★★
Land Use	This building converts a surface level parking lot into a mixed-use, multi-family project that includes office, retail, and residential space. The committee commends the project's location, as the area is well-served by public transit and has built little housing in previous decades. The committee also supports the team's decision to include office space instead of parking.	★★
Density	The project will consist of 43 for-sale homes. The committee commends the project team for increasing the density by 20% through the State Density Bonus. While we would like to see the project utilize the entirety of the 50% bonus, we understand the need to be responsive to neighbors.	★★
Affordability	This project includes 3 on-site affordable homes and an in-lieu fee of approximately \$2.5 million. By combining on-site with in-lieu fees, this project brings more affordable homes to one of the most affluent parts of the city.	★
Parking & Alternative Transportation	The project is in a transit-rich area and includes 17 parking spaces, as well as 53 total bike spaces. We are exceptionally happy with the project team exceeding a 1:1 ratio for bike parking, and would also encourage the team to explore adding bike parking at grade. We are likewise pleased with the small number of car parking spaces (all of which are unbundled), and encourage the implementation of additional TDM strategies to become GreenTRIP certified.	★
Preservation		n/a

<p>Urban Design</p>	<p>There are light wells in the basement office spaces to provide natural light, as well as usable open space for 8 of the 41 units. Building amenities include a roof deck on the Montgomery building as well as landscaped space between the two buildings. The Committee appreciates the façades on Verdi alley, as well as the activation of the alley. Upper floor levels of the buildings facing Broadway and Montgomery have been set back and improved in response to feedback from the City. We would like to see the project team plan for possible ADU conversions for the retail on Montgomery.</p>	<p>★★</p>
<p>Environmental Features</p>	<p>This building meets the City's requirements. The project team is aiming for LEED Gold equivalency, with a design that is all-electric, includes PV array units, VRF HVAC, and employs a variety of water conservation measures.</p>	<p>★</p>
<p>Community Benefits</p>	<p>The Committee commends the project for the positive impact it will have on the alley and the improvements to the sidewalk/pedestrian experience. The Committee also believes adding housing and design office space is a community benefit, and commends the building's design for blending in with the area's general aesthetic. We encourage the project team to continue engaging with union labor as they are seeking a general contractor.</p>	<p>★★</p>
<p>Community Input</p>	<p>The team has received letters with feedback from the Telegraph Hill Dwellers and North Beach Neighbors. In response to feedback from the City, the project team changed the proposed rainscreen cladding to brick tile.</p>	<p>★</p>



YIMBY Action advocates for welcoming communities where everyone can thrive.
yimbyaction.org

San Francisco Planning Commission

City Hall

1 Dr. Carlton B. Goodlett Place

San Francisco, CA 94102

September 17, 2021

RE: Support for 41 new homes at 425 Broadway

Dear Planning Commission:

YIMBY Action is pleased to support the proposed project at 425 Broadway. This project would bring 41 new homes to San Francisco, helping to address our staggering citywide housing shortage. It would also allow more people to access the rich cultural and commercial opportunities of the Jackson Square neighborhood, and bring more customers to local businesses. The project's conversion of a parking garage into mixed-use development also helps create a more environmentally friendly and healthier San Francisco.

YIMBY Action is a network of pro-housing activists fighting for more inclusive housing policies. Our vision is an integrated and environmentally sustainable society where every person has access to a safe, affordable home near jobs, services, and opportunity.

San Francisco's severe housing shortage is causing skyrocketing homelessness and poverty, crippling our economy, and leading to debilitating commutes that

exacerbate our global climate crisis. These impacts fall disproportionately on our city's low-income workers and families, and disproportionately on people of color. The segregationist practice of denying housing in our highest-opportunity neighborhoods additionally marginalizes communities of color. If we strive to be a society that advances racial and class justice, we must do more to ensure abundant housing in all of our city's neighborhoods. This project will help address the housing shortage and ensure a welcoming San Francisco where everyone can thrive.

Best regards,

Laura Foote

YIMBY Action, Executive Director



From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2022 Housing Element Informational Hearing October 14, 2021 Commission Hearing, Item No. 12, Housing Element #2019-016230CWP
Date: Tuesday, October 12, 2021 2:03:54 PM
Attachments: [Comments 1010.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | 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: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Saturday, October 09, 2021 2:30 PM
To: Haddadan, Kimia (CPC) <kimia.haddadan@sfgov.org>; Caltagirone, Shelley (CPC) <shelley.caltagirone@sfgov.org>; Leon-Farrera, Malena (CPC) <malena.leon-farrera@sfgov.org>
Cc: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@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>; Hillis, Rich (CPC) <rich.hillis@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; Lynch, Laura (CPC) <laura.lynch@sfgov.org>
Subject: 2022 Housing Element Informational Hearing October 14, 2021 Commission Hearing, Item No. 12, Housing Element #2019-016230CWP

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

Dear Ms. Haddadan, Ms. Caltagirone and Ms. Leon-Farrera:

Attached are comments submitted to the Planning Commission and Department *two years ago* linking Planning Code Section 317 and the 2014 Housing Element.

The Comments are still relevant, timely and pertinent.

The Demo Calcs have still not been adjusted as the Planning Commission has the legislative authority to do and the issues highlighted from the 2014 Housing Element in these October 2019 comments are still gnawing at the public and decision makers.

The Demo Calcs should be adjusted prior to approval of the new Housing Element.

I am re-submitting these October 2019 Comments for your Informational Hearing on the 2022 Housing Element as new/old comments.

Thank you and take good care.

Sincerely,

Georgia Schuttish

To: SF Planning Commission
From: G. Schuttish
Date: October 10, 2019
Re: General Public Comments Today

Good morning, President Melgar, Vice President Koppel, Commissioner Moore, Commissioner Fung, Commissioner Johnson, Commissioner Richards and Mr. Ionin.

I hope you will have a few moments to read this before the meeting today, but I will try to amplify it in the three minutes during General Public Comment.

According to the Commission's Staff in the past two years (2017 thru mid-2019) there have been about 35 complaints related to illegal demolitions Citywide. Thirteen (13) were confirmed as demolitions. This is 38%.

Based on the sample of five Noe Valley projects requested by Commissioner Richards in December 2015, Staff said 40% should have been classified as demolitions even though they were reviewed and approved as alterations.

This is interesting that the percentages are fundamentally the same.

These percentages, 38% and 40%, are a fact under the existing Demo Calculations in Section 317 of the Planning Code in subsections (b) (2) (B) and (b) (2) (C).

Now to shift gears a little bit.

The first sentence explaining the position of Planning Director of the City and County of San Francisco's HR website reads:

"San Francisco Planning Department's mission is to shape the future of San Francisco and the region by: Generating an extraordinary vision for the General Plan..... "

On page C.6 of the "2014 Housing Element of the General Plan, Objective 2, Conserve and Improve Existing Stock" it says:

"Planning shall continue to implement the recently adopted Planning Code Section 317, which codifies review criteria for allowing housing demolitions, conversion and mergers, amend it when necessary..."

However, the Commission has never, ever adjusted the Demo Calcs as written in Section 317 (b) (2) (D) which was:

"...necessary to implement the intent of this Section 317 to conserve existing sound housing and preserve affordable housing".

Or in other words: *"policy efficacy"*.

But at the same time the value in RH-1 has been adjusted at least five times since 2013 to reflect both the market and the concept of “naturally unaffordable” and allow the administrative approval of demolitions.

In fact the 2014 Housing Element recognized this issue on page I.34 writing:

“With the global recession, prices dropped between 2005 and 2011. Since 2011, the price of housing in San Francisco continues to grow and based on the trend since 2000, the price of housing is projected to surpass the high prices seen in 2005.”

In fact these high prices in the years prior to the adoption of Section 317 and the increase in demolitions was a reason Section 317 was created in order to preserve sound affordable housing while allowing for reasonable alterations in the RH-2 and RH-3 and in those RH-1 neighborhoods that were still affordable.

The 2014 Housing Element Policy 2.2 reads:

“Discourage the demolition of sound existing housing, unless the demolition results in a net increase in affordable housing.”

And the 2014 Housing Element Policy 3.4 reads:

“Preserve” naturally affordable” housing types, such as smaller and older ownership units.”

And in further detail it goes on to say:

“A review of current sales prices reveals that new homes are generally priced higher than existing, older housing stock. This is particularly true of smaller units, such as the mid-century construction in certain lower density residential neighborhoods. These housing units provide a unique homeownership opportunity for new and smaller households. While higher density housing generally results in more shared costs among each unit, the pre-existing investment in lower density housing generally outweighs the benefits of higher density in terms of housing affordability. To the extent that lower density older housing units respond to this specific housing need, without requiring public subsidy they should be preserved. Strategies detailed under Object 2 to retain existing housing units, and promote their life -long stability should be used to support this housing stock.”

During General Public Comment over the past 5 years the Commission has seen examples of projects, primarily in Noe Valley that have led to an average increase in sales price of \$3.5 to \$5 million dollars after the completion of the work allowed under the alteration permit. Granted this is a snapshot of about 50 projects...none of which came before the Commission in a DR and with a few exceptions were all spec projects.

Based on the two percentages in the first paragraph of this memo at least one-third should have been reviewed by the Commission and Staff as demolitions.....and that is under the Demo Calcs that are the same values as approved in 2007 and have never, ever been adjusted since Section 317 was added to the Planning Code.

Many projects have “squishy” Demo Calcs that are close to triggering Tantamount to Demolition. Many projects have Demo Calcs that have needed to be adjusted mid-construction and that are still “squishy”.

Many projects cannot be assessed because your Enforcement Staff has limited tools for penalties or for the ability to access a project. Enforcement should be upgraded with increased penalty fees but the Commission needs to work with the Supervisors and the Mayor to improve and upgrade Section 176.

However the Commission has the ability to use their own power, at any time to adjust the Demo Calcs per the Planning Code and to better comply with the General Plan so that when a project comes into the Department it can be fully analyzed as to whether it is a demo or not.

Following along with the adjustments made in the RH-1 value, and the policies as written in the 2014 Housing Element of the General Plan it seems reasonable to wish that the Demo Calcs had been adjusted if not four times at least once these past five years. This seems even more necessary now that the proposed Demo legislation, like the RET previously has apparently been discarded.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW LEGISLATION TO FACILITATE BUILDING HOUSING ON PARKING LOTS AND GARAGES
Date: Tuesday, October 12, 2021 12:41:49 PM
Attachments: [10.12.2021 Cars to Casas.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Tuesday, October 12, 2021 at 12:35 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES NEW LEGISLATION TO FACILITATE BUILDING HOUSING ON PARKING LOTS AND GARAGES

FOR IMMEDIATE RELEASE:
Tuesday, October 12, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

**MAYOR LONDON BREED ANNOUNCES NEW LEGISLATION
TO FACILITATE BUILDING HOUSING ON PARKING LOTS
AND GARAGES**

Mayor Breed announces new "Cars to Casas" ordinance to get rid of artificial density on auto-centric lots like gas stations and parking lots

San Francisco, CA — Mayor London N. Breed today announced a new housing ordinance aimed at increasing density on auto-oriented lots. The "Cars to Casas" ordinance was announced at a press conference alongside Senator Scott Wiener (D-San Francisco) Chair of the California Senate Housing Committee, and housing and environmental activists, including YIMBY Action, the San Francisco Housing Action Coalition, and Brightline Defense.

The "Cars to Casas" ordinance will increase density on auto-centric lots to be up to four units in Residential Housing (RH) zoning districts. In other zoning districts, where housing is already permitted, the density will be relaxed to be "to-form," which means it will be set by existing height, bulk, and set back requirements etc. Height limits will not be raised in any zoning districts, only density will be relaxed. This will help transition what are under-utilized lots into desperately needed housing.

"Housing policy is climate policy," said Mayor Breed. "We are at a crucial time where we can't continue to kick the can down the road when it comes to either issue. People are

becoming homeless now because of our inability to address the housing crisis, families are having trouble staying in our city because we have not built enough housing for them, and every day there is a new headline and a new study about how the impacts of climate change are taking a toll today. This ordinance will help us tackle both these issues by building a city that is designed first and foremost for people.”

“We need more housing,” said Senator Scott Wiener (D-San Francisco). “That’s the plain and simple truth. But the only way to meaningfully build housing affordable to working people is to increase housing density, and to build this housing around public transit. Mayor Breed’s leadership will allow greater flexibility in how auto-related lots are used—so that those sites can be used for housing, which is important in the fight for both climate and economic justice.”

The ordinance will also make it easier to transition away from auto-oriented uses by removing the existing conditional use requirement to remove an auto use, which will help cut bureaucracy, another impediment to building affordable housing.

41% of the land area that is zoned for housing in San Francisco does not allow more than one unit per lot. Further, an additional 29% of the land zoned for housing in San Francisco is limited to two- and three-unit buildings. San Francisco went through a massive downzoning in the mid-1970s when it created the RH zoning districts. As a result, 70% of land zoned to permit housing in San Francisco does not permit apartment buildings with four or more units. This downzoning makes it difficult for San Francisco to build what is often referred to as “Missing Middle Housing.” This legislation will help decrease the percentage of San Francisco lots that only allow for less than 3 units.

“San Francisco’s chronic housing shortage has been driving up the cost of living and pushing people further and further away from jobs and opportunity, driving up carbon emissions while driving people down into poverty,” said Laura Foote, Executive Director of YIMBY Action. “With bills like Cars to Casas, we have the opportunity to literally transform wasted opportunities of the past into the homes of the future.”

In San Francisco, 47% of greenhouse gas emissions come from transportation and 41% comes from natural gas used in buildings. San Francisco has been able to reduce its carbon emissions by 41% from 1990 levels, but most of that reduction has come from reducing emissions from buildings while emissions from transportation has remained relatively stable. Helping to transition lots away from auto-oriented uses will help create a City that prioritizes more sustainable development while creating more dense neighborhoods.

"Alleviating San Francisco’s housing shortage, displacement, and affordability crisis requires innovating new solutions to longstanding problems, and Cars to Casas is an inventive way to create more much-needed new homes across the City,” said Todd David, Executive Director, Housing Action Coalition. “The Housing Action Coalition is proud to support this legislation to help increase housing and decrease our environmentally-unfriendly dependence on cars, and we applaud Mayor Breed for advancing this solution."

"This policy is a step in the right direction to move away from our reliance on cars, reduce air and climate pollution, and improve public health, said Sarah Xu, Policy Associate, Brightline Defense.

Mayor Breed has continued to spearhead efforts to make San Francisco a more sustainable city by:

- Adding 20 miles of bike lanes in just two years, making it safer and easier for people to travel by bike throughout the City
- Sponsoring legislation to require more EV charging stations in all commercial parking facilities throughout San Francisco
- Committing to achieving 100% emission-free ground transportation by 2040
- Requiring all new construction in San Francisco to be all-electric
- Moving forward on phasing out natural gas in new and significantly renovated City buildings
- Sponsoring legislation to require large commercial buildings use greenhouse-gas free electricity by 2030

The “Cars to Casas” ordinance will be officially introduced at the next meeting of the San Francisco Board of Supervisors on Tuesday October 19, 2021.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#)
Subject: FW: Follow-Up Re: 38th Emergency Supplement - Additional Vaccination Requirements
Date: Friday, October 08, 2021 5:54:36 PM
Attachments: [38th Supplement Vax requirements 100821.pdf](#)
[For Review Memo regarding public meetings.msg](#)

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
[San Francisco Property Information Map](#)

From: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Date: Friday, October 8, 2021 at 4:37 PM
To: "Johnston, Jennifer (ADM)" <jennifer.johnston@sfgov.org>
Subject: Follow-Up Re: 38th Emergency Supplement - Additional Vaccination Requirements

Dear Colleagues:

We write to provide you updates you on the rules and requirements applicable to commissions and board members. Please see the attached supplement to the Mayor's Emergency Proclamation ("Supplement") (issued earlier today), with provisions applicable to members of City policy bodies beginning on page 6. You may choose to forward this to your commissioners/board members as well if you would like.

Please see the attached Supplement for details, but it generally provides the following with respect to new vaccination and reporting requirements for commissions and boards:

- By the end of this month (October 31st): Departments are required to submit to the Department of Human Resources ("DHR") a list of all City Policy Bodies (including boards, commissions, and legislatively-created advisory bodies, as defined in the attached Supplement) that they administratively support; and the names of all members thereof.
- By this upcoming December 15th: all identified City Policy Body members must submit information (and documentation if required) into the City's personnel system regarding their vaccination status and/or intent to vaccinate. DHR will take steps to ensure that each City Policy Body member is able to enter their vaccination information into the City's personnel system as needed.
- Beginning January 1, 2022: unvaccinated members of City Policy Bodies may not attend an in-person meeting of their City Policy Body, and shall be marked as absent from the meeting to the extent that local or State law requires them to be physically present at the in-person meeting.

Please consult with your assigned Deputy City Attorney if you have any questions regarding the applicability of this Supplement.

-

Some of you have also requested updates on the following issues as well:

1. Applicability of Vaccination and Reporting Requirements to Members of Passive Meeting Bodies

The Supplement currently only applies to City Policy Bodies. Therefore at this time members of meeting bodies that do not meet that definition are not required to be vaccinated. That is not to say that it will not be required of them in the future, just that that has not been mandated of them to date. I have no other information on this matter at this time but will update you again if/when I do.

2. Timing for the Resumption of In-Person Meetings

You may assume that the Mayor does not intend to take action to lift or terminate the provisions of the Emergency Order prohibiting in-person public meetings (other than meetings of the Board of Supervisors or its committees) any sooner than January 1st. In other words, your boards and commissions will not be required or otherwise permitted to resume in-person meetings until January 1st at the earliest. However, please remember that recently-enacted State law continues to apply to remote public meetings during this time. Attached for your ease of reference is the previous email we distributed to you all a few weeks ago, with instructions and guidance from the City Attorney's Office to comply with State law.

3. Support of "Hybrid" In-Person Meetings (i.e., Public Meetings with both In-Person and Remote Public Attendance and Participation)

We are currently exploring resource requirements and availability, platform accessibility issues, technological capabilities and requirements, etc., needed in order to support "hybrid" meetings. Deputy City Administrator Jennifer Johnston and the Mayor's Office on Disability are working with the Department of Technology and Real Estate Division to identify possible options for the Mayor's Office in the next few weeks. In the meantime, please reach out to Jennifer directly with any concerns or additional staffing and resource requirements your respective meeting bod(ies) may have.

We will also schedule a meeting with all of you no later than early November to address your outstanding questions and provide you with any updates. Please continue to consult with your designated Deputy City Attorney until then. Thank you for your continued patience and understanding as we navigate these complicated issues throughout this pandemic!

Warmest Regards,

Tyra Fennell
Director of Commissions and Community Liaison
Office of Mayor London N. Breed

From: [Fennell, Tyra \(MYR\)](#)
To: [Peacock, Rebecca \(MYR\)](#)
Cc: [Johnston, Jennifer \(ADM\)](#)
Subject: For Review: Memo regarding public meetings
Date: Wednesday, September 29, 2021 4:00:22 PM

Dear Colleagues:

This is to advise you that the City Attorney's Office has updated its advice on public meeting requirements in light of recently enacted State legislation and other developments. The City Attorney's memorandum (dated September 28, 2021) can be accessed on the City Attorney's website at [this link](#).

Of particular relevance and importance to you all, the memorandum outlines new requirements under State law (AB 361, signed by the Governor on September 16th) in order for boards, commissions and advisory bodies to continue holding remote meetings. Specifically, **all public policy bodies must regularly adopt certain findings at least once every 30 days in order to continue holding remote meetings, beginning with the first public meeting convened on or after on October 1, 2021.**

You may refer to Section B beginning on page 4 of the City Attorney's memorandum for additional guidance on what is required under AB 361. A sample motion adopting findings is also attached at the end of the memorandum.

Please note that this is a *permissive* State law (that is, it allows public bodies in California the *discretion* to continue virtual meetings without otherwise complying with provisions under the Brown Act, provided that these certain requirements and criteria are met); however, as noted in previous emails, City boards and commissions (except Members of the Board of Supervisors, or in cases of personnel-related matters) continue to be *prohibited* from meeting in person under the Mayor's Emergency Order. Once the Mayor and/or Board of Supervisors take action to lift those provisions of the Emergency Order, City boards and commissions will once again be required to meet in person as provided under local laws.

The Mayor's Office has not provided an update on the timing of when the Emergency Order will be lifted, but we know that it will be no sooner than November 1st. The City Attorney will issue a follow-up memorandum to address the applicable rules and requirements once commissions are obligated to return to in-person meetings on or after November 1st.

I will continue to update you as I receive further information from the Mayor's Office. In the meantime, you are required to comply with the requirements under AB 361 while your board or commission continues to convene meetings remotely as required under the Emergency Order.

We thank you for your patience and continued compliance with these complex legal requirements. Please consult with your Deputy City Attorney should you have any

questions or wish to modify the template motion included in the advice memorandum.

Warmest Regards,

Tyra Fennell
Director of Commissions and Community Initiatives
Office of Mayor London N. Breed



**THIRTY-EIGHTH SUPPLEMENT TO MAYORAL PROCLAMATION
DECLARING THE EXISTENCE OF A LOCAL EMERGENCY DATED
FEBRUARY 25, 2020**

WHEREAS, California Government Code Sections 8550 et seq., San Francisco Charter Section 3.100(14) and Chapter 7 of the San Francisco Administrative Code empower the Mayor to proclaim the existence of a local emergency, subject to concurrence by the Board of Supervisors as provided in the Charter, in the case of an emergency threatening the lives, property or welfare of the City and County or its citizens; and

WHEREAS, On February 25, 2020, the Mayor issued a Proclamation (the “Proclamation”) declaring a local emergency to exist in connection with the imminent spread within the City of a novel (new) coronavirus (“COVID-19”); and

WHEREAS, On March 3, 2020, the Board of Supervisors concurred in the Proclamation and in the actions taken by the Mayor to meet the emergency; and

WHEREAS, On March 4, 2020, Governor Gavin Newsom proclaimed a state of emergency to exist within the State due to the threat posed by COVID-19; and

WHEREAS, On March 6, 2020, the Health Officer declared a local health emergency under Section 101080 of the California Health and Safety Code, and the Board of Supervisors concurred in that declaration on March 10, 2020; and

WHEREAS, The U.S. Center for Disease Control advises that the vaccinations approved for use in the United States to control COVID-19 prevent severe illness, hospitalization, and death. The California Public Health Officer issued an order on August 5, 2021, requiring most workers in health care facilities to be vaccinated by September 30, 2021. On August 24, 2021, the San Francisco Health Officer issued an order limiting access to designated high-risk settings, such as acute care hospitals, skilled nursing facilities, residential care facilities for the elderly, homeless shelters, and jails, to personnel who have received their final dose of vaccine by September 30, 2021. The Health Officer’s order further prohibited personnel who may occasionally or intermittently enter those designated high-risk settings in the course of their work from entering such facilities after October 13, 2021, if those employees are not fully vaccinated; and



WHEREAS, To protect the health and safety of City employees and the public, and to comply with legal mandates, the City required all City employees to report their vaccination status by July 29, 2021. For employees who reported their status as unvaccinated, City policy required them to update that status as they received vaccination for COVID-19. City policy requires all City employees to be fully vaccinated against COVID-19 no later than November 1, 2021, subject to limited exemptions for medical disability and sincerely held religious beliefs. And depending on their work duties some City employees must be fully vaccinated before November 1 under State and City health orders, including, but not limited to, the orders mentioned above. City policy also provides that employees who are not vaccinated consistent with these requirements and who do not have an approved exemption on medical or religious grounds that the department is able to reasonably accommodate will be subject to non-disciplinary separation from City employment for failure to meet a condition of City employment; and

WHEREAS, San Francisco recently experienced a surge in new COVID-19 cases and an increase in hospitalizations, mostly among people not fully vaccinated, due to the highly contagious Delta variant. Future surges may occur due to other variants, and it is critical to protecting the public health and safety and safety in the workplace that all eligible individuals obtain vaccinations as soon as possible to protect them from COVID-19; and

WHEREAS, The City contracts with many third-parties to perform work and provide services at City facilities and other locations. Some employees of contractors or subcontractors working under these agreements may spend time working in close proximity to City employees. To help protect those City employees from the risk of COVID-19 transmission by contractors and subcontractors, it is in the public interest to require City contractors and subcontractors to ensure their employees who work in such settings prove that they have been fully vaccinated against COVID-19, as soon as possible but no later than December 31, 2021; and

WHEREAS, During the local emergency, as authorized by state and local law, City boards, commissions, and advisory bodies have met remotely with very limited exceptions, and members of the public have observed and participated in meetings by phone or through online platforms. In light of improving public health indicators, it is anticipated that in-person public meetings of these City bodies will resume in the near future. Most meetings of City boards, commissions, and policy bodies are staffed by City employees, and City employees regularly present to such bodies and sit in close



proximity to members of these bodies during meetings. To protect City employees and members of the public participating in these meetings from the risk of COVID-19 transmission, it is in the public interest to require members of City boards, commissions, and advisory bodies to prove that they are fully vaccinated against COVID-19, as soon as possible but no later than January 1, 2022. Because of the location and nature of indoor in-person meetings and the extended close interactions that members of these bodies have with other members and the public, it is infeasible to accommodate members who are unvaccinated by granting exceptions to the vaccination requirement in this Order;

NOW, THEREFORE,

I, London N. Breed, Mayor of the City and County of San Francisco, proclaim that there continues to exist an emergency within the City and County threatening the lives, property or welfare of the City and County and its citizens;

In addition to the measures outlined in the Proclamation and in the Supplements to the Proclamation issued on various dates, it is further ordered that:

(1) Vaccination Requirements for City Contractors and Subcontractors.

(a) For purposes of this Order, the following definitions apply:

“Contract” means an agreement between the City and any other entity or individual and any subcontract under such agreement, where Covered Employees of the Contractor or Subcontractor work in-person with City employees in connection with the work or services performed under the agreement at a City owned, leased, or controlled facility. Such agreements include professional services contracts, general services contracts, public works contracts, and grants. “Contract” includes such agreements currently in place or entered into during the term of this order. “Contract” does not include an agreement with a state or federal governmental entity or agreements that do not involve the City paying or receiving funds.

“Contractor” means any individual or legal entity that enters into a Contract with the City.



“Covered Employee” means any person employed by a Contractor or Subcontractor whose job duties require the employee to work in close proximity to City employees for a substantial amount of the employee’s working hours.

“Fully Vaccinated” means two weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization. For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson’s Janssen COVID-19 vaccine. A list of FDA authorized vaccines is available at <https://www.fda.gov/emergency-preparedness-and-response/coronavirus-disease-2019-covid-19/covid-19-vaccines>. A list of WHO authorized vaccines is available at <https://extranet.who.int/pqweb/vaccines/covid-19-vaccines>.

“Qualifying Medical Reason” means a medical condition or disability recognized by the FDA or CDC as a contra-indication to COVID-19 vaccination.

“Religious Beliefs” means a sincerely held religious belief, practice, or observance protected by state or federal law.

“Subcontractor” means any individual or legal entity that performs services under a Contract.

(b) As soon as possible but no later than December 31, 2021, Contractors must ensure that all Covered Employees are Fully Vaccinated, or have a valid exemption based on a Qualifying Medical Reason or Religious Beliefs that can be reasonably accommodated with appropriate safety precautions consistent with those that the City affords at the City work setting.

(c) Within 14 days of the date of this Order, the City Administrator shall issue a Vaccination Policy for City Contractors (“Vaccination Policy”). The Vaccination Policy shall create processes and procedures for City departments to implement and enforce the requirement of subsection (b) and shall provide guidance to City departments and Contractors as the City Administrator deems necessary. The Vaccination Policy shall authorize Contractors and Subcontractors to grant exemptions to Covered Employees for Qualifying Medical Reasons or Religious Beliefs, provided that any exemption from the



vaccination requirement complies with local and state health orders and that any accommodation the Contractor or Subcontractor grants is consistent with the availability of accommodations for City employees working at the same worksite. The Vaccination Policy may impose additional health and safety requirements, such as periodic testing and masking, for Covered Employees for whom a Contractor or Subcontractor grants an exemption from the vaccination requirement based on Qualifying Medical Reasons or Religious Beliefs. The Vaccination Policy shall create a process for City departments to grant waivers to Contractors from compliance with subsection (b) and shall specify the allowable bases for such waivers.

(d) The City Administrator is delegated authority to modify the definition of Fully Vaccinated under this Order, upon the prior written approval of the Health Officer. The City Administrator is further delegated authority to modify the definition of Contract under this order, with written consent of the Mayor or the Mayor's designee upon a determination that such modification is necessary or appropriate to further the intent of this Order.

(e) In addition to applying to all Contracts in place on the date of this Order, beginning on January 1, 2022, City departments shall require as a condition of any new Contract the City enters into during the term of this Order that the Contractor comply with the City Administrator's Vaccination Policy and that the Contractor require any Subcontractor to comply with the City Administrator's Vaccination Policy.

(f) This Order does not supersede the Safer Return Together Order or any other order or directive of the Health Officer, or any other, state or federal orders or laws, and to the extent any of those orders or laws are more protective of public health or safety than this order, they control. Also, this Order does not supersede the policy of any City department that has implemented a policy to ensure compliance with orders or directives of the Health Officer, or any state or federal orders or laws with respect to facilities under the department's control, to the extent such policy is more protective of public health or safety than this Order. This Order does not supersede the policy of the San Francisco International Airport regarding vaccination of the on-site personnel of Airport tenants or contractors.

(g) This Order shall remain in place during the local emergency unless terminated earlier by the Mayor or the Board of Supervisors.



(2) Vaccination Requirements for Members of City Policy Bodies.

(a) For purposes of this Order, the following definitions apply:

“Fully Vaccinated” and “Full Vaccination” mean two weeks after completing the entire recommended series of vaccination (usually one or two doses) with a vaccine authorized to prevent COVID-19 by the FDA, including by way of an emergency use authorization, or by the World Health Organization. For example, as of the date of issuance of this Order, an individual would be fully vaccinated at least two weeks after receiving a second dose of the Pfizer or Moderna COVID-19 vaccine or two weeks after receiving the single dose Johnson & Johnson’s Janssen COVID-19 vaccine. A list of FDA authorized vaccines is available at <https://www.fda.gov/emergency-preparedness-and-response/coronavirus-disease-2019-covid-19/covid-19-vaccines>. A list of WHO authorized vaccines is available at <https://extranet.who.int/pqweb/vaccines/covid-19-vaccines>.

“City Policy Body” means a City board, commission, committee, task force, or other legislative or policy body established by the Charter, City ordinance, or California statute and that is subject to the open meeting requirements of the Ralph M. Brown Act (Cal. Govt. Code §§ 54950 et seq.). “City Policy Body” also means all subcommittees of bodies described in the preceding sentence. “City Policy Body” does not include passive meeting bodies under Administrative Code Section 67.4, other City bodies that were not established through legislation, bodies whose jurisdiction is not limited to the City (e.g., Association of Bay Area Governments Executive Board, Bay Area Air Quality Management District Board, Transbay Joint Powers Authority Board, and Metropolitan Transportation Commission), and bodies that govern agencies distinct from the City (e.g., Board of Education, Governing Board of the Community College District, Housing Authority Commission, Law Library Board of Trustees, Parking Authority, Health Authority, Local Agency Formation Commission, Commission on Community Investment and Infrastructure, and Oversight Board of the Successor Agency to the San Francisco Redevelopment Agency).

(b) By no later than October 31, 2021, each City department that provides administrative support to one or more City Policy Bodies (“Supporting Department”) shall submit to the Department of Human Resources a list of the City Policy Bodies that the Supporting Department supports and the name of each member of each such City Policy Body. Each City department shall timely submit updated information of the names of the members of



each such City Policy Body to reflect any changes in the composition of each such City Policy Body. The Department of Human Resources shall take any necessary steps to ensure that each City Policy Body member may provide information about their vaccination status in the City's People & Pay portal as required in section (c).

(c) By no later than December 15, 2021, every member of a City Policy Body must submit information to the City's People & Pay portal stating whether the member is Fully Vaccinated, or must provide such information to the Supporting Department to submit to the portal. If the member is Fully Vaccinated, the member must provide any documentary verification requested by the City. If the member is not Fully Vaccinated on December 15, 2021, the member must report whether the member intends to become Fully Vaccinated, the date that the member anticipates becoming Fully Vaccinated, and any additional information required by the City. The department head of each Supporting Department shall designate one or more individuals to review information in the portal regarding the vaccination status of each City Policy Body member. In the discretion of the Human Resources Director, the Department of Human Resources is authorized to issue guidance specifying alternative means other than the portal for City Policy Body members to submit information about their vaccination status.

(d) On and after January 1, 2022, no member of a City Policy Body may attend or participate in an in-person meeting of the City Policy Body unless the member is Fully Vaccinated. To the extent local or State law requires members of the City Policy Body to be physically present at the in-person meeting, the member who is not Fully Vaccinated may not attend and shall be marked absent from the meeting.

(e) Violations of section (c) or (d) of this Order shall be official misconduct.

(f) This Order shall remain in place during the local emergency unless terminated earlier by the Mayor or the Board of Supervisors.

DATED: October 8, 2021

A handwritten signature in blue ink that reads "London Breed".

London N. Breed
Mayor of San Francisco

From: [Ionin, Jonas \(CPC\)](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Deny proposed development at 4300 17th
Date: Friday, October 08, 2021 5:54:04 PM

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
[San Francisco Property Information Map](#)

From: "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Date: Friday, October 8, 2021 at 5:52 PM
Cc: "Fennell, Tyra (MYR)" <tyra.fennell@sfgov.org>
Subject: FW: Deny proposed development at 4300 17th

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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[San Francisco Property Information Map](#)

From: Rachel Bobruff <rachel.bobruff@gmail.com>
Date: Friday, October 8, 2021 at 4:15 PM
To: Corey Teague <corey.teague@sfgov.org>, "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>
Subject: Deny proposed development at 4300 17th

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

Dear Mr. Horn, Mr. Teague and Mr. Ionin:

The proposed development at 4300 17th Street must be denied as is currently proposed. It does not conform with zoning code and is too large for the current lot. The development would have severe impacts on the adjacent neighbors and neighborhood. SF might need more housing, but many alternatives exist that would not require so many exemptions to the Planning and Zoning Codes. It is clear that the developer is only interested in maximizing his personal profits over the concerns of the neighbors and neighborhood.

Please stand with your neighbors in opposing this project.

Thank you,
Rachel Bobruff

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 4300 17th Project 2019-013803CUA/VAR
Date: Friday, October 08, 2021 5:53:02 PM
Attachments: [image001.png](#)
[image002.png](#)

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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[San Francisco Property Information Map](#)

From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Date: Friday, October 8, 2021 at 3:55 PM
To: "Horn, Jeffrey (CPC)" <jeffrey.horn@sfgov.org>
Cc: CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Jimenez, Sylvia (CPC)" <sylvia.jimenez@sfgov.org>, Corey Teague <corey.teague@sfgov.org>, Scott Sanchez <scott.sanchez@sfgov.org>
Subject: 4300 17th Project 2019-013803CUA/VAR

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

Dear Jeff:

Good afternoon. Hope all is well.

I saw the revised design for this project that has been recommended for approval. Attached are the renderings from the packet showing the A/C units. If the Commission approves the project it doesn't seem right that the A/C should be so close to the adjacent neighbor to the west. It is a little poke in the eye...and it may be offensive noise. The A/C units should be adjacent to the project sponsor's existing building or maybe on the ground. This is going to be an issue in the future I think for lots of residential projects and as best I understand the Code there is nothing that regulates the location of mechanical equipment (beyond solar panels?) in RH neighborhoods.

I am already seeing A/C units added to existing buildings...two on my street alone. Plus there's the issue of hydrofluorocarbons although I think they will ultimately be phased out of the A/C units produced.

I hope the Commissioners consider this issue of the location of the A/C for this project *if they decide to approve these two units*.

I am very sympathetic to the neighbor's real concerns about the loss of the rear yard with all that green space with the subsequent the lot split.

Thanks and take good care and enjoy the three day weekend.

Georgia



From: [Ionin, Jonas \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [YANG, AUSTIN \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)
Subject: CPC Calendars for October 14, 2021
Date: Friday, October 08, 2021 2:55:24 PM
Attachments: [20211014_cal.docx](#)
[20211014_cal.pdf](#)
[CPC Hearing Results 2021.docx](#)
[Advance Calendar - 20211014.xlsx](#)

Commissioners,
Attached are your Calendars for October 14, 2021.

GO GIANTS!!!

Jonas P Ionin
Director of Commission Affairs
San Francisco Planning
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Direct: 628.652.7589 | www.sfplanning.org
[San Francisco Property Information Map](#)



CPC Hearing Results 2021

To: Staff
 From: Jonas P. Ionin, Director of Commission Affairs
 Re: Hearing Results

NEXT MOTION/RESOLUTION No: 21009

NEXT DISCRETIONARY REVIEW ACTION No: 760

DRA = Discretionary Review Action; M = Motion; R = Resolution

October 7, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2017-015678CUA	425 Broadway	Alexander	Continued to October 14, 2021	+6 -0 (Chan absent)
	2019-022661CUA	628 Shotwell Street	Feeny	Withdrawn	
M-21006	2020-006344CUA	37 Vicente Street	Balba	Approved with Conditions	+5 -0 (Diamond recused; Chan absent)
		Draft Minutes For September 23, 2021	Ionin	Adopted as amended	+6 -0 (Chan absent)
R-21007	2021-009977CRV	Remote Hearings	Ionin	Adopted	+6 -0 (Chan absent)
	2021-007327PCA	Business Signs on Awnings and Marquees [Board File 210810]	Merlone	After hearing and closing public comment; Continued to October 14, 2021	+6 -0 (Chan absent)
	2018-017026CWP	San Francisco Environmental Justice Framework and General Plan Policies	Chen	Reviewed and Commented	
	2015-018094CWP	Update of Connectsf, San Francisco's Comprehensive Transportation Planning Program	Johnson	Reviewed and Commented	
M-21008	2021-002698CUA	317 Cortland Avenue	Christensen	Approved with Conditions	+6 -0 (Chan absent)

SAN FRANCISCO PLANNING COMMISSION



Notice of Hearing & Agenda

Remote Hearing
via video and teleconferencing

Thursday, October 14, 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 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 soft@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.

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 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 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. 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: 2487 389 3596

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.

- 2020-007481CUA (G. PANTOJA: (628) 652-7380)
5367 DIAMOND HEIGHTS BOULEVARD (1900 DIAMOND STREET) – east side between Gold Mine Drive and Diamond Street; Lot 018 in Assessor’s Block 7535 (District 8) – Request for **Conditional Use Authorization** for a Planned Unit Development (PUD) pursuant to Planning Code Sections 209.2, 303, and 304 for the subdivision of an existing approximately 34, 714 square foot lot into six new lots and the construction of a detached parking garage and 14 residential buildings (10 duplexes and four single-family residences) for a total of 24 residential dwelling units, 36 off-street parking spaces, and 48 Class 1 bicycle-parking spaces within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District. The dwelling units will range in size from 1,789 to 3,954 square feet in area and contain three to four bedrooms. Under the Planned Unit Development, the proposal is seeking exceptions from the lot area (Planning Code Section 121), front setback (Planning Code Section 132), and rear yard (Planning Code Section 134) requirements. The proposal is also seeking a Conditional Use Authorization required per interim controls Board File No. 201370 (Resolution No. 10-21) for the construction of a residential development that does not maximize the principally permitted residential density of the subject lot. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
 (Continued from Regular hearing on August 26, 2021)
(Proposed for Continuance to November 4, 2021)
- 2016-011827ENX (E. JARDINES: (628) 652-7531)
1500 15TH STREET – northwest corner of South Van Ness Avenue, Lots 016 and 018 in Assessor’s Block 3548 (District 9) – Request for **Large Project Authorization** (LPA) pursuant to Planning Code Section 329, for the Project proposing a lot merger and new construction of an approximately 85-foot tall, eight-story-over-basement residential building (measuring approximately 66,388 gross square feet (gsf)) with ground floor retail measuring approximately 3,798 gsf. The Project would construct a total of 160 group housing units (225 beds total inclusive of 65 beds below-grade via 16 bedrooms with four and five beds per room), 52 Class 1 and 12 Class 2 bicycle parking spaces. The proposed project would utilize the State Density Bonus Law (California Government Code Sections 65915-65918) and proposes waivers for: 1) rear yard (PC 134), 2) street frontage ground-floor ceiling height, and 3) height (PC 250); as well as a concession/incentive for 4) usable open space (PC 135). The project site is located within a UMU (Urban Mixed-Use) Zoning District, and 58-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
(Continued from Regular hearing on July 22, 2021)
(Proposed for Indefinite Continuance)

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

3. [2021-006602CUA](#) (L. AJELLO: (628) 652-7353)
2104 HAYES STREET – northwest corner of Cole Street; Lot 009 in Assessor’s Block 1193 (District 5) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 710 to establish a Non-Residential Use Size greater than 3,000 square feet in order to expand an existing Child Care Facility (d.b.a. NoPA Montessori located at 2112 Hayes Street). The project is located within a NC-1 (Neighborhood Commercial, Cluster) 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

4. Consideration of Adoption:
 - [Draft Minutes for September 30, 2021](#)
5. 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

6. Director’s Announcements
7. 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.

8. [2021-007327PCA](#) (A. MERLONE: (628) 652-7534)
BUSINESS SIGNS ON AWNINGS AND MARQUEES [BF 210810] – Planning Code Amendment – Ordinance amending the Planning Code to allow business signs on awnings or marquees in addition to projecting signs in various neighborhood commercial and residential-commercial districts, and in certain Chinatown mixed use districts; applying business sign controls to additional Neighborhood Commercial Districts; 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, and public necessity, convenience, and general welfare findings pursuant to Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
(Continued from Regular hearing on October 7, 2021)
Note: On October 7, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +6 -0.
9. [2021-007368PCA](#) (A. STARR: (628) 652-7533)
REPEALING ARTICLE 12 REGARDING OIL AND GAS FACILITIES [BF 210807] – Planning Code Amendments – Ordinance amending the Planning Code to repeal Article 12, which contains regulations governing land use activities associated with oil and gas exploration, development, and processing; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve with Modifications
10. [2021-007369PCA](#) (V. FLORES:(628) 652-7525)
REQUIREMENTS FOR LAUNDROMATS AND ON-SITE LAUNDRY SERVICES [BF 210808] – Planning Code Amendments – Ordinance amending the Planning Code to add Laundromat as a defined term, to require conditional use authorization for uses replacing Laundromats, and to prohibit Accessory Dwelling Units that reduce on-site laundry services unless replaced; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Preliminary Recommendation: Approve with Modifications

11. [2021-007832PCA](#) (C. GROB: (628) 652-7532)
INCLUSIONARY HOUSING PROGRAM UPDATES [BF 210868] – Planning Code Amendments
– Ordinance amending the Planning Code to update inclusionary housing requirements 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.
Preliminary Recommendation: Approve

12. [2019-016230CWP](#) (K. HADDADAN: (628) 652-7436)
HOUSING ELEMENT 2022 UPATE – Informational Presentation – The Housing Element 2022 Update of the General Plan is San Francisco's first housing plan centered in racial and social equity. This plan will express the city’s collective vision and values for the future of housing in San Francisco. It will also identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the city should create new homes for San Franciscans, or those who want to call this city home. This update is due late 2022 and it will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city’s current targets. Community outreach and engagement for the 2022 Update began in June 2020, and the second phase of outreach was launched in April 2021 with the release of the first draft goals, policies, and actions. The purpose of this hearing is to inform the public about the strategies used for outreach and engagement during Phase 2, the communities engaged, a brief overview of some of the input shared, and the upcoming steps to analyze public input to shape the second draft. Draft 2 is scheduled to be released early next year.
Preliminary Recommendation: None – Informational

13. [2017-015678CUA](#) (C. ALEXANDER: (628) 652-7334)
425 BROADWAY – south side between Montgomery and Kearny Streets; Lot 002 in Assessor's Block 0163 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 121.1, 121.2, 253.1, 303 and 714, to develop on a large lot, exceed use size limits, and construct two buildings greater than 40 feet in height. The project would demolish the existing parking structure and construct two mixed-use buildings reaching heights of five-stories (56 feet) on Broadway and seven-stories (64 feet) on Montgomery Street with approximately 51,625 gross square feet of residential use, 4,940 gross square feet of retail use, and 18,735 gross square feet of design professional office use. The proposed project includes a total of 41 dwelling units, with a mix of 15 one-bedroom units, 21 two-bedroom units, and five three-bedroom units with five dwelling units provided as on-site affordable units. The Project would provide 17 off-street vehicle parking spaces, 46 Class 1 and seven Class 2 bicycle parking spaces, and one freight loading. The Project is utilizing the Individually Requested State Density Bonus Program to achieve a 20% density bonus thereby maximizing residential density on the Site pursuant to California Government Code Sections 65915-95918, as revised under Assembly Bill No. 2345 (AB 2345). The Project requests four (4) waivers from: Height (Section 250), Bulk (Section 270), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The

Project Site is located within the Broadway NCD (Neighborhood Commercial District) Zoning District and 65-A-1 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
(Continued from Regular hearing on October 7, 2021)

14. [2018-004686CUA](#) (M. WOODS: (628) 652-7350)
[2350 GREEN STREET](#) – northeast corner at Pierce Street; Lots 007 and 013 in Assessor's Block 0538 (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 134, 209.1, 303 and 304 to allow a Planned Unit Development (PUD) at the Saint Vincent de Paul School with an enrollment up to 360 students. The proposal would include the renovation, expansion (totaling approximately 4,400 square feet of net new area), and construction of a new elevated play area above the existing corner parking lot. The proposal includes a PUD modification to Planning Code provisions related to the rear yard (Section 134). The project site is located in a RH-3 (Residential-House, Three-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
- 15a. [2019-011944OFA](#) (A. WESTHOFF: (628) 652-7314)
[660 03RD STREET](#) – west side between Brannan and Townsend Streets; Lot 008 in Assessor's Block 3787 (District 6) – Request for **Office Development Authorization** pursuant to Planning Code Sections 321 and 322 to legalize approximately 36,699 square feet of office use from the 2020-2021 Office Development Annual Limit within an existing four-story former industrial building. The project site is located within a CMUO (Central SoMa Mixed-Use Office) Zoning District, Central SoMa SUD (Special Use District), and 65-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Code Section [31.04\(h\)](#).
Preliminary Recommendation: Approve with Conditions
(Continued from Regular hearing on August 26, 2021)
- 15b. [2019-011944VAR](#) (A. WESTHOFF: (628) 652-7314)
[660 03RD STREET](#) – west side between Brannan and Townsend Streets; Lot 008 in Assessor's Block 3787 (District 6) – Request for **Variance** from the Zoning Administrator to address the Planning Code requirements for ground floor active use requirements pursuant to Planning Code Section 145.1 and 249.78(c)(1)(B). In the Central SoMa Special Use District, office use is not considered an active use on the ground floor. The project site is located within a CMUO (Central SoMa Mixed Use Office) Zoning District, Central SoMa SUD (Special Use District), and 65-X Height and Bulk District.
- 16a. [2020-001610SHD](#) (J. HORN: (628) 652-7366)
[3832 18TH STREET](#) – north side between Church and Sanchez Streets; Lot 018 in Assessor's Block 3580 (District 8) – Request for adoption of **Shadow Findings** pursuant to Section 295 that net new shadow from the project would not adversely affect the use of Mission Dolores Park under the jurisdiction of the Recreation and Park Commission. The Project Site is located within a RM-1 (Residential-Mixed, Low Density) Zoning District and 40-X Height and Bulk District.

Preliminary Recommendation: Adopt Findings

(Continued from Regular hearing on July 15, 2021)

Note: On July 15, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +5 -0 (Chan and Koppel absent).

- 16b. [2020-001610CUA](#) (J. HORN: (628) 652-7366)
3832 18TH STREET – north side between Church and Sanchez Streets; Lot 018 in Assessor's Block 3580 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.2, 253, 303, and 317 to allow the demolition of an existing one-story single-family home, and new construction of a six-story, 60-foot-tall, 19-unit Group Housing residential project, with a 390-square-foot communal space, 890 square feet of common usable open space, 314 square feet of private usable open space (for two units), and 19 Class 1 and two Class 2 bicycle parking spaces and making findings of eligibility for the individually requested State Density Bonus Project. The Project would invoke the State Density Bonus law (California Government Code Sections 65915-65918) to receive waivers for: Height (Section 260), Rear Yard (Section 134), and Dwelling Unit Exposure (Section 140). The Project Site is located within a RM-1 (Residential-Mixed, Low Density) 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
(Continued from Regular hearing on July 15, 2021)
Note: On July 15, 2021, after hearing and closing public comment, continued to October 14, 2021 by a vote of +5 -0 (Chan and Koppel absent).
- 17a. [2019-013808CUA](#) (J. HORN: (628) 652-7366)
4300 17TH STREET – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 249.77 and 303, to construct a 3,128 square-foot, three-story two-family dwelling on a new lot created through a subdivision of the existing 3,916- square-foot (36' x 81') corner lot. An existing three-story two-family dwelling (4300 17th Street) is located on the remaining 1,458 square feet of the original lot and the project proposes to add an Accessory Dwelling Unit at the ground floor. The project is within a RH-2 (Residential House, Two-Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) (PC Section 249.77), 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
(Continued from Regular hearing on September 2, 2021)
- 17b. [2019-013808VAR](#) (J. HORN: (628) 652-7366)
4300 17TH STREET – northwest corner of Ord Street; Lot 014A in Assessor's Block 2626 (District 8) – Request for **Variance** from the Planning Code Sections 121 (lot size) and 134 (rear yard). The subject property is located within a RH-2 (Residential – House, Two Family) Zoning District, Corona Heights Large Residence SUD (Special Use District) and 40-X Height and Bulk District.
(Continued from Regular hearing on September 2, 2021)

18. [2021-006288CUA](#) (L. AJELLO: (628) 652-7353)
211 AUSTIN STREET – southwest corner of Van Ness Avenue; Lot 004 in Assessor's Block 0666 (District 2) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 209.3 to establish a Formula Retail use (d.b.a. Arthur Murray Dance Studio). The project is located within a RC-4 (Residential Commercial, High Density) Zoning District, Van Ness SUD (Special Use District), Van Ness Automotive SUD (Special Use District) and Van Ness Corridor Planning Area, and 130-V 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. [2021-001579CUA](#) (C. CAMPBELL: (628) 652-7387)
2715 JUDAH STREET – south side between 32nd and 33rd Avenues; Lot 037 in Assessor's Block 1821 (District 15) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 202.1, 303, and 734, to establish a 2,100 square foot Cannabis Retail use within the Judah 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
(Continued from Regular hearing on September 2, 2021)

G. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

- 20a. [2021-000822DRP](#) (D. WINSLOW: (628) 652-7335)
486 DUNCAN STREET – north side between Noe and Sanchez Streets; Lot 021 in Assessor's Block 6591 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0629.3457 to legalize the re-construction a two-story rear structure and deck which extends partially in the required rear yard of a single-family house 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
- 20b. [2021-000822VAR](#) (D. WINSLOW: (628) 652-7335)
486 DUNCAN STREET – north side between Noe and Sanchez Streets; Lot 021 in Assessor's Block 6591 (District 8) – Request for **Variance** pursuant to Planning Code Section 134 for the legalization of the demolition and reconstruction of exterior stairs and an approximately 10-foot 10 inches by 21 feet 10 inches second-floor portion of an existing three-story, single-family residence within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. The exterior stairs and portion of the building to be legalized will encroach 13 feet 6 inches into the required rear yard.

21. [2021-000308DRP](#) (D. WINSLOW: (628) 652-7335)
642 ALVARADO STREET – north side between Castro and Diamond Streets; Lot 044 in Assessor’s Block 2771 (District 8) – Request for **Discretionary Review** of Building Permit 2021.0111.2473 to construct nine accessory dwelling units in the ground level parking area within the existing building envelope per Ordinance Number 162-16. The project would remove 19 of the existing 35 parking spaces of a 34-unit apartment building within a RM-2 (Residential-Mixed, Moderate Density) 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

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.

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, 14th 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) 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, 14th 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.

Case Type	Case Suffix	Appeal Period*	Appeal Body
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.

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.

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

3:10 PM 10/8/2021



To: Planning Commission
From: Jonas P. Ionin, Director of Commission Affairs
Re: Advance Calendar

All items and dates are tentative and subject to change.

October 14, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.)	fr: 8/26	Pantoja
	<i>PUD for the construction of 24 dwelling units in a total of to: 11/4</i>		
2016-011827ENX	1500 15th Street	fr: 6/24; 7/22	Jardines
	<i>State Density Bonus for 8-story group housing project (16 to: Indefinite</i>		
2021-006288CUA	211 Austin Street	CONSENT	Ajello
	<i>Formula Retail use (d.b.a. Arthur Murray Dance Studio)</i>		
2021-006602CUA	2104 Hayes Street	CONSENT	Ajello
	<i>Use Size greater than 3,000 sq ft in NC-1 Zoning District (expansion of an existing child care facility)</i>		
2021-007327PCA	Business Signs on Awnings and Marquees	fr: 10/7	Merlone
	<i>Planning Code Amendment</i>		
2021-007368PCA	Repealing Article 12 Regarding Oil and Gas Facilities		Starr
	<i>Planning Code Amendment</i>		
2021-007369PCA	Requirements for Laundromats and On-site Laundry Services		Flores
	<i>Planning Code Amendment</i>		
	Inclusionary Affordable Housing Program		Grob
	<i>Planning Code Amendment</i>		
	Housing Element		Haddadan
	<i>2022 Informational Update</i>		
2019-011944OFA	660 3rd St	fr: 8/26	Westhoff
	<i>Small cap office allocation to abate code enforcement case</i>		
2020-001610CUA	3832 18th Street	fr: 7/15	Horn
	<i>317 Demolition and new construction of Group Housing per SDB Program</i>		
2019-013808CUAVAR	4300 17th Street	fr: 9/2	Horn
	<i>New Construction is Corona Heights SUD</i>		
2018-004686CUA	2350 Green St		Woods
	<i>Horizontal additions and an elevated play area over a parking lot</i>		
2017-015678CUA	425 Broadway	fr: 10/7	Alexander
	<i>TBD</i>		
2021-001579CUA	2715 Judah Street	fr: 9/2	Campbell
	<i>Cannabis Retail Sales</i>		
2021-000308DRP	642 Alvarado Street		Winslow
	<i>Public-Initiated DR</i>		
2021-000822DRPVAR	486 Duncan Street		Winslow
	<i>Public-Initiated DR</i>		
October 21, 2021 - CLOSED			
Case No.	Chan - OUT		Planner
2018-015983CUAVAR	136 Delmar St.	fr: 8/26	Hoagland
	<i>Demo SFR and construct 2-unit dwelling</i>	to: 11/4	
	Rail Alignment and Benefits (RAB) Study		Harvey
	<i>Informational</i>		

CPC ADVANCE CALENDAR

3:10 PM 10/8/2021

	SB 9 & SB 10		Conner
	<i>Informational</i>		
2017-011878OFA-02	Potrero Power Station		Giacomucci
	<i>Prop M allocation</i>		
2021-000209CUA	733 Treat Avenue		Samonsky
	<i>demol and new construction of a four-story building containing 6 dwelling units and one ADU</i>		
2018-009812CUA	1268 17th Avenue		Dito
	<i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>		
2016-005365CUA	230 Anza Street		Young
	<i>tantamount to demolition</i>		
2021-003396CUA	790 Valencia Street	fr: 9/9	Balba
	<i>Formula Retail</i>		
2019-019698AHB	4512 23rd Street		Hoagland
	<i>5-story over bsmt 13 du building using HOME SF</i>		
2021-002667DRP-03	4763 19th Street	fr: 9/9	Winslow
	<i>Public-Initiated DR</i>		
2021-003776DRP-02	3737 22nd Street		Winslow
	<i>Public-Initiated DR</i>		

October 28, 2021 - CLOSED

Case No.			Planner
2020-003971PCA	Dwelling Unit Density Exception for Corner Lots in RHD's	fr: 9/23	Merlone
	<i>Planning Code Amendment</i>		
2019-020611CUAVAR	5114-5116 3rd Street	fr: 6/17; 7/8; 9/23	Weissglass
	<i>illegal demolition of a legal dwelling unit</i>		
2020-005729CUA	4 Seacliff Ave	fr: 9/23	May
	<i>demolish existing single-family and construct a new 3-story single family residence with an ADU</i>		
2020-009025CUA	5915 California Street		Young
	<i>demo one-unit residential and construct a new four-story, three-unit residential building</i>		
2020-009146CUA	247 Upper Terrace		Horn
	<i>New construction of 2-unit dwelling within Corona Heights SUD</i>		
2021-004963CUA	3415 California St		Agnihotri
	<i>ground floor cannabis retail use</i>		
2020-008529DRP	1857 Church Street		Winslow
	<i>Public-Initiated DR</i>		

November 4, 2021

Case No.			Planner
2018-015983CUAVAR	136 Delmar St.	fr: 8/26; 10/21	Hoagland
	<i>Demo SFR and construct 2-unit dwelling</i>	to: 12/9	
2021-005183CUA	2040 Chestnut Street	CONSENT	Jimenez
	<i>formula retail use establishment (dba Sweetgreen)</i>		
2019-020031CUAVAR	2867 San Bruno Ave	fr: 9/9, 9/23	Durandet
	<i>legalize dwelling units, change from onsite BMR to fee</i>		
2016-013012CUA	478-484 Haight St		May
	<i>BMR condition amendment</i>		
2020-004398PRJ	SFO Shoreline Protection Program		Li
	<i>Informational</i>		
2018-013451PRJ	2135 Market Street		Horn
	<i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>		

CPC ADVANCE CALENDAR

3:10 PM 10/8/2021

2018-007380CUAVAR	1320 Washington Street <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2021-000215CUA	400 Hyde St. <i>new telecom facility</i>		Hoagland
2020-007481CUA	5367 Diamond Heights Blvd. (1900 Diamond St.) <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14	Pantoja
2021-000182DRP	140 20th Avenue <i>Public-Initiated DR</i>		Winslow
2018-003779DRP-02	619 22nd Avenue <i>Public-Initiated DR</i>		Winslow

November 11, 2021 - CANCELED

Case No.			Planner
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November 18, 2021 - CLOSED

Case No.			Planner
2021-003142CUA	333 Fremont Street <i>Wireless CUA</i>	CONSENT fr: 8/26	Giacomucci
2019-023037ENVGPA	Waterfront Plan Update <i>Informational</i>		Snyder
2017-012086ENV	770 Woolsey Street <i>FEIR</i>		Delumo
2017-012086CUA	770 Woolsey Street <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2019-014461CUA	1324-1326 Powell Street <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>	fr: 9/30	Enchill
2018-014727AHB	921 O'Farrell Street <i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>		Hoagland
2019-022830AHB	3055 Clement St <i>HOME-SF project</i>		May
2019-013276ENX	560 Brannan Street <i>Demo new construction of 120 units using SDB</i>	fr: 10/21	Liang
2019-005907CUA	1151 Washington Street <i>CU for residential expansion > 2,000 sf without adding density</i>		Guy
2021-003400CUA	1285 10th Ave / 900 Irving St <i>ground floor cannabis retail use</i>		Agnihotri
2021-006602CUA	1881-1885 Lombard St <i>Cannabis Retail use with on-site consumption lounge</i>		Ajello
2020-009358DRP	2605 Post Street <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	312 Utah Street <i>Public-Initiated DR</i>		Winslow
2016-000302DRP	460 Vallejo Street <i>Public-Initiated DR</i>	fr: 9/30	Winslow

November 25, 2021 - CANCELED

Case No.			Planner
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CPC ADVANCE CALENDAR

3:10 PM 10/8/2021

December 2, 2021		
Case No.		Planner
2019-022510CRV	240-250 Church Street <i>State Density Bonus</i>	Hicks
2017-013784CUA	2976 Mission Street <i>demolish the existing construct a six-story, mixed use building</i>	Giacomucci
2020-008417CWP	Economic Recovery and Work Spaces <i>Informational</i>	Pappas
2021-000997DRP	801 Corbett Avenue <i>Public-Initiated DR</i>	Winslow
2021-001219DRM	1228 Funston Street <i>Mandatory DR</i>	fr: 10/28 Winslow

December 9, 2021		
Case No.		Planner
2018-015983CUAVAR	136 Delmar St. <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21; 11/4 Hoagland
2021-004141DRP	2000 Oakdale Avenue <i>Install cannabis store/office space in existing first floor office space.</i>	Christensen
2017-013947DRP	310 Green St <i>Public-Initiated DR</i>	Winslow

December 16, 2021		
Case No.		Planner
	2022 Hearing Schedule <i>Adoption</i>	Ionin
2019-017009DRP		

December 23, 2021 - CANCELED		
Case No.		Planner

December 30, 2021 - CANCELED		
Case No.		Planner

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** JANE NATOLI SWORN IN AS AIRPORT COMMISSIONER
Date: Friday, October 08, 2021 2:16:29 PM
Attachments: [10.08.2021 Jane Natoli.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, October 8, 2021 at 12:38 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** JANE NATOLI SWORN IN AS AIRPORT COMMISSIONER

FOR IMMEDIATE RELEASE:

Friday, October 8, 2021

Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

JANE NATOLI SWORN IN AS AIRPORT COMMISSIONER

Natoli, a biking activist, will be the first transgender woman to serve on the Commission

San Francisco, CA — Yesterday, Mayor London N. Breed's appointee Jane Natoli was sworn in as the newest member of the Airport Commission, the five-member body charged with establishing the policies by which the airport operates. Subject to the approval, amendment, or rejection of the Board of Supervisors, the Commission has exclusive authority to plan and issue revenue bonds for airport-related purposes.

Natoli is an advocate for safe and affordable transit and the LGBTQ+ community. She currently serves on the Board of the San Francisco LGBT Center, and she will be the first trans person to serve on the Airport Commission.

"I'm proud to welcome Jane Natoli to the Airport Commission," said Mayor Breed. "She is a leading advocate for reliable transit and is deeply committed to fighting for the LGBTQ community. I am confident that her perspective and commitment to our City will benefit this commission."

Natoli moved to San Francisco in 2013 and became involved in local politics and community organizing. Since 2019, Natoli has served as a Mayoral appointee on the Citizens' General Obligation Bond Oversight Committee.

"It's an honor to be appointed to the Airport Commission and I want to thank Mayor London Breed for nominating me," says Natoli. "I look forward to bringing not only my oversight

experience from serving on other boards and commissions but my perspective as a trans individual. San Francisco is an LGBTQ+ capital and SFO is the first entry point for so many people visiting and moving here and I want to ensure that SFO is as welcoming and inclusive to all folks as it can be.”

“I am proud to see that Mayor Breed has uplifted a member of the trans community to such a prestigious commission. As someone who fights for representation of trans women in leadership, I look forward to seeing all of the good Jane’s experience will bring to the Airport Commission,” said Khilynn Fowler, Interim Supervisor for Trans Thrive at San Francisco Community Health Center.

Natoli is a Financial Crimes Analyst at Stripe, where she specializes in anti-money laundering investigations. She has a B.S. from Iowa State University and is a resident of the Inner Richmond.

###

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RETURN OF CRUISES TO SAN FRANCISCO
Date: Friday, October 08, 2021 10:34:04 AM
Attachments: [10.08.2021 Cruises.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Friday, October 8, 2021 at 8:41 AM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED ANNOUNCES RETURN OF CRUISES TO SAN FRANCISCO

FOR IMMEDIATE RELEASE:
Friday, October 8, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****
**MAYOR LONDON BREED ANNOUNCES RETURN OF
CRUISES TO SAN FRANCISCO**

Record number of cruise ships expected to resume calling at the Port of San Francisco in compliance with public health mandates, bringing thousands of visitors and economic activity to local businesses

San Francisco, CA — Mayor London N. Breed and the Port of San Francisco today announced the return of cruises to and from San Francisco. The first vessel to call on the Port of San Francisco will be Majestic Princess on Monday, October 11, 2021. The Port is expecting 21 cruise calls through the remainder of 2021 and a record 127 calls in 2022.

“I am so excited to welcome cruises back to our Port, and visitors back to our City” said Mayor Breed. “Tourism is a critical part of our City’s economy, helping to pay for important services that allow us to take care of our most vulnerable residents. This announcement is just another example of our City coming back to life and emerging from this pandemic stronger than ever before.”

The safe return of cruises is an important milestone in the City and Port’s economic recovery and the revitalization of the tourism and hospitality sectors. Each cruise call brings thousands of passengers and crew members to the City and waterfront that support small and family-owned businesses that have been hard hit by the COVID-19 pandemic. Pre-pandemic, in 2019, San Francisco welcomed 280,000 cruise visitors, contributing \$27 million to the City’s

economy.

“The Port supported our small and family-owned businesses during the pandemic, and will continue to do so with the safe return of cruise, expected to bring thousands of people to our waterfront,” said Elaine Forbes, Executive Director of the Port of San Francisco. “We are proud to work with public health agencies to ensure cruise will return safely, exceeding CDC guidelines, to keep our waterfront community healthy and economically vibrant.”

Cruise operations are resuming safely in strict compliance with all applicable U.S. Centers for Disease Control and Prevention (CDC) rules and regulations. Additionally, individual cruise lines calling at the Port have each developed agreements with the San Francisco Department of Public Health that exceed CDC COVID-19 guidelines. Passengers and crew members are vaccinated per CDC guidelines. Each cruise line has vessel specific health and safety guidelines to protect all people on board, terminal workers, and members of the public.

“Our City has shown that with high levels of vaccinations and the right safety protocols in place, we can open up businesses and bring back tourism while mitigating the spread of COVID-19. The return of passenger cruises to San Francisco is another step forward in that direction,” said Director of Health, Dr. Grant Colfax.

The Port’s Cruise Terminals at Pier 27 and Pier 35 are also rolling out new COVID-19 informed protocols to ensure the safety of staff, passengers, and the public. Passengers embarking and disembarking will be staggered to minimize passenger congregation. Masks will be required indoors throughout the terminal, which will now be a touchless environment.

“Princess Cruises has visited San Francisco for more than 50 years, beginning in 1969 with our very first voyage to Alaska. Since then, Princess has made nearly 1,400 calls at the Port of San Francisco and carried more than 2 million guests,” said Jan Swartz, President, Princess Cruises. “We are grateful to the Port of San Francisco for their support during the pause and our team members are eager to welcome guests back on board to enjoy a safe and real vacation.”

San Francisco is home to the only passenger cruise terminals in the Bay Area. The terminals are located near the City’s most scenic landmarks and famous visitor destinations including Fisherman’s Wharf, PIER 39, and the Ferry Building. Nearly 60 percent of the calls are homeport sailings (where passengers embark and disembark), and 40 percent are transit calls (where passengers visit the city for sightseeing, dining, and shopping).

“Passengers aboard the Majestic Princess will be warmly welcomed to San Francisco this coming Monday. The return of cruises to and from San Francisco is an important step forward in our recovery and yet another positive sign for the City’s tourism and hospitality industry. The record 127 cruise calls expected in 2022 will deliver large numbers of visitors to the City and provide a tremendous boost to our economy,” said Joe D’Alessandro, president & CEO of San Francisco Travel Association.

The return of cruises will strengthen the waterfront and City’s economic recovery. When the largest cruise ships dock, there can be over 6,000 passengers, crewmembers, and terminal workers at the cruise terminal combined. Pre-pandemic, every dollar of economic activity on Port property generates nearly \$1.50 in total citywide economic activity. Pre-pandemic, economic activity on Port properties supports an annual \$4 billion economic output for the

City, \$117 million for Northern California, and over 16,000 jobs for the City and northern California combined.

###

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: pdf for 10/14 meeting
Date: Friday, October 08, 2021 10:02:03 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | 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: Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>
Sent: Thursday, October 07, 2021 4:22 PM
To: Dave Osgood <osgood@rinconneighbors.com>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Son, Chanbory (CPC) <chanbory.son@sfgov.org>
Subject: Re: pdf for 10/14 meeting

Dear Mr. Osgood,

There will not be new packets published for this item, however the Commission Secretary you included in this email will be sure to forward your attachment to the Commissioners.

Sincerely,

Audrey Merlone

From: Dave Osgood <osgood@rinconneighbors.com>
Date: Thursday, October 7, 2021 at 4:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>, Son, Chanbory (CPC) <chanbory.son@sfgov.org>
Subject: pdf for 10/14 meeting

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

Since the Stefani sign matter was continued 1 week, can the attached letter be included in the commissioners' packets please?

Thanks

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: pdf for 10/14 meeting
Date: Friday, October 08, 2021 10:01:26 AM
Attachments: [2021-10-14 Planning Commission.pdf](#)

Commission Affairs

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

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From: Dave Osgood <osgood@rinconneighbors.com>
Sent: Thursday, October 07, 2021 4:19 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Son, Chanbory (CPC) <chanbory.son@sfgov.org>
Subject: pdf for 10/14 meeting

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Since the Stefani sign matter was continued 1 week, can the attached letter be included in the commissioners' packets please?

Thanks

Rincon Point Neighbors Association

88 Howard Street
Post Office Box 193015
San Francisco, CA 94119

October 7, 2021

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

Re: Stefani sign ordinance at 10/14/21 meeting

Dear Members of the Commission:

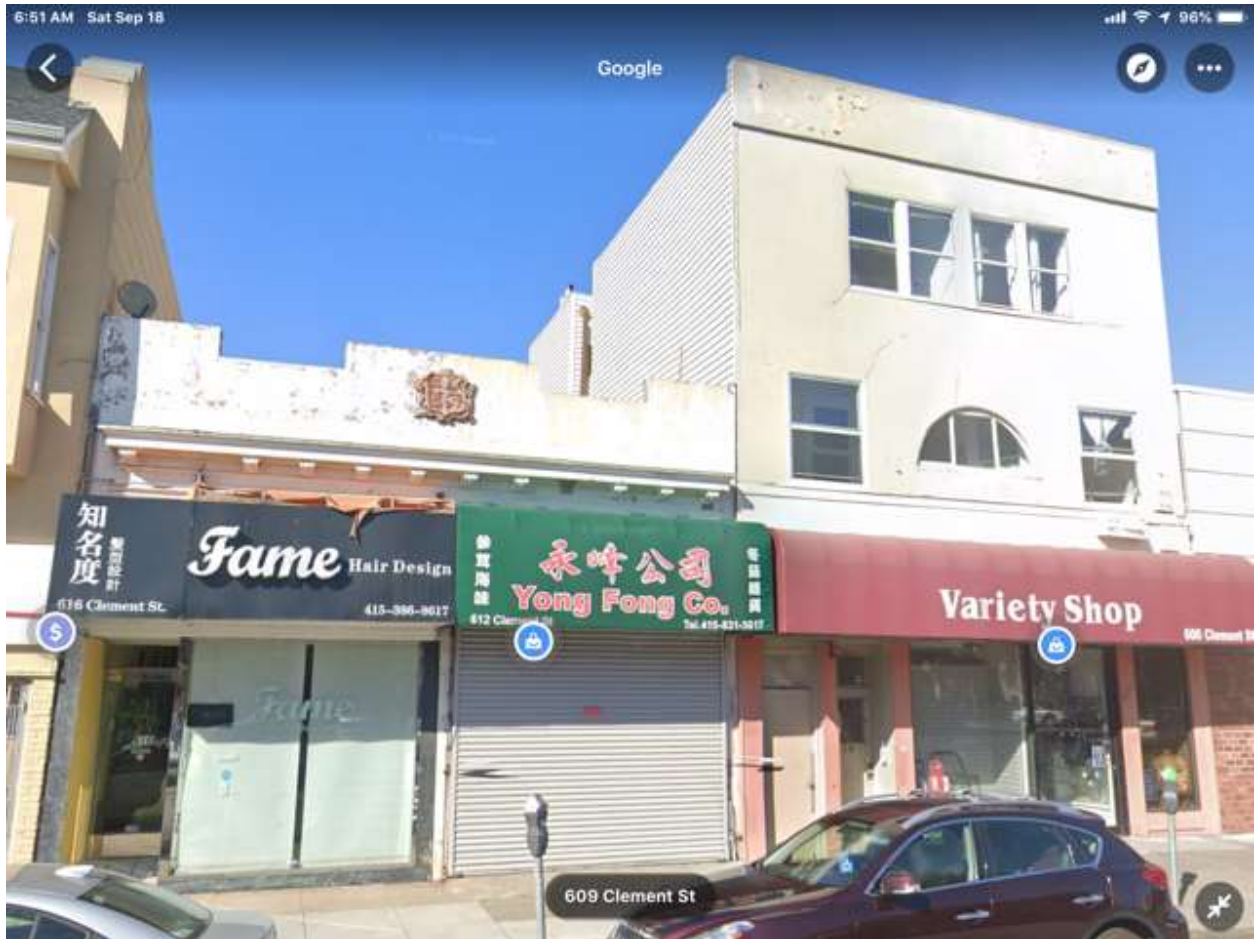
With the conclusion of today's hearing, I just want to please make it clear that the Stefani ordinance could mean the addition of hundreds (if not thousands?) of new projecting signs where they are not now allowed.

I believe it was said (unintentionally I'm sure) that the ordinance is just a matter of allowing some lettering to be added to awnings. (No big deal.) Also, staff providing you with the images of the yellow boutique with and without lettering on its awning may have contributed to that misunderstanding. (Again, I'm sure that was not intentional.)

Just to be clear, if a business currently has an awning with lettering, they are not permitted to have a projecting sign. I believe there may be hundreds, or thousands, of these. (Pics attached.) If the Stefani ordinance passed as is, they would become eligible to add projecting signs too.

And, don't forget, the lettering on the awnings could be as big as a whopping 40-square-foot in some areas.

Stefani legislation would allow ugly projecting signs on top of these awnings:



PM Tue Sep 21

Google



Please oppose the Stefani sign legislation.

Sincerely,

David Osgood

From: [CPC-Commissions Secretary](#)
Cc: [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: 2020-001610PRJ - 3832 18th Street
Date: Friday, October 08, 2021 10:00:18 AM
Attachments: [3832 18TH ST - HAA Letter - 2021-10-7.pdf](#)

Commission Affairs

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From: Rafa Sonnenfeld <rafa@yimbylaw.org>
Sent: Thursday, October 07, 2021 6:20 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: 2020-001610PRJ - 3832 18th Street

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

Please find attached our organization's correspondence regarding the project application for 3832 18th Street. As noted in our letter, YIMBY Law believes the law requires the City to approve the requested permits for this project.

Regards,

--

Rafa Sonnenfeld
Paralegal he/him



10/7/2021

San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

commissions.secretary@sfgov.org
Via Email

Re: 3832 18th Street
2020-001610PRJ

Dear San Francisco Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The proposed Project includes demolition of the single-family home on the project site, and new construction of a six-story, 60-foot tall, residential building with 19 group housing units, a 390 square foot communal space, 19 Class 1 bicycle parking spaces, and two Class 2 bicycle parking spaces. The Project includes 890 square feet of common open space via a ground floor courtyard and two separate private roof decks at the sixth floor, including a 149 square foot front deck and a 165 square foot rear deck. The Project will provide three group housing units subject to the inclusionary affordable housing program.

Project approval will not require any action abrogating or overriding the general plan designation and standards for the site. The Conditional Use Authorization permit currently being considered certainly falls well within the bounds of the General Plan, and as properly noted by Planning staff, “the Commission must make findings related to requested waivers from development standards for Building Height pursuant to Planning Code Section 260, Rear Yard pursuant to Planning Code Section 134, and for Dwelling Unit Exposure pursuant to Planning Code Section 140, pursuant to the State Density Bonus Law.”

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality’s zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

Conditional Use Authorization and the Housing Accountability Act

It is a common misconception that any additional approvals for a project besides a simple site permit automatically renders the Housing Accountability Act void. This is not the case. The Housing Accountability Act applies so long as the residential development complies with the objective general plan standards in place at the time of application submission.

Though a conditional use permit requires additional authorization, it does not push the project beyond the bounds of the general plan. By its very nature, a conditional use is one that is permitted by the general plan provided certain prerequisites are met. The extra level of scrutiny does not mean that the project is no longer general plan compliant.

In this case, a conditional use permit is being sought in order for the Project proponent to be granted waivers to which they are entitled under California state Density Bonus law, California Government Code § 65915(e), so long as there are no specific, adverse impacts, upon health, safety, or the physical environment, and there are no feasible methods to satisfactorily mitigate or avoid the specific adverse impacts. The HAA, § 65589.5 (j)(3) specifies that the receipt of a density bonus does not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

Conclusion

The Project proposal is zoning compliant with the entitled Density Bonus waivers, and general plan compliant, therefore, you must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

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

Sonja Trauss
Executive Director
YIMBY Law

From: [CPC-Commissions Secretary](#)
To: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Response to Commissioner's Comments and Questions October 7, 20121 re: DEMO CALCS
Date: Friday, October 08, 2021 9:55:07 AM
Attachments: [Nikitas March 26, 2009 Statement.pdf](#)

Commission Affairs

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From: Thomas Schuttish <schuttishtr@sbcglobal.net>
Sent: Thursday, October 07, 2021 10:28 PM
To: Koppel, Joel (CPC) <joel.koppel@sfgov.org>; mooreurban@aol.com; Chan, Deland (CPC) <deland.chan@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>
Cc: Hillis, Rich (CPC) <rich.hillis@sfgov.org>; STACY, KATE (CAT) <Kate.Stacy@sfcityatty.org>; JENSEN, KRISTEN (CAT) <Kristen.Jensen@sfcityatty.org>; YANG, AUSTIN (CAT) <Austin.Yang@sfcityatty.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Merlone, Audrey (CPC) <audrey.merlone@sfgov.org>; Teague, Corey (CPC) <corey.teague@sfgov.org>; Sanchez, Scott (CPC) <scott.sanchez@sfgov.org>; Watty, Elizabeth (CPC) <elizabeth.watty@sfgov.org>
Subject: Response to Commissioner's Comments and Questions October 7, 20121 re: DEMO CALCS

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Dear Commissioners,

Today Commissioner Diamond acknowledged a letter requesting a hearing on the Demo Calcs. She requested a review of the entire Planning Code Section 317 (which was implemented in 2008) not just the Demo Calcs. Commissioner Imperial followed up with a request for the the link between DBI and Planning on the issue of Demolitions.

The suggestion of a broader review may take a long time. Meanwhile the Demo Calcs continue to be

in need of immediate adjustment. The Commission has the legislative authority to adjust the Demo Calcs sooner, rather than later. The Commission should adjust the Demo Calcs as soon as it can be put on an Agenda. Perhaps it could even be on the Consent Calendar.

The development of Section 317 took many, many years, through other Commissions and other Staff. And other members of the public. The intent was to prevent Demolitions that were masked as Alterations. This was something that had been going on for years in San Francisco. I have only been showing photos and talking about this issue of extreme Alterations, primarily in Noe Valley, since 2014.

Coincidentally, yesterday I found an amazing article from 2012, which is attached below. I had never seen it before and some of the quotes, if accurate, are astonishing to read.

As I stated today in General Public Comment (and submitted comments for the Minutes), there have been two reforms of Section 317 since 2015. They are: The Residential Flat Policy and CUAs for all RH-1 Demolitions of sound housing. These are good reforms and are in tandem with the policy to preserve sound housing. Adjusting the Demo Calcs would also preserve sound housing. Like the Residential Flat Policy it only requires Planning Commission action.

I have often thought that "Tantamount to Demolition" is not the best way to describe Section 317's intent. As stated in the Findings the intent is to preserve housing, not demolish it. See Planning Code Section 317 (a).

By adjusting the Demo Calcs' thresholds or values in Section 317 (b) (2) (B) and (b) (2) (C), by the percentages permitted in Section 317 (b) (2) (D), the Commission would simply be using the legislative authority it has possessed since 2008 to preserve housing and prevent demolitions.

And frankly after all this time, most notably since March 26, 2009 (See SFGOVTV Item No. 9) when the Commission approved the Code Implementation Document, it seems like adjusting the Demo Calcs would be a reform that should get done sooner, rather than later, never mind several months out, running into 2022. I have quoted Mr. Nikitas' 2009 statement at the CID approval hearing repeatedly, but here it is again, attached below, in his own hand writing as found in Docket #06.0070ET. Please read it, particularly his closing sentence or if you want, watch the entire hearing.

Additionally on January 23, 2020 former Director Rahaim said Staff was working on the issue of the Demo Calcs. That is more than a year and a half ago. Again, it is unnecessary to wait another several months to adjust the Calcs. (See SFGOVTV 1/23/2020 at the 3:56:15 mark)

As stated above, the Planning Commission has legislative authority to adjust the Demo Calcs.

It may be a good idea to have a hearing on Section 317 overall at some point, particularly since there were several failed attempts to eliminate it from the Code (i.e. the RET and the Peskin legislation).

But it is important to adjust the Demo Calcs as soon as possible, irrespective of the possible timing of a comprehensive review of Section 317.

Sincerely,
Georgia Schuttish

<https://www.sfweekly.com/news/bringing-down-the-housing-how-builders-game-the-system/>

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Extreme sign deregulation vote this week
Date: Friday, October 08, 2021 9:34:21 AM
Attachments: [image001.png](#)

Commission Affairs

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From: Linda <licwa@yahoo.com>
Sent: Thursday, October 07, 2021 12:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Randy Shaw <randy@thclinic.org>; nfreeman@tndc.org; John of San Francisco <john33sf@yahoo.com>; Michael Nulty <sf_district6@yahoo.com>; David Elliott Lewis <ideazones@yahoo.com>; Woody LaBounty <wlabounty@sfheritage.org>; Howard' via SF Preservation Consortium <sfpreservationconsortium@googlegroups.com>; Zrants GM <zrants@gmail.com>; SF Neon <sfneonbook@gmail.com>
Subject: Fw: Extreme sign deregulation vote this week

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---- Forwarded Message ----

From: Linda <licwa@yahoo.com>
To: David Osgood <osgood@rinconneighbors.com>; Howard <wongaia@aol.com>
Sent: Thursday, October 7, 2021, 11:11:00 AM PDT
Subject: Fw: Extreme sign deregulation vote this week

FROM: Linda Chapman, Nob Hill homeowner
FOR: Planning CommisionP

Please consider my thoughts for extreme sign regulations.
My neighborhood, half a century now, is Nob Hill. Chinatown and TL the next districts over.
Please don't forget us.

I am so sorry an emergency timeframe precluded broader community discussion of nuaunces--unintended consequences from extending certain restrictive controls to business signs..

For example: I view with alarm a photo distributed to make an example of **Powell Street** (a block from where I was a homeowner about 20 years). Stripped down like a suburban mall. Gone the beautiful neon streetscape that Dean Macris and I appreciated together. Gone the marquees and quirky, picturesque storefronts-- modeled like a ship, like a fish.

City policies stripped the grand streetscape of Market Street's theater marquees.

Later, came actions that retained and restored iconic business signage for locations after a business is gone.

Later still, Staff initiatives identified "ghost signs" in my part of the city. (Is refurbishing vestiges of history good to do, or is it best to conserve them?)

Just as reminders of "be careful what you ask" --

Did 1990s "sign reforms" **cause the losses** for historic San Francisco districts (or is loss due to natural attrition that can be reversed)?

Would we enable planners to turn to desert the place I grew up-- locations where tourists find their reasons to visit our city-- the districts I knew from history walks?

sent by Linda Chapman-- a Nob Hill neighbor

----- Forwarded Message -----

From: Randal Ann On Wednesday, October 6, 2021, 10:22:09 PM PDT, Randall Ann <randallannhoman@gmail.com> wrote:

Hi Linda,

Thanks for the heads up. How did you find out about this hearing on sign controls? Could you point us to the site where we sign up to call in to the hearing?

Many thanks,

--Randall and Al

Randall Ann Homan and Al Barna
neonspeaks.org sfneon.org



Neon Speaks Festival & Symposium

On 10/6/21, 9:45 PM, "Linda" <licwa@yahoo.com> wrote:

Thursday soon after 1PM Planning Commission holds a hearing on Stefani plan to relax some controls for business signs in neighborhood business districts.

I suggest you and TL Museum call in. I spoke recently in General Public Comment to the need to remove bill board clutter-- while saving neon, "evil" blade signs and some historic business signs.

An advocate proposed emergency action for threats he sees, without nuanced discussion.

I told commissioners they should consult Neon Speaks and Heritage resources.
Offer to send some before recommendations for changes come to a vote,

Linda Chapman

----- Forwarded Message -----

From: Dave Osgood <osgood@rinconneighbors.com>

To: sfpreservationconsortium@googlegroups.com <sfpreservationconsortium@googlegroups.com>

Sent: Tuesday, October 5, 2021, 05:22:08 PM PDT

Subject: Extreme sign deregulation vote this week

Neighbors,

For 50 years, the city has been lightly regulating and cleaning up the obnoxious sign clutter that used to line our streets in every commercial district. So have most cities. These win-win efforts have made our streets more attractive and increased property values. This coming Thursday (10/7), the planning commission will consider backtracking on decades of progress. The ordinance they will consider on Thursday could easily double the number of signs per block. (For a reminder of what this widespread urban blight used to look like, see photos at this secure website <https://www.ResidentsFirstSF.com/signs.html>).

According to Planning's executive summary, a single merchant "possessing too many signs" complained to supervisor Stefani about sign enforcement (page 2). This one complaint launched the supervisor on an energetic campaign to allow more signage in many areas around town. Her staff had the time to walk "every named NC" (neighborhood commercial) district in the city surveying signs, according to the summary (page 7). She even felt the need (assuming you think this proposed ordinance wasn't actually written by a lobbyist) to open up areas for more signage way outside her district. Incredibly, and brazenly, the Planning Department (or mayor) decided to expand Stefani's proposal and is calling for increasing signage in even more areas. No convincing reasons for this are provided. You can read the planning department summary: <https://commissions.sfplanning.org/cpcpackets/2021-007327PCA.pdf>

First of all, repealing reasonable, long-term and widespread laws to get violators off the hook is as sleazy as government can get. (It doesn't get more Trumpy than that.)

Of course they trot out the well-worn argument that businesses could use a break. That is often the case, but effective rules that have been around for decades should not be permanently repealed every time there's a downturn in the economy. Laughingly, Planning provides two graphs to convince us that business is down right now (ya think?), but they are completely silent about how second signs might increase business. (People know what businesses are in their neighborhood. Residents living near West Portal are not going to suddenly discover there is a hardware store there because they put up a second sign.)

Please call in this Thursday (10/7) at 1 PM to speak against the Stefani sign ordinance. It is the first item on

the regular calendar. 415/655-0001 Code: 24955272323

More info:

This proposed ordinance is really quite simple. Current code allows signs on awnings “in lieu of” projecting signs hanging out over sidewalks. This ordinance changes “in lieu of” to “in addition to.” Current code also indicates the many areas where this applies. As noted, the supervisor adds to this list of streets and neighborhoods all around town. Planning expands it even further. I’ve provided a list below.

A big part of the problem is that Planning has allowed awnings to get way out of control. Some elegant storefronts, like Gump’s, have had reasonably narrow awnings over windows and doors, but many businesses are installing big bland vinyl “awnings” that stretch from one side of the building to the other. The neighboring storefronts do the same thing. This ordinance would not limit these awnings but would allow signs on them as big as 40-square-foot **in addition to** projecting signs on top of that. Some areas of the city would be allowed wall signs as well (yes, all three). It is really very radical legislation.

Planning’s executive summary points out that current code is designed “...to safeguard and enhance property values...and protect and enhance the distinctive appearance of San Francisco.” They make no effort whatsoever to explain how weakening the current sign code would do anything but degrade those two goals.

Merchants’ desire for signage seems knee-jerk. I have asked some why they desired a bigger sign, and the response was often awkward silence. Nor can they explain what type of customer (local residents, tourists, nearby workers) they expect to attract because of a second sign, or why. (The big chains like Walgreens do analyze the demographics in detail, and they often have no problem complying with current sign regs.)

The Planning Department’s review mentions both the current economic downturn and the unfortunate degradation of the city’s Cultural Heritage districts. They even cite the problem of rents being “doubled and tripled” before the pandemic. Somehow the SF Planning Department concludes that giving building owners more latitude is the best way to improve both issues. Absolutely zero (0) evidence is provided, and just the opposite is true. It is the building owners’ large rent increases (which will certainly be coming back) that hurt small neighborhood-oriented businesses the most. Telling small family-run businesses that they can spend thousands of dollars on a second sign is no help at all. (“Oh, let them buy signs.”) Little degrades the visual character of a Cultural Heritage District more than bland vinyl awnings up and down the street and signage for “Donuts”, “Nudes”, “Liquor”, etc. (see the examples on the website.)

Streets and areas where two or three signs would be allowed on each business but there would be no additional regulation of awnings:

RC, NC-1, NCT-1, NC-2, NCT-2, NC-S, NC-3, NCT-3, Balboa, Bayview, Broadway, Castro St, Cole Valley, Chinatown, Clement, Divisadero, Excelsior, Fillmore, Folsom, Geary, Glen Park, Inner Sunset, Irving St, Haight St, Hayes Gough, Japantown, Judah St, Lakeside, Upper Market, Noriega, North Beach, Ocean Ave, Pacific Ave, Polk St, Sacramento St, SoMa, Taraval, Union, Valencia, 24th St

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sfpreservationconsortium+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/sfpreservationconsortium/SJ0PR01MB64295717FCE7C86D59683A61DCB09%40SJ0PR01MB6429.prod.exchangelabs.com>.

For more options, visit <https://groups.google.com/d/optout>.

From: [Ionin, Jonas \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION
Date: Thursday, October 07, 2021 4:23:03 PM
Attachments: [10.07.2021 Max Carter-Oberstone.pdf](#)

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
[San Francisco Property Information Map](#)

From: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Date: Thursday, October 7, 2021 at 4:02 PM
To: "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>
Subject: *** PRESS RELEASE *** MAYOR LONDON BREED NOMINATES MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION

FOR IMMEDIATE RELEASE:
Thursday, October 7, 2021
Contact: Mayor's Office of Communications, mayorspressoffice@sfgov.org

***** PRESS RELEASE *****

MAYOR LONDON BREED NOMINATES MAX CARTER-OBERSTONE TO SAN FRANCISCO POLICE COMMISSION

Carter-Oberstone, a San Francisco native, would bring years of legal experience to the Commission

San Francisco, CA — Mayor London N. Breed today nominated Max Carter-Oberstone to the San Francisco Police Commission, the seven-member body charged with setting policy for the Police Department and conducting disciplinary hearings when police conduct charges are filed. Carter-Oberstone, who is African American, was born and raised in San Francisco and is an attorney who specializes in appellate litigation and police reform.

“I am extremely proud to nominate San Francisco native Max Carter-Oberstone to the Police Commission,” said Mayor Breed. “His experience advocating for criminal justice reform and community policing efforts comes at a critical time for public safety in our city. I am confident that his lived and professional experience will bring a diverse perspective to this well-respected commission.”

Carter-Oberstone has years of experience as an attorney. He currently serves as the Orrick Justice Fellow at the Policing Project at New York University Law School, where he is charged with spearheading legislative and litigation initiatives. As a fellow, Carter-Oberstone has drafted model laws that regulate various aspects of policing and has advised policymakers on police reform efforts. He has also designed and implemented litigation strategies focused

on constitutional doctrines that affect community-police relations.

“I am humbled by Mayor Breed’s decision to nominate me to the Police Commission. I am hopeful that my professional skills and lived experience will be an asset in assisting the Commission carry out its important duties. The chance to serve the City that I grew up in, in such a critical role is an incredible honor,” says Carter-Oberstone.

Carter-Oberstone is also a Senior Associate in Orrick, Herrington & Sutcliffe’s Supreme Court & Appellate Practice Group, where he litigates a range of matters in the U.S. Supreme Court and other appellate courts. Before joining Orrick, Herrington & Sutcliffe, Carter-Oberstone was an Associate Deputy Solicitor General at the California Department of Justice. He represented the State, state agencies, and constitutional officers in dozens of appellate matters, principally before the U.S. and California Supreme Courts.

“Max’s familiarity with San Francisco and his distinguished legal career make him a natural fit to serve the city as a Police Commissioner,” said Malia Cohen, President of the San Francisco Police Commission. “I am particularly excited to see how he applies his practical approach to leadership and policy analysis to help advance the Commission’s policy priorities, which include eliminating bias, streamlining the policymaking process, and improving data collection and analysis across a number of critical SFPD systems. I look forward to serving with him on the Commission.”

“This nomination is a wow from me! It is great to see a nominee who is an example to our young folks of how to navigate their way through the obstacles and barriers they face growing up in the Fillmore neighborhood but not finding themselves caught up in the system. That’s what Mr. Carter-Oberstone will represent as a Commissioner; paying it forward with his lived experience and professional skill,” says James Spingola, Executive Director, Collective Impact.

Carter-Oberstone is a graduate of Stanford Law School and Georgetown University and currently lives in Nob Hill with his wife, Nathalie, and son, Everett.

###