

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter from Supervisor Preston re 478-484 Haight Street (2016-013012CUA)  
**Date:** Thursday, November 04, 2021 1:52:37 PM  
**Attachments:** [Letter to Planning Commission re 478-484 Haight Street \(Nov 4, 2021\).pdf](#)

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

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>  
**Date:** Thursday, November 4, 2021 at 1:00 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "May, Christopher (CPC)" <christopher.may@sfgov.org>, Aaron Starr <aaron.starr@sfgov.org>, "Preston, Dean (BOS)" <dean.preston@sfgov.org>  
**Subject:** Letter from Supervisor Preston re 478-484 Haight Street (2016-013012CUA)

Good afternoon Mr. Ionin,

Attached please find a letter from Supervisor Preston on the 478-484 Haight Street project before the Planning Commission today.

I appreciate your attention to this matter.

Sincerely,

—  
**Kyle Smeallie**

**Legislative Aide**, District 5 Supervisor Dean Preston

**Office:** 415.554.6783

**Cell:** 571.334.2814

**Pronouns:** He / His / Him

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## DEAN PRESTON

November 4, 2021

San Francisco Planning Commission  
Jonas Ionin, Commission Secretary  
Via Email: [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)

### **RE: Letter from Supervisor Preston regarding 478-484 Haight Street (2016-013012CUA)**

Dear Planning Commissioners:

I am writing with respect to the project at 478-484 Haight Street, which seeks to amend its conditions of approval relative to Planning Commission Motion No. 20976, adopted September 2, 2021. My office has heard from a number of concerned neighbors and advocates about this project, in particular its timeline, and I wanted to convey these concerns to the Commission.

I understand from a briefing by Planning staff that there were discrepancies in the previous documentation before the Commission. As it has been conveyed, certain portions of the material, including the motion adopted by the Commission, indicated the project sought to build two on-site BMR units, while other portions indicated an intent to pay an in lieu fee to satisfy the project's affordable housing requirements.

It is concerning to my office that the project sponsor failed to correct this discrepancy at or before the previous Commission hearing. Commissioners were asked to consider whether the project is necessary and desirable to the neighborhood, and adding two affordable, on-site units can reasonably be expected to influence that decision. I find it troubling that the Commission is now being asked to amend this decision just two months later.

My office has consistently supported on-site affordable housing in new development, and have met with skepticism proposals that seek post-facto permission to amend plans to allow for the project sponsor to fee out. At a basic level, we believe that affordable units should be mixed with market rate units to the greatest extent possible, rather than separating the affordable units, to be developed at a date uncertain. On a more practical level, the process for calculating in lieu fees does not appear to be sufficient. While this may be an issue related more to the Planning Code and less to its application to the item before the Commission, it does highlight the problem. Rather than getting two on-site affordable units, the amended conditions of approval will allow for payment of a fee that will cover just a fraction of the true cost of developing just one unit of affordable housing.

November 4, 2021

Page 2

At the prior hearing, the project sponsor referenced a community meeting held in September 2017, at which time the project featured two on-site affordable units. It is reasonable to ask the question whether the reception would be the same if the sponsor had made clear that this would bring a 100% market-rate project to the neighborhood, with zero on-site affordable units.

I want to thank Commissioners for your time and consideration in this matter.

Sincerely,



Dean Preston  
District 5 Supervisor

CC: President Joel Koppel  
Vice-President Kathrin Moore  
Commissioner Deland Chan  
Commissioner Sue Diamond  
Commissioner Frank Fung  
Commissioner Theresa Imperial  
Commissioner Rachael Tanner  
Aaron Starr  
Christopher May

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO TO SWEETGREEN!!!  
**Date:** Thursday, November 04, 2021 12:16:25 PM

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

From: Jaymie Oppenheim <[jaymieoppenheim@gmail.com](mailto:jaymieoppenheim@gmail.com)>  
Sent: Thursday, November 04, 2021 12:14 PM  
To: CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
Cc: Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
Subject: NO TO SWEETGREEN!!!

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This is not what the neighborhood needs!!!

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street NO NO NO  
**Date:** Thursday, November 04, 2021 12:16:19 PM

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**From:** Jeb Hollingsworth <jeb.hollingsworth@gmail.com>  
**Sent:** Thursday, November 04, 2021 11:42 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street NO NO NO

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The neighborhood does not need another chain restaurant/coffee shop further congesting the streets!

--

Jeb Hollingsworth

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT  
**Date:** Thursday, November 04, 2021 12:10:06 PM  
**Attachments:** [11.04.2021 Broadway Cove & 735 Davis.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, November 4, 2021 at 12:09 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES GRAND OPENING OF NEW AFFORDABLE HOUSING BY THE NORTHEAST WATERFRONT

**FOR IMMEDIATE RELEASE:**  
Thursday, November 4, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED CELEBRATES GRAND OPENING  
OF NEW AFFORDABLE HOUSING BY THE NORTHEAST  
WATERFRONT**

*Housing developments Broadway Cove and 735 Davis open their doors to 178 families and seniors*

**San Francisco, CA** — Mayor London N. Breed, City Attorney David Chiu, Supervisor Aaron Peskin, and community leaders today celebrated the grand opening of two new affordable housing developments, Broadway Cove and 735 Davis. Located at 88 Broadway, Broadway Cove consists of 125 permanently affordable apartments for families, while 735 Davis consists of 53 units for seniors.

The new apartments at Broadway Cove are available to households with incomes ranging between 30-120% of the Area Median Income (AMI). Over 30 of the family units are supported by Project-Based Section 8 Vouchers and will house residents of the HOPE SF Potrero public housing site who have accepted the opportunity to relocate, while City-sponsored subsidy programs support 28 of the senior apartments located at 735 Davis.

“To address our City’s housing crisis, we need to be willing to take on projects like the ones we are celebrating today,” said Mayor Breed. “As we recover from this pandemic and fully reopen our economy, it is critical for San Franciscans to have the opportunity to live and thrive

in the city they call home. I will continue to do all that I can to ensure that that our residents, especially our families and seniors, have a safe and dignified place to live.”

In October 2018, Mayor Breed announced a \$1.5 million investment to ensure 735 Davis would be affordable to very low-income seniors through the Senior Operating Subsidy (SOS) program. The funding cuts rents in half for 13 senior housing units, lowering the monthly rent for a one-bedroom apartment from \$1,538 to \$769. Additionally, 15 units are supported by the Local Operating Subsidy Program (LOSP), part of Mayor Breed’s Homelessness Recovery Plan.

Before the development of affordable housing, 88 Broadway served as a surface parking lot owned by the Port of San Francisco on a parcel that was formerly occupied by the Embarcadero Freeway. 735 Davis is a former San Francisco Public Works parking lot transferred to the Mayor’s Office of Housing and Community Development (MOHCD) through the City’s surplus land ordinance to make developable sites available for affordable housing on public lands.

In 2018, then-Assemblymember David Chiu, who now serves as San Francisco City Attorney, authored Assembly Bill (AB) 1423 to permit the City to build affordable housing at 88 Broadway. AB 1423 also clarified that 88 Broadway could include a childcare facility and a ground floor restaurant.

“This is exactly the type of housing we need in San Francisco,” said City Attorney David Chiu. “These projects will provide 178 affordable homes to our families and seniors. I was more than happy to author legislation as an Assemblymember to ensure this project moved forward and families would have the amenities they need.”

With a particular focus on meeting the housing needs of the surrounding neighborhood, of the 129 units available through the affordable housing lottery, 40%, or 51 homes, were available to applicants with the Neighborhood Resident Housing Preference. The two developments collectively feature approximately 10,500 square feet of retail/commercial space targeted to neighborhood-serving uses, including a 55-slot mixed-income childcare center operated by the YMCA of San Francisco. There is also a 9,500 square-foot mid-block public walkway publicly accessible between the two sites, with landscaping and seating.

“I am incredibly proud to have fought for and secured 100% affordable housing (and one park) on the four parcels liberated by the teardown of the Embarcadero Freeway,” said Supervisor Aaron Peskin, who has represented the northeast corner of the City on and off for two decades. “Broadway Cove/735 Davis are especially significant because they are the first of the sites to benefit from our SOS subsidies for seniors program. It’s very moving to have served long enough to see this last freeway parcel welcome residents home.”

“The Port is deeply committed to a waterfront for everyone and is proud to own and provide the land at 88 Broadway for San Francisco for families and seniors to live well in our City,” said Elaine Forbes, Executive Director of the Port of San Francisco. “The 88 Broadway community symbolizes joy and opportunity and is a wonderful addition to our renowned waterfront.”

BRIDGE Housing and The John Stewart Company were partners on this multi-building development. They enlisted local architecture firm Leddy Maytum Stacy and Cahill

Contractors to bring this project to completion.

“This was a rare opportunity to bring a much-needed range of affordability and services to the neighborhood,” said Susan Johnson, BRIDGE Housing Interim President & CEO. “We’re proud to team up with The John Stewart Company and our public- and private-sector partners on this effort to serve people, from the city’s most vulnerable seniors to working families.”

“Completion of this innovative project realizes John Stewart’s vision for what he called ‘the mother of all mixed-use projects,’ meaning an affordable and inclusive community with family and senior units, residents ranging from the formerly homeless to the ‘missing middle,’ supportive services for all residents and an on-site mixed-income childcare center – all on publicly-owned land with unparalleled views and proximity to the Bay. John spent many hours appearing at Port Commission, Board and community meetings championing this project, and we are absolutely thrilled to have helped bring it to fruition,” said Jack Gardner, President & CEO of the John Stewart Company.

“We’ve lived in the neighborhood my whole life, and with a family of five, our apartment was very crowded,” said Broadway Cove resident Tammy Z., who moved in under the Neighborhood Resident Housing Preference program. “Broadway Cove is a gift that changed our lives, as my sister and I still live close to our parents, but for the first time, we have our own rooms.” Tammy works as a customer service manager at a local music school and is also studying at City College of San Francisco.

Major financing for both Broadway Cove and 735 Davis includes a \$50 million investment for building construction from MOHCD that enabled the \$140 million (combined) projects to move forward. In addition to the City’s investment, Bank of America, the California Tax Credit Allocation Committee, and Barings Multifamily Capital LLC contributed to 88 Broadway, while the Federal Home Loan Bank of San Francisco contributed to 735 Davis.

“Bank of America Community Development Banking is pleased to provide more than \$125 million in debt and equity financing to help create much-needed affordable housing for families in San Francisco,” said Liz Minick, San Francisco-East Bay Market Executive at Bank of America. “Broadway Cove and 735 Davis are great examples of the impact public-private partnerships can make to support the communities where we work and live.”

Broadway Cove is a six-story building that includes studios, one-bedroom, two-bedroom, and three-bedroom apartments. 735 Davis is a six-story building that includes studios and one-bedroom apartments. Both projects started construction in June 2019 and were completed in December 2020 (735 Davis) and March 2021 (88 Broadway), with the grand opening delayed due to the COVID-19 pandemic.

###



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1320 Washington Street (2018-007380PRJ)  
**Date:** Thursday, November 04, 2021 11:50:21 AM  
**Attachments:** [1340 Letter of Support for 1320.pdf](#)

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**From:** Laura Strazzo <laura@zfplaw.com>  
**Sent:** Thursday, November 04, 2021 11:08 AM  
**To:** Perry, Andrew (CPC) <andrew.perry@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Cc:** mas@reubenlaw.com  
**Subject:** 1320 Washington Street (2018-007380PRJ)

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Hello,

My office represents the owners of 1340 Washington Street. We would like to submit the attached letter of support for 2018-007380PRJ, which is on the Planning Commission hearing calendar for today. Please do not hesitate to contact me if you have any questions.

Sincerely,

Laura Strazzo  
Zacks, Freedman & Patterson, PC  
601 Montgomery Street, Suite 400  
San Francisco, CA 94111  
Telephone: (415) 956-8100  
Facsimile: (415) 288-9755  
[www.zfplaw.com](http://www.zfplaw.com)

**PLEASE NOTE THAT ZACKS, FREEDMAN & PATTERSON HAS MOVED.**

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nothing in this communication should be regarded as tax advice.

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Perry, Andrew \(CPC\)](#)  
**Subject:** FW: 1320 Washington Street  
**Date:** Thursday, November 04, 2021 10:30:21 AM

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
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**From:** "Hepner, Lee (BOS)" <lee.hepner@sfgov.org>  
**Date:** Friday, October 29, 2021 at 5:26 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** FW: 1320 Washington Street

Please see the below correspondence regarding the subject project on next week's Planning Commission agenda.

Thanks,

Lee Hepner  
*Legislative Aide*  
Supervisor Aaron Peskin  
(415) 554-7419 | *pronouns: he, him, his*

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**From:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>  
**Sent:** Friday, October 29, 2021 2:23 PM  
**To:** Hepner, Lee (BOS) <lee.hepner@sfgov.org>  
**Subject:** Fwd: 1320 Washington Street

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**From:** Mark Anderson <[mark.s.anderson1@gmail.com](mailto:mark.s.anderson1@gmail.com)>  
**Sent:** Friday, October 29, 2021 12:31:57 PM  
**To:** Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** 1320 Washington Street

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untrusted sources.

Dear Supervisor Peskin,

We are Mark and Robin Anderson and live at 1333 Jones Street. 1320 Washington is currently a parking garage located across the street from our unit. A developer has proposed to demolish the two story parking garage and build a new condominium building in its place. The new building will be 6 stories tall and rising to the height of over 70 feet. The current zoning is for only a 40 foot building and all the other buildings on the north side of Washington are four stories tall and about 40 feet tall. The new building will be totally out of character for the neighborhood, will block views and sunshine and will eliminate badly needed parking for Nob Hill.

It is very upsetting that a developer can ask for a waiver from zoning requirements just so they can make more money. Folks in the neighborhood (including us!) relied on the 40 foot height limitation when we bought our property. We are all for more housing but the building height should be limited to 40 feet like the Planning Code requires. Is there anything that you can do to help us limit the height of the proposed new building? The hearing for a Conditional Use Permit is this coming Thursday November 4.

Thank you for your time and consideration.

Mark and Robin Anderson  
1333 Jones Street, #506  
510 816 4731

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2004 Chestnut -- Sweetgreens  
**Date:** Thursday, November 04, 2021 10:24:26 AM

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Jonas P Ionin  
Director of Commission Affairs  
San Francisco Planning  
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On 11/2/21, 2:54 PM, "Russell Long" <[russelllong@me.com](mailto:russelllong@me.com)> wrote:

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I'd like to request your help and support by opposing Sweet Water's use/occupancy permit request. This is primarily a take-out establishment, and will extend traffic jams on Chestnut St, as well as creating parking blockages while Door Dash and Uber drivers await food. Marina residents such as myself will be greatly inconvenienced.

Thank you,

Russell Long  
29 Toledo Way  
415-302-4824

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)  
**Date:** Thursday, November 04, 2021 10:23:47 AM  
**Attachments:** [THD Ltr\\_425 Broadway\\_FINAL 11-2-21.pdf](#)

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

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**From:** Stan Hayes <stanhayes1967@gmail.com>  
**Date:** Tuesday, November 2, 2021 at 3:41 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>, "Rachel.Tanner@sfgov.org" <Rachel.Tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>  
**Subject:** THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)

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President Koppel and Commissioners -

On behalf of the Telegraph Hill Dwellers, please accept this letter **OPPOSING** the project at 425 Broadway as it is proposed.

Please feel free to contact us if you would like to discuss any of our comments.

Regards,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

November 2, 2021

Joel Koppel  
San Francisco Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(Via email: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))



**RE: OPPOSITION to 425 Broadway (Case No. 2017-15678CUA)**

Dear President Koppel and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), we express our opposition to the mixed-use project at 425 Broadway as it is proposed. This project is comprised of two mixed-use buildings – one on Broadway and a second building on Montgomery Street, legally separated by Verdi Place, a 20-foot-wide public right of way from Montgomery, and a city-owned sewer easement reserved within the former extension of Verdi Place.

We are concerned about the size and design of the two buildings, their lack of compatibility with other nearby buildings in the Jackson Square Historic District Extension where the project site is located, and the failure to the Planning Department to analyze important health and safety impacts of the buildings (including geotechnical, structural, shadowing, and traffic) by declaring the project exempt from all CEQA review. We are also concerned that the project would not only impact the health and safety of the residents of the adjacent SRO hotel, but would also contribute to gentrification leading to the displacement of low-income and senior residents of multiple Single Room Occupancy (SRO) hotels in the immediate vicinity of the project.

In addition, we are concerned that the project's posted notice did not comply with the requirements of the Section 333 of the San Francisco Planning Code, which requires such notices to include the languages spoken by non-English speaking persons – here a substantial number of the residents of the nearby low-income SRO hotels and apartment buildings speak only Cantonese.

Also, we note that the draft motion for the project appears to authorize a “public parking garage” (see Draft Motion, Exhibit A, “Authorization”). No such garage is shown on the project sponsor's plans, nor has it been discussed earlier. If incorrect, the draft motion should be revised.

### **Health, Safety and Livability Impacts on Adjacent Low-Income and Senior Residents**

Most importantly, we ask the Planning Commission to consider the project's adverse and direct impacts on the health, safety and liveability of the very low income and senior residents of the immediately adjacent SRO hotel at 401-407 Broadway (New Rex Hotel), home to 39 low-income households occupying rooms with limited exterior windows.

The height and bulk of the proposed Montgomery building, which would be located along Verdi Place, the 20-foot wide east-west facing public right-of-way, would block light and air to all south-facing windows of the New Rex Hotel, while the height and bulk of the proposed Broadway building, towering over the New Rex Hotel, would block light and air to its West-facing windows despite two proposed matching air wells.

The project sponsor's own shadow study (see **Figure 1**) provides substantial evidence that that these windows would be in near-perpetual shade. These shadow impacts on the low-income and senior residents of the immediately adjacent New Rex SRO hotel are specific and direct adverse impacts on public health and safety and on the physical environment that would allow the Planning Commission to deny a requested incentive, concession, or waiver if it makes a written finding of such adverse impacts.

### **Gentrification and Displacement**

Broadway is a major corridor for very low-income housing, including numerous SRO hotels and low rent apartments in addition to the New Rex Hotel. Other immediately adjacent SRO residence hotels (see **Figure 1** and the project sponsor's photos in **Figure 2**) include the Golden Eagle SRO residence hotel at 400 Broadway (118 rooms), On Lok SRO for seniors at 1000-1010 Montgomery (41 rooms), and the SRO residence hotel at 381-389 Broadway (49 rooms). While the construction of the proposed new market-rate housing development at 425 Broadway does not directly displace existing residents or community-serving businesses, the cumulative effect of creating high-end unaffordable housing at 425 Broadway, together with the market rate housing proposed nearby at 955 Sansome and 875 Sansome, will stimulate further real estate speculation almost certainly resulting in the gentrification of the Broadway Corridor, leading to the loss of affordable housing for the very poor and the displacement of very low-income, monolingual families from their homes.

### **Required Commission Actions**

For the project to proceed the Commission must: (1) adopt findings to approve requested Conditional Use Authorizations; and (2) adopt findings that the requested State Density Bonus waivers and incentives will result in actual cost reductions for the affordable housing in the project, and that the requested waivers and incentives will not negatively impact public health, safety, or historic property. In addition, the Commission must adopt the Department's determination that the project is exempt from the California Environmental Quality Act (CEQA).

#### **1. Please Deny the Project's Requested Conditional Use Authorizations.**

To grant a CUA, Section 303 requires the Commission to find *that the proposed use, at the size and intensity contemplated, is necessary or desirable for, and compatible with, the neighborhood or the community; and that the proposed use size will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.*

##### **o Please Deny the Office Space CUA.**

Non-residential use sizes in the Broadway NCD are limited to **2,999 sq. ft.** unless the Commission grants a CUA. Here the project is requesting a total of **23,675 sq. ft.** of non-residential use, of which **18,735 sq. ft. is for office use**, more than six times the 2,999 square feet non-residential use limit for this district. As shown on the project sponsor's plans (**Figure 3**), the inclusion of the proposed non-residential office use would substantially increase the height of each of the buildings. This excessive amount of office space unnecessarily expands the size of each of the two buildings, while millions of square feet of office space in the City go unused.

Given the project's significant impact on the health, safety and liveability of the low income and senior residents in the immediately adjacent SRO hotel due to the project's size and height, together with the project's role in fuelling the gentrification of the Broadway Corridor leading to displacement of low-income, monolingual families, we believe the Commission cannot make the required findings to



grant this CUA. The request to exceed the non-residential use limit as proposed is not necessary or desirable for or compatible with the neighborhood and will be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. Please deny the CUA to allow the project to exceed the non-residential use limit in the Broadway NCD.

○ **Please Deny the CUA to exceed 40 feet in height in the Broadway NCD.**

The project sponsor has requested a CUA to allow each of the two buildings to exceed 40 feet in height. Planning Code Section 253.1 requires the Commission to make specific findings before a CUA can be approved for a new building in the Broadway NCD that would exceed 40 feet in height and prohibits the Commission from approving any new building that exceeds 65 feet.

In addition to the Section 303 findings listed above, the Commission is required by Section 253.1 to find that “*The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.*”

The project is located within the Jackson Square Historic District Extension, which is listed on the California Register of Historic Places. The buildings in this historic district are characterized by 2- to 3-story brick regular building forms with string courses, cornices, and deep window and door openings. By a significant margin, the proposed Montgomery building would be the tallest building in the historic district, rising 76 feet above its base on Montgomery Street. As illustrated by the project sponsor’s own rendering reproduced in **Figure 4**, the project sponsor’s characterization of the Montgomery building as 64 feet in height is substantially misleading. The figure clearly shows that the Montgomery building is actually 76 feet above Montgomery Street. There are two separate buildings proposed on this downward sloping site, separated by a strip of land that cannot be built upon – a public right of way (Verdi Place) and a city-owned sewer easement. By all logic, the height of each of these buildings should be calculated separately. If so, the Montgomery building would exceed the 65-foot height limit for this site and, therefore, could not be approved by the Commission.

Given that the height of the proposed new buildings would not be compatible with the character of the Jackson Square Historic District Extension and would exceed the height and scale of the adjacent historic buildings on Broadway, we do not believe that the findings required by Planning Code 253.1 to grant a CUA for heights above 40 feet can be made. Further, as discussed above, granting a CUA for the heights of these buildings would be *detrimental to the health and safety and general welfare of persons residing in the vicinity* – specifically to the low-income residents in the adjacent New Rex Hotel.

Further, the material of the buildings is incompatible with the character of the historic buildings in the surrounding historic district. The “thin brick tile” as specified on the plans is incompatible with the district, as is the dark black color of the Broadway building and a significant portion of the Montgomery building. Please deny the CUA to allow the project to exceed 40 feet.

**2. Please Deny the Project’s Requested Incentives/Concessions and Waivers.**

Because the project proposes to use the State Density Bonus Law, the Commission must adopt findings related to the requested waivers and incentives or concessions. According to the Department’s staff report for the November 4<sup>th</sup> hearing, the project is requesting an incentive to exceed the non-residential use limitation of 2,999 sq. ft. and three (3) waivers from Planning Code development standards including waivers from the minimum requirements for Rear Yard (Sec. 134), Dwelling Unit Exposure (Sec. 140), and Bulk Limits (Sec. 270).

○ **The Commission Lacks Information to Adopt Findings to Allow the Incentive.**

The State Law provides that an incentive is allowed if “*required to provide for affordable housing costs.*” CA Govt. Code Section 65915(k). The Planning Director’s Bulletin No.6 (updated June 2021) at page 5 provides that:

*“[T]he Planning Commission **must** adopt findings that the requested incentives will result in actual cost reductions for the project, and the requested waivers and incentives will not negatively impact public health, safety, or historic property.”*

We are aware of no financial proforma or other financial data available to the Commission as would be necessary for it to adopt the required findings. We therefore urge the Planning Commission to require an adequately detailed financial proforma and/or other financial data prior to adopting findings that the requested incentives will result in actual cost reductions for the affordable housing in the project.

○ **Please Deny the Requested Incentive and Waivers.**

The State Density Bonus Law allows the Commission to deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence, of any of the following:

- The concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment,
- The concession, incentive, or waiver would have a **specific, adverse impact on a property listed on the California Register of Historic Places, or**
- The concession or incentive would not result in **identifiable and actual cost reductions required to provide for the affordable housing units.**

The project’s requested incentive would allow the inclusion of 18,735 square feet of “professional office” space in the proposed project. The Commission can deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence before it, that the concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment. As discussed above, we believe there is substantial evidence, based on the project sponsor’s own shadow study, that the frequent shadows on the adjacent the SRO hotel at 401 Broadway (New Rex Hotel) that would result from the project’s requested incentive and waivers would have a **specific, adverse impact on public health and safety** of the residents of the hotel, allowing the Commission to deny the requested incentive as well as one or more waivers. The elimination of the office space from the proposed project would reduce the height of the buildings, mitigating the specific, adverse impact on public health caused by project’s shadow impacts as well as the specific, adverse impact on historic resources.

Unfortunately, there is inadequate financial information available to the Commission to make a finding that the incentive or a waiver would not result in identifiable and actual cost reductions required to provide for the five units of affordable housing in the project.

○ **Urgent Need to Develop, Adopt, and Apply Objective and Standardized Procedures for State Density Bonus Projects.**

We are concerned that there has not been a sufficient demonstration of the project's qualification for the incentive/concession or waivers requested by the project sponsor under the State Density Bonus Law and that the Department has not developed, adopted, or applied an objective, quantitative, and standardized procedure for making such demonstrations. As a result, the Commission has insufficient information before it to make the required findings.

And, as members of the public, we are also entitled to adequate and publicly available financial and other justification for the requested density bonus incentives and waivers, with more detailed and meaningful financial and other analyses submitted to the Commission to more fully demonstrate that the requested waivers will not negatively impact public health, safety, or historic property.

**3. Please Reject the Categorical Exemption and Require Environmental Review.**

We urge the Commission to reject the project's flawed determination that the project is exempt from environmental review and to require an EIR. The Department's conclusion that this project is exempt from the California Environmental Quality Act (CEQA) effectively "scopes out" and bypasses without analysis the significance of the environmental impacts of this project and, where appropriate, their mitigation. Such impacts could include, without limitation:

- Geotechnical - impacts of building excavation and construction on adjoining older, particularly susceptible buildings, especially the SRO residence hotel at 401-407 Broadway, which was constructed in 1907 and that would be vulnerable to excavation and construction impacts on two of its four sides, as well the building at 435-443 Broadway, also constructed in 1906, located immediately to the west of the proposed Broadway building
- Health and safety - impacts of loss of light and air on low-income and senior tenants of nearby SRO residence hotels
- Displacement – impacts of the introduction of new market-rate luxury condominiums on the continuing availability and viability of nearby SRO residence hotels and other low-income housing in the project vicinity
- Historic resources – impacts of the proposed building scale, massing, and design on the California Register-listed Jackson Square Extension Historic District in which the project is located
- Cumulative effects – combined impacts of the proposed project and other currently proposed projects nearby, in particular the effect of the proposed project on shadowing of the John Yehall Chin Elementary School itself and on its two playgrounds combined with shadowing of those same locations from the proposed projects at 955 Sansome and 875 Sansome.

November 2, 2021

Page 6

\*

\*

\*

Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Dan Hayes". The signature is written in a cursive style with a large, looped initial "D".

Co-Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

cc: Kathrin Moore, Vice President [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Deland Chan, Commissioner [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)  
Sue Diamond, Commissioner [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Frank Fung, Commissioner [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)  
Theresa Imperial, Commissioner [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)  
Rachel Tanner, Commissioner [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)  
Jonas Ionin, Secretary [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
Claudine Aspagh, SF Planning [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)  
Aaron Peskin, District 3 Supervisor [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)

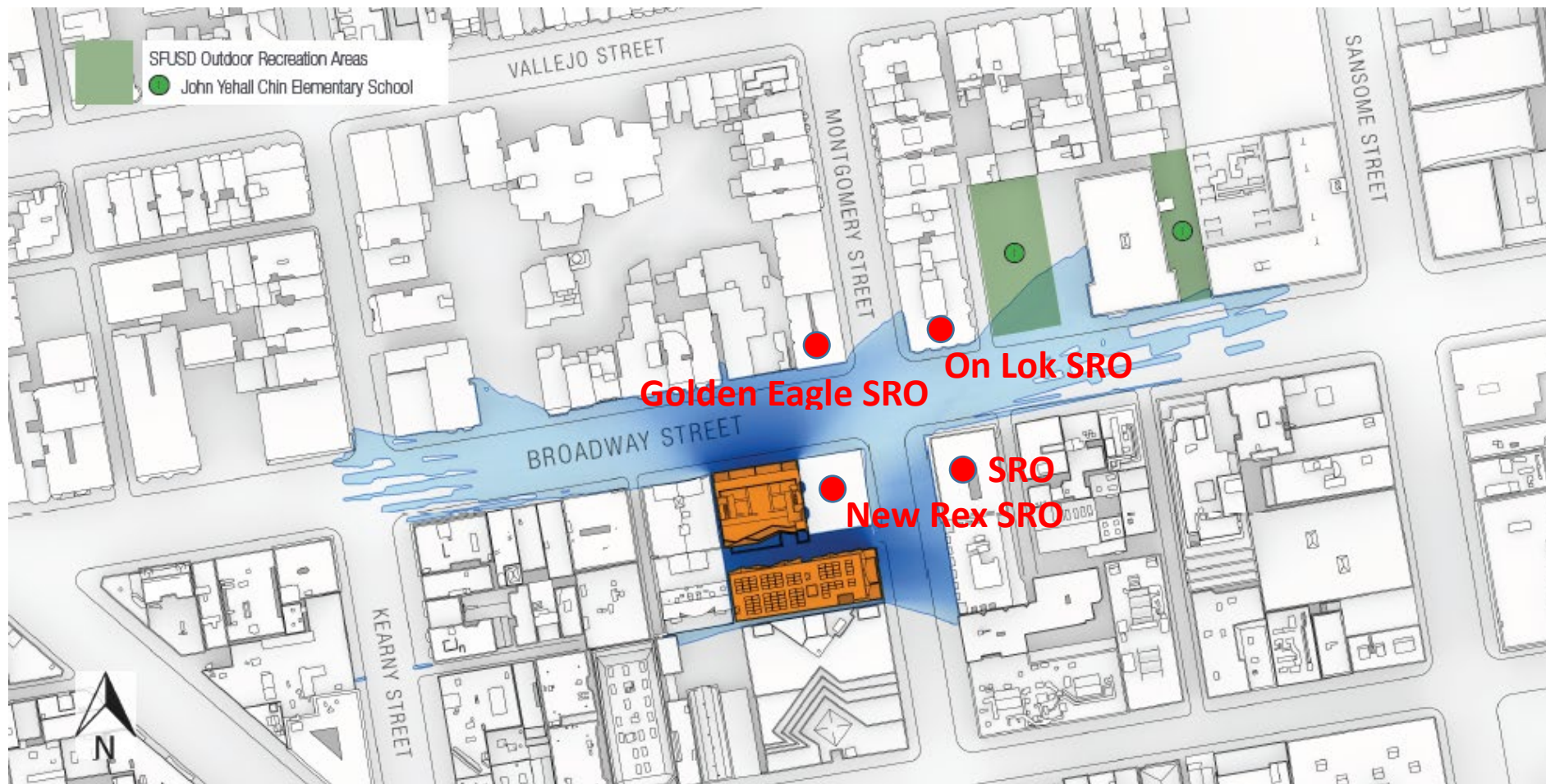


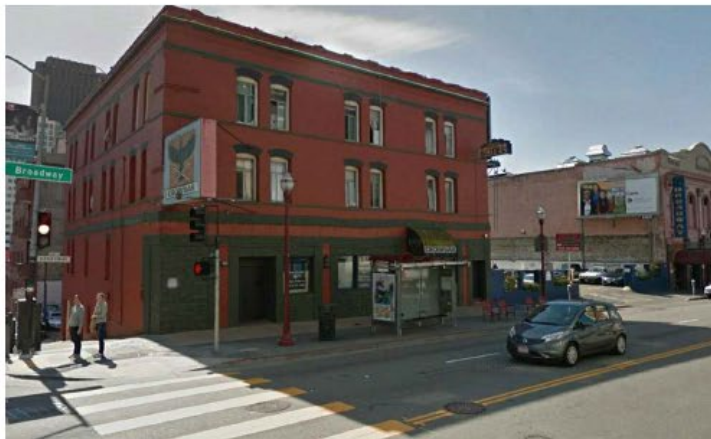
Figure 1. Shadowing caused by proposed project at 425 Broadway, also showing locations of SRO residence hotels – based on project sponsor’s shadow study (darkest blue shading is the most frequent shadowing).



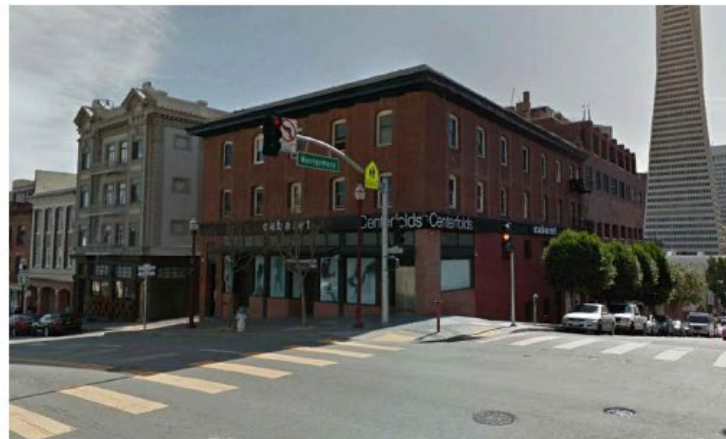
5 BROADWAY - NORTH EAST CORNER



6 BROADWAY - NORTH WEST CORNER



7 BROADWAY - SOUTH WEST CORNER



8 BROADWAY - SOUTH EAST CORNER

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

OWNER \_\_\_\_\_

**MONTGOMERY PLACE**  
425 Broadway Street  
San Francisco,  
CA 94133.  
APN : 0163/002

PROJECT \_\_\_\_\_

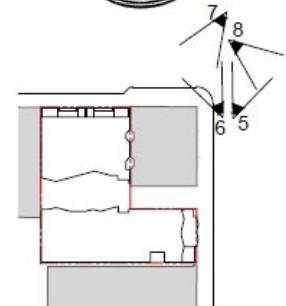
SCALE : \_\_\_\_\_ NTS. \_\_\_\_\_

DRAWING TITLE : \_\_\_\_\_ PHOTOGRAPHS \_\_\_\_\_

SHEET NO. : \_\_\_\_\_ A-24,0 \_\_\_\_\_

DATE \_\_\_\_\_ ISSUE \_\_\_\_\_

09/28/2021 \_\_\_\_\_ DRAWING SET- FOR CITY SUBMISSION \_\_\_\_\_



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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

Figure 2. Project sponsor's photos showing SRO residence hotels at the corner of Broadway and Montgomery, at 401-407 Broadway (New Rex, 39 rooms, SW corner), 400 Broadway (Golden Eagle, 118 rooms, NW corner), 1000-1010 Montgomery (On Lok, 41 rooms, NE corner), and 381-389 Broadway (49 rooms, SE corner)

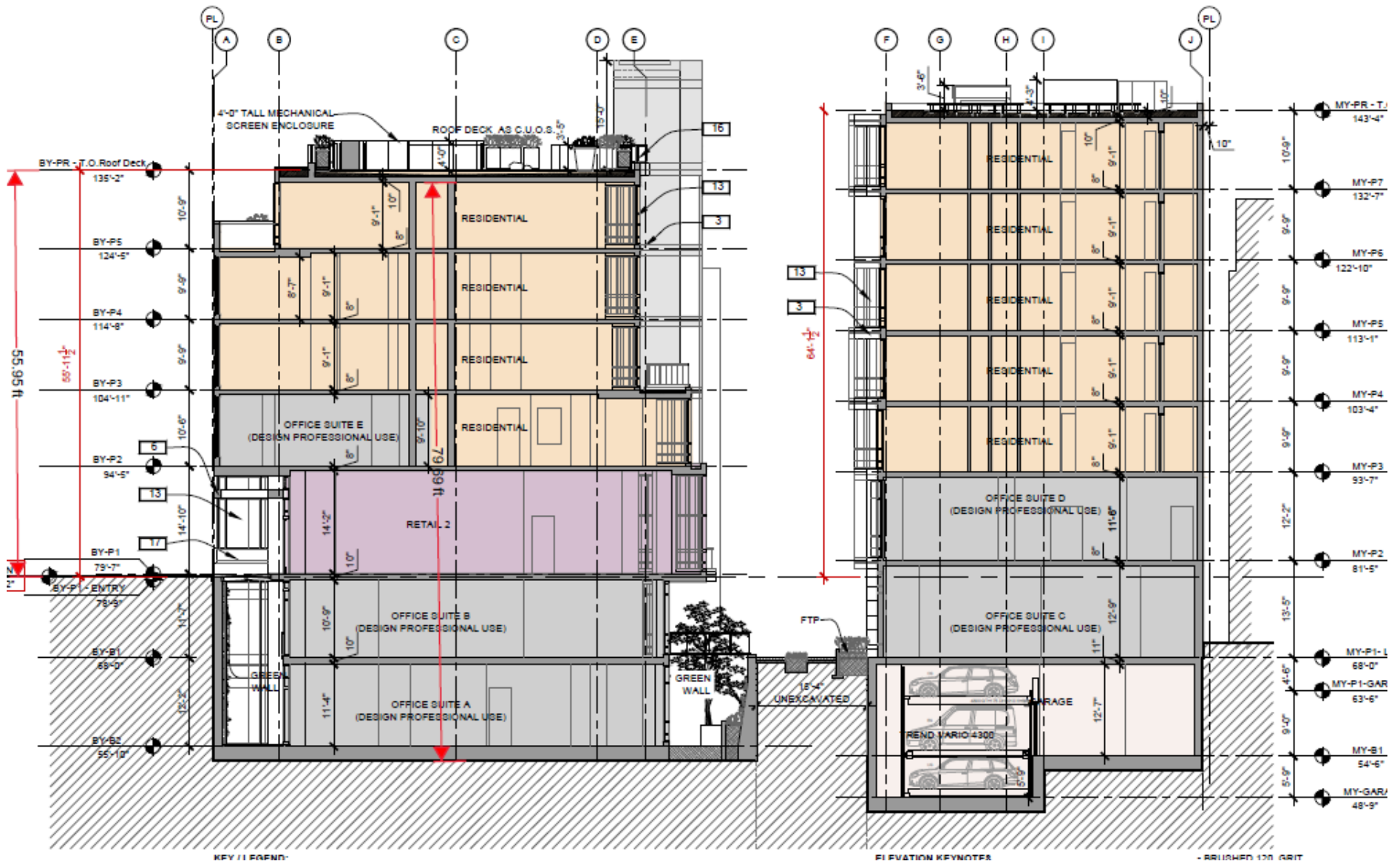


Figure 3. Section showing extent of proposed office space (gray shading), excerpted from project sponsor's plans



Figure 4. Physical height above Montgomery and Broadway for two proposed buildings at 425 Broadway (Montgomery building = 76 feet, Broadway building = 56 feet)



**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut St.  
**Date:** Thursday, November 04, 2021 9:36:12 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](http://www.sfplanning.org)  
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---

**From:** jessica cooper <jesscooper35@gmail.com>  
**Date:** Wednesday, November 3, 2021 at 8:15 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut St.

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

Dear Members of the Planning Commission-

Please do not approve this project! I just heard about this. This is a big chain restaurant shop and they do not belong on Chestnut St. or any other SF 'neighborhood' street, like Union, Sacramento, Fillmore etc.!

Allowing them to open is going to take business away from already existing restaurants in the immediate vicinity. There are already 'salad' specific restaurants in this area and many other restaurants which serve salads. All of our beleaguered neighborhood restaurants have suffered greatly due to this ghastly pandemic! I do not know how any one of you could approve this project at this time, it would be so unfair, and show a complete lack of empathy.

Furthermore, it has been pointed out to me that this location would potentially be a huge traffic problem with delivery people and others coming and going, double parking. It is already congested enough. That corner was already a problem and why they made Mallorca a right turn only onto Chestnut. Plus you have the bank across the street with two driveways, a couple of crosswalks.

Please, NO! Please be fair to our existing businesses and the rest of us who don't support this sort of

chain restaurant being located in our neighborhood.

Thank you-  
Jess Cooper

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** Continuance request for Sweetgreen at 2040 Chestnut Street  
**Date:** Thursday, November 04, 2021 9:33:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Commissioners,

Please be advised that Sweetgreen on today's Agenda is requesting a continuance to January.

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

San Francisco Planning  
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**From:** "Jimenez, Sylvia (CPC)" <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Date:** Wednesday, November 3, 2021 at 9:09 PM  
**To:** "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Subject:** Fwd: Sweetgreen at 2040 Chestnut Street

Hi Jonas,

Sponsor is asking for a January date now....please see below.

Thanks!

**Sylvia Jimenez, Principal Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning  
[49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103](#)  
Direct: [628.652.7348](tel:628.652.7348) | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>  
**Sent:** Wednesday, November 3, 2021 8:56 PM  
**To:** Jimenez, Sylvia (CPC)  
**Subject:** Re: Sweetgreen at 2040 Chestnut Street

Hi Sylvia,

Any chance we could calendar this one for January instead? Ideally 1/13? Apparently the Sweetgreen head of real estate (who's been handling this one) is going to be out of the country in December, and he's concerned about having enough time to properly respond to the new concerns.

Thanks very much.

# REUBEN, JUNIUS & ROSE, LLP

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

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**From:** "Jimenez, Sylvia (CPC)" <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Date:** Wednesday, November 3, 2021 at 5:34 PM  
**To:** "Chloe V. Angelis" <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

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Hi Chloe,

Attached are the letters we received so far. Jonas also confirmed rescheduling this item to 12/9.

I'll forward any others that come in.

Thanks,  
Sylvia

**Sylvia Jimenez, Principal Planner  
Southwest Team | Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7348 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>

**Sent:** Wednesday, November 03, 2021 3:42 PM  
**To:** Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

Will you please send over all of the opposition letters whenever you have a few minutes?

Thanks for all your help!

## **REUBEN, JUNIUS & ROSE, LLP**

Chloe Angelis, Partner  
Tel: (415) 567-9000  
Fax: (415) 399-9480  
[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

**SF Office:**  
One Bush Street, Suite 600  
San Francisco, CA 94122

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**From:** Chloe V. Angelis  
**Sent:** Wednesday, November 03, 2021 3:17 PM  
**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

Hi Sylvia – Just talking to team now. We'd like to shoot for a hearing on December 9 if we can. We're thinking we'll need that much time to gather support and respond to these new concerns.

Thanks very much.

## **REUBEN, JUNIUS & ROSE, LLP**

Chloe Angelis, Partner  
Tel: (415) 567-9000  
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[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

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San Francisco, CA 94122

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**From:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Sent:** Wednesday, November 03, 2021 10:58 AM  
**To:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>; Sabrina Eshaghi <[seshaghi@reubenlaw.com](mailto:seshaghi@reubenlaw.com)>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

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Sounds good, 1:30 works for me!

**Sylvia Jimenez, Principal Planner  
Southwest Team | Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7348 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>  
**Sent:** Wednesday, November 03, 2021 10:24 AM  
**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Sabrina Eshaghi <[seshaghi@reubenlaw.com](mailto:seshaghi@reubenlaw.com)>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

Hi Sylvia - I could talk at 1:30 or at 4pm.

Thanks.

**REUBEN, JUNIUS & ROSE, LLP**

Chloe Angelis, Partner  
Tel: (415) 567-9000  
Fax: (415) 399-9480  
[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

**SF Office:**  
One Bush Street, Suite 600  
San Francisco, CA 94122

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**From:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Sent:** Wednesday, November 03, 2021 10:21 AM  
**To:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>; Sabrina Eshaghi <[sesshaghi@reubenlaw.com](mailto:sesshaghi@reubenlaw.com)>  
**Subject:** RE: Sweetgreen at 2040 Chestnut Street

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Hi Chloe,

Are you available to hop on a call today? Received 15 letters (and counting) overnight in opposition. Would like to discuss next steps. I'm free around noon-2 or after 4pm.

Sylvia

**Sylvia Jimenez, Principal Planner  
Southwest Team | Current Planning Division**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7348 | [www.sfplanning.org](http://www.sfplanning.org)  
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---

**From:** Chloe V. Angelis <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>  
**Sent:** Tuesday, November 02, 2021 11:12 AM  
**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>; Sabrina Eshaghi <[sesshaghi@reubenlaw.com](mailto:sesshaghi@reubenlaw.com)>  
**Subject:** Re: Sweetgreen at 2040 Chestnut Street

Thanks Sylvia.

We'll be calling in from my cell phone. That number is 925-212-8571.

Thanks.

**REUBEN, JUNIUS & ROSE, LLP**

Chloe Angelis, Partner  
One Bush Street, Suite 600  
San Francisco, CA 94104

T. (415) 567-9000  
F. (415) 399-9480  
[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)  
[www.reubenlaw.com](http://www.reubenlaw.com)

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**From:** "Jimenez, Sylvia (CPC)" <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Date:** Tuesday, November 2, 2021 at 11:09 AM  
**To:** "Chloe V. Angelis" <[cangelis@reubenlaw.com](mailto:cangelis@reubenlaw.com)>, Sabrina Eshaghi <[seshaghi@reubenlaw.com](mailto:seshaghi@reubenlaw.com)>  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender.

Another letter below.

Chloe- is the number in your signature the number you'll be calling from?

**Sylvia Jimenez, Principal Planner**  
**Southwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7348 | [www.sfplanning.org](http://www.sfplanning.org)  
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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:** Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>  
**Date:** Tuesday, November 2, 2021 at 11:07 AM  
**To:** Jimenez, Sylvia (CPC) <[sylvia.jimenez@sfgov.org](mailto:sylvia.jimenez@sfgov.org)>  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street

**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning



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**From:** Julia Kniesche <[juliakniesche@gmail.com](mailto:juliakniesche@gmail.com)>

**Date:** Tuesday, November 2, 2021 at 10:52 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>

**Cc:** "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>

**Subject:** Sweetgreen at 2040 Chestnut Street

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

November 2<sup>nd</sup>, 2021

Dear President Koppel and Members of the Planning Commission,

I am writing to you today with the recommendation you do not approve the Sweetgreen application at 2040 Chestnut Street.

I have lived in the Marina neighborhood for over a decade and grew up going to school here as well and am concerned about the amount of traffic that a new Sweetgreen location will create. I work in SOMA and have seen the traffic congestion of delivery drivers at their 2<sup>nd</sup> St. location. It is dangerous for pedestrians and especially children who are in the area to go to school and the playgrounds.

This type of restaurant is also unnecessary in our neighborhood. We already have great healthy eating options and Sweetgreen coming in will only make it harder for local restaurants to survive. I would love to see more retail and diverse businesses coming to the Marina.

I urge you to vote to deny Sweetgreen's application for another location at 2040 Chestnut Street.

Warmly,

Julia Kniesche

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut St.  
**Date:** Thursday, November 04, 2021 8:08:14 AM

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**From:** jessica cooper <jesscooper35@gmail.com>  
**Sent:** Wednesday, November 03, 2021 8:15 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Cc:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; 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>  
**Subject:** Sweetgreen at 2040 Chestnut St.

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Dear Members of the Planning Commission-

Please do not approve this project! I just heard about this. This is a big chain restaurant shop and they do not belong on Chestnut St. or any other SF 'neighborhood' street, like Union, Sacramento, Fillmore etc.!

Allowing them to open is going to take business away from already existing restaurants in the immediate vicinity. There are already 'salad' specific restaurants in this area and many other restaurants which serve salads. All of our beleaguered neighborhood restaurants have suffered greatly due to this ghastly pandemic! I do not know how any one of you could approve this project at this time, it would be so unfair, and show a complete lack of empathy.

Furthermore, it has been pointed out to me that this location would potentially be a huge traffic problem with delivery people and others coming and going, double parking. It is already congested enough. That corner was already a problem and why they made Mallorca a right turn only onto Chestnut. Plus you have the bank across the street with two driveways, a couple of crosswalks.

Please, NO! Please be fair to our existing businesses and the rest of us who don't support this sort of chain restaurant being located in our neighborhood.

Thank you-  
Jess Cooper

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Thursday, November 04, 2021 7:41:10 AM

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**From:** Jessie Babiarz <jbabiarz1@gmail.com>  
**Sent:** Wednesday, November 03, 2021 8:41 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

I have heard of the proposal to open a Sweetgreen on Chestnut Street. I would encourage you to vote no on this proposal. One of the best parts of San Francisco's neighborhoods is the local businesses (particularly restaurants!) that make each area unique. These businesses have had a hard time maintaining throughout the pandemic - and have struggled to hire and maintain a staff to serve the neighborhoods. Sweetgreen is a massive chain restaurant that has never been profitable and is about to IPO. They can undercut margins for businesses who have tried so hard to stay afloat during the pandemic. Let's keep our neighborhoods local. Please vote no on the proposal. Thank you for your consideration.

Best wishes,  
Jessie Babiarz

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: FW: Sweetgreen at 2040 Chestnut St.  
**Date:** Thursday, November 04, 2021 7:40:49 AM  
**Attachments:** [Screen Shot 2021-11-03 at 8.23.25 AM.png](#)

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### Commission Affairs

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**From:** Sean Scales <[scales.sean@gmail.com](mailto:scales.sean@gmail.com)>  
**Sent:** Wednesday, November 03, 2021 8:30 PM  
**To:** Luis Cuadra <[LCuadra@bergdavis.com](mailto:LCuadra@bergdavis.com)>  
**Cc:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Ionin, Jonas (CPC) <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>; Koppel, Joel (CPC) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Moore, Kathrin (CPC) <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>; Chan, Deland (CPC) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CPC) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CPC) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CPC) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CPC) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>  
**Subject:** Re: FW: Sweetgreen at 2040 Chestnut St.

On Wed, Nov 3, 2021 at 8:28 PM Sean Scales <[scales.sean@gmail.com](mailto:scales.sean@gmail.com)> wrote:

Mr. Cuadra-

WOW!

So, I send an email voicing my traffic and safety concerns re this proposed Sweetgreen location and I get a response from a 'hired gun', lobbyist?!

Your reply does not add clarity, but has actually muddied the waters. You sent me a 'project **fact** sheet'. The following is verbatim....

**With more than 11 locations**

throughout the U.S., sweetgreen is considered Formula Retail which requires a Conditional Use Permit (CUP).

OK, sure, TRUE statement, but is that the same TRUE statement you're going to use to pitch to an investor or to pump your IPO? Or are you going to go with the equally true, but more ACCURATE statement of **With more than 100 locations....?**

Please clarify, expound on Sweetgreen's definition of what a 'non delivery-focused restaurant' is. I

mean, just because -- *This location is planned to be a flagship retail store for sweetgreen that will provide ample indoor dining with community tables, booth seating, and proposed outdoor seating with detailed interior finishes to create an inviting dining experience* -- this is not going to keep delivery orders from being taken. Are you going to refute that this flagship will be taking ALL comers, whether by in house, phone, on line or whatever? It is a business and as such has a fiduciary responsibility to its investors to maximize their ROI?

Please explain what you mean by -- *this store has limited capacity to fulfill digital orders* ? Why? What are the limiting factors? You provide no data, just feel good statements in order to placate.

Just because -- *as a matter of practice sweetgreen prioritizes customer pick-up orders submitted through sweetgreen's app versus fulfilling 3<sup>rd</sup> party orders that are delivered to customers.* -- This does not mean that there won't be a high volume of deliveries creating added traffic, double parking, safety issues.

How does your 'prioritization' process do anything except maybe create a little longer wait time / delivery time for the 'non-prioritized' orders? Whatever orders you receive are going to be fulfilled. Your flagship is going to service the entire Marina, all of the Presidio, Russian Hill and up to the top of Pac Heights.

Based on the data you have from the more than 120 locations....What are your projections for % of in house meals VS. take away VS. delivery? Surely, you have a ballpark for these numbers?

Hello Members of the Planning Commission-

Now all of my alarm bells are ringing! What exactly is the point of having a No formula retail restricted area? Is it just a disingenuous feel good phrase to placate the neighborhood, create the illusion of a more folksy 'Mom and Pop' business environment?

This corporate entity is not a value add to the neighborhood.

What about all of the existing restaurants, trying to get back on their feet after this terrible, business killing pandemic?

Lastly, I stand firmly on my belief that if this establishment is permitted to open at this location there will be a negative impact on traffic and safety.

Attacnement, screenshot from wikipedia.

Also, have you all read this article?

Please do not permit this project.

Best regards-  
Sean Scales

<https://www.eater.com/2021/10/28/22750957/sweetgreen-ipo-profit-losses-salad-chain-as-a-tech-company>

On Tue, Nov 2, 2021 at 4:14 PM Luis Cuadra <[LCuadra@bergdavis.com](mailto:LCuadra@bergdavis.com)> wrote:

Dear Mr. Scales,

I'm contacting you on behalf of sweetgreen restaurant. The planning department forwarded your email regarding the proposed sweetgreen restaurant at 2040 Chestnut Street and I would like to respond.

I want to clarify that this proposed location on Chestnut Street is not a delivery-focused restaurant. This location is planned to be a flagship retail store for sweetgreen that will provide ample indoor dining with community tables, booth seating, and proposed outdoor seating with detailed interior finishes to create an inviting dining experience.

Further, this store has limited capacity to fulfill digital orders and as a matter of practice sweetgreen prioritizes customer pick-up orders submitted through sweetgreen's app versus fulfilling 3<sup>rd</sup> party orders that are delivered to customers. As a result, we expect limited delivery orders out of this store. Considering sweetgreen had two other stores in San Francisco that are larger than this proposed location and centrally located, we expect that the majority of food delivery in San Francisco can be serviced at its existing stores not this proposed location on Chestnut Street.

Attached is a project fact sheet with additional information about the proposal. Please let me know if I can answer any questions.

Thank you.

Luis Cuadra  
BergDavis Public Affairs  
T - 415-572-0798

**BERGDAVIS** | PUBLIC  
AFFAIRS

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**From:** Sean Scales <[scales.sean@gmail.com](mailto:scales.sean@gmail.com)>

**Date:** Tuesday, November 2, 2021 at 8:57 AM

**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>, "Ionin, Jonas (CPC)" <[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)>

**Cc:** "joel.koppel@sfgov.org" <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, "Moore, Kathrin (CPC)" <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, "Chan, Deland (CPC)" <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>, "Diamond, Susan (CPC)" <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, "Fung, Frank (CPC)" <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, Theresa Imperial <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, "Tanner, Rachael (CPC)" <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>

**Subject:** Sweetgreen at 2040 Chestnut St.

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

Hello Members of the Planning Commission-

I am firmly against the approval of Sweetgreen's application to open for business at 2040 Chestnut St.. Please do not approve this! Leave aside the fact that this enterprise exemplifies the definition of 'formula retail' and go straight to the negative impact it will have on traffic and safety.

I live in Cow Hollow, on Webster St., around the corner from Shake Shack, so I am very familiar with the negative impact that a popular chain restaurant has to a neighborhood...an increase in traffic, double parked cars, cars 'temporarily' blocking driveways and litter. I walk along Chestnut St. on most days of the week, sometimes just for exercise and fresh air, others for dining or whatever shopping needs arise. Chestnut St. is already crowded enough with cars, electric scooters, bikes, buses and pedestrians. Considering that Sweetgreen's business model involves a large scale delivery operation, I can't begin to imagine the traffic nightmare that will ensue if you allow them to open at this location. You are looking at creating a dangerous monster involving delivery people who are on the clock and in a hurry vs. drivers in other vehicles, trying to go about their business, who will get frustrated by the added congestion and double parked cars, and also pedestrians, of which some are undoubtedly going to get hit. On Filbert St., in front of Shake Shack, I have witnessed many drivers speed up to zip around double parked cars, trying to beat out the car coming from the opposite direction. Have you looked at the data re pedestrians getting hit by cars recently? Now add in the fact that there is a school a block away. The scenario is distracted drivers, impatient delivery drivers and a bunch of kids staring at their phones, just waiting to get hit by a car or a motorbike. The bottom line is that Chestnut St., without the addition of this soon to be IPO'd giant, is already busy and dangerous enough, not to mention the fact that I am pretty sure there are plenty of established restaurants already serving 'greens'?

I am not anti-business and would be excited to see this proposed Sweetgreen operation open in an appropriate location, befitting its size and scope. Seems to me that someplace like the Ferry Building would be a much safer and sensible location. Is the old Sur la Table space still vacant?

Thank you for your time and careful consideration re this issue.

Please vote No for the oversized Sweetgreen proposal on Chestnut....it isn't appropriate for this neighborhood or any other neighborhood in the city. Vote Yes for having them open this operation in an appropriate SF location which could *safely* absorb the traffic.

Best regards-  
Sean Scales



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: CPC November 4 Hearing - 2040 Chestnut St - 2021-005183CUA  
**Date:** Thursday, November 04, 2021 7:40:29 AM

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**Commission Affairs**

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**From:** Cindy Beckman <cbeckman@sfmca.org>  
**Sent:** Wednesday, November 03, 2021 4:44 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>  
**Subject:** Re: CPC November 4 Hearing - 2040 Chestnut St - 2021-005183CUA

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Dear Ms. Jimenez and Planning Commissioners,

The Marina Community Association has reviewed the proposed project for Sweetgreen at 2040 Chestnut Street (at the corner of Mallorca Street) and has a concern raised by the plans provided for review.

The door that opens to Mallorca is described by the applicant as being used for "secondary ADA accessibility along Mallorca." However, the plans label this as a "Pickup" door. Mallorca is a very narrow two-way street with residential parking on both sides, and turns are restricted onto Mallorca from Chestnut Street. Any "Pickup" location for food delivery would block traffic for residents on this street, as we all know food-delivery drivers often double-park for their pickups.

The Marina Community Association is opposed to the door facing Mallorca being used for anything other than required exiting.

We have no objection to the formula-retail use of the space by Sweetgreen, as it replaces a tenant that was also formula retail (Body Gap).

Thank you for your time and your attention to this concern.

Cindy Beckman  
*MCA Neighborhood Planning Committee chair*

[cbeckman@sfmca.org](mailto:cbeckman@sfmca.org)

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

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter of Support for Sweetgreen on Chestnut St.  
**Date:** Wednesday, November 03, 2021 4:29:59 PM

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**Commission Affairs**

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**From:** Stephanie Yaplee <stephanieyaplee@gmail.com>  
**Sent:** Wednesday, November 03, 2021 12:47 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** Letter of Support for Sweetgreen on Chestnut St.

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

Dear President Koppel and Members of the Planning Commission,

I am writing to you today with the recommendation that you approve the Sweetgreen application at [2040 Chestnut Street](#).

I currently live in the Marina neighborhood and chose this specific neighborhood for the lifestyle this part of the city affords me. While I understand I pay a premium to live in the Marina, one of the major draws of this area is the retail along Chestnut Street.

Sweetgreen would be the perfect addition to this street as they share a number of the same values that I do (healthy and real food, fair employer practices, sustainable sourcing).

I urge you to vote to approve Sweetgreen's application for this location.

Warmly,

Stephanie Yaplee

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Record No. 2018-007380PRJ; 1320 Washington Street  
**Date:** Wednesday, November 03, 2021 4:29:37 PM  
**Attachments:** [1320Washington-Brochure-10-14-11ComstockImageDeck\(1\)-20211013.pdf](#)

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### Commission Affairs

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**From:** Richard Manso <[rmanso2016@gmail.com](mailto:rmanso2016@gmail.com)>  
**Sent:** Wednesday, November 03, 2021 2:55 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Cc:** Gail Manso <[gmanso355@gmail.com](mailto:gmanso355@gmail.com)>  
**Subject:** Record No. 2018-007380PRJ; 1320 Washington Street

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

Commissions Secretary,

We are writing to you about the subject record, for which there is a Conditional Use Authorization and Variances public meeting on November 4, at 1:00 pm.

We are residents of Unit 406 in The Comstock Apartment Corporation's building at 1333 Jones Street, which is across the street from the subject property. If completed as proposed, we will look directly into the front units of the subject property and contrary to statements by the applicant in the literature they provided our building (see the attachment), our views will not be improved.

Instead, we will lose lighting that comes from that direction as a result of the height of the proposed project, which is higher than the buildings on its sides on Washington Street, as well as views currently of the bay surrounding Alcatraz Island and south of Angel Island. Shadows from the proposed building, especially the floor that is higher than these adjacent buildings, will probably deprive us of afternoon sunlight. While several years ago the applicant had promised us drawings that would accurately show the impact of their proposed building on our unit, none have been provided. My sense is this may be because they knew if the drawings were accurate, people would be more upset than they presently are about the project.

In addition, the architectural character of the proposed top floor is very aesthetically different from its adjacent buildings.

There is also some confusion as to whether there will be a roof deck on top of the shown top floor, or whether the roof deck is at the same level as the shown top floor. The drawings provided by the applicant show a street-level floor, plus three similar floors, topped by a top floor that is quite different in design. The applicant's literature mentions a basement (presumably for the 25 parking spaces). If those are the 6 stories, then would the roof deck be on top of the last shown top floor?

We would be remiss if we didn't mention that removing the garage will definitely adversely affect the neighborhood due to the loss of those off-street parking spaces. However, while realizing that fully opposing the project may be a non-starter with the Commission, we do firmly assert that the height of the proposed building should be reduced. We concur that San Francisco needs more housing. But as recent decisions by the Board of Supervisors have indicated, the City is not willing to build any and all housing regardless of its impact on the residents of the affected neighborhood.

We respectfully request the Commission to require the applicant to re-work their proposal so that the building height is more consistent with the buildings adjacent to their property.

Regards,

Richard Manso  
(408) 316-9102

[Rmanso2016@gmail.com](mailto:Rmanso2016@gmail.com)

Gail Manso

(408) 891-9731

[Gmanso355@gmail.com](mailto:Gmanso355@gmail.com)

# 1320 Washington Street

# INTRODUCING THE VASATI NOB HILL

Urban Land Development (ULD) is pleased to propose The Vasati Nob Hill at 1320 Washington Street, a modern, timeless addition to San Francisco's venerable Nob Hill neighborhood.

The Vasati will bring a refined 65-foot residential building featuring twenty-five homes to Nob Hill. The project will incorporate generous green spaces adjacent to nearby homes and a beautifully landscaped pedestrian frontage and rooftop.

Urban Land Development's vision for The Vasati has been informed through community dialogue in order to seamlessly integrate into Nob Hill's storied landscape and to ensure the building's design, operations, resident and neighbor experiences are positive for the community, visitors, and tourists alike. Our team's commitment to high-quality design and construction is unwavering, and The Vasati looks forward to joining its neighbors as part of the fabric of this iconic San Francisco neighborhood.



## 1320 WASHINGTON STREET AT A GLANCE...

**NUMBER OF UNITS:**  
25 condominiums

**PARKING:**  
25 car spaces and 25 bike spaces

**OPEN SPACE:**  
Rooftop gardens and private open spaces

**TRANSIT PROXIMITY:**  
Adjacent to the iconic San Francisco cable car and easy access to multiple MUNI stops

## OTHER INTERESTING FACTS

- ULD will build The Vasati to 65-feet, within the neighborhood's height and bulk restrictions. Backyard and side green spaces will provide new breathing room to adjacent neighbors.
- The thoughtful and boutique design from Handel Architects will complement the surrounding community by observing and respecting traditional style and materiality while adding contemporary updates, including a welcoming and meticulously maintained public realm to uplift the pedestrian experience.
- Homes at The Vasati will be divided among one-, two-, and three-bedroom units.
- Urban Land Development will participate in the inclusionary housing program by paying fees to the City's affordable housing fund. This type of payment has the potential to provide a greater benefit than producing a small number of below-market rate units on-site within this small, for-sale condominium building.
- 1320 Washington will include an underground garage with 25 car spaces. Cars will enter and exit via a garage door off Washington near Jones Street.
- The building will house 25 bicycle spaces. The bicycle parking and transit proximity will help reduce residents' reliance on personal vehicles.
- The project is located next to the Powell – Hyde cable car line. Additionally, multiple MUNI stops and the highly anticipated Central Subway are a short walk away.

## GROUND FLOOR PLAN



If you would like more information about the project or would like to contact the project team, please email [1320Washington@gmail.com](mailto:1320Washington@gmail.com) or call 415.788.1000 x 200. Our team members look forward to hearing from you!

# PROJECT SITE AERIAL VIEW



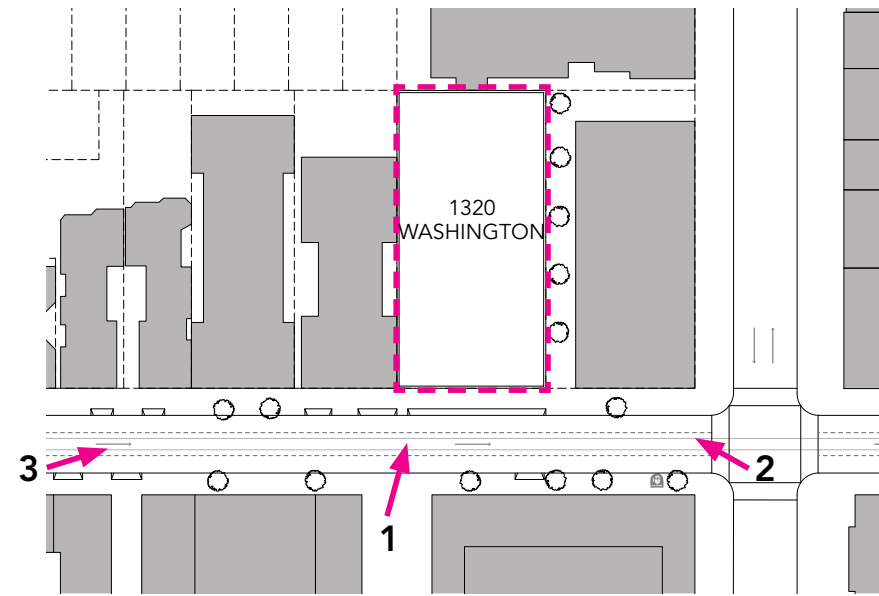
JACKSON STREET

SITE

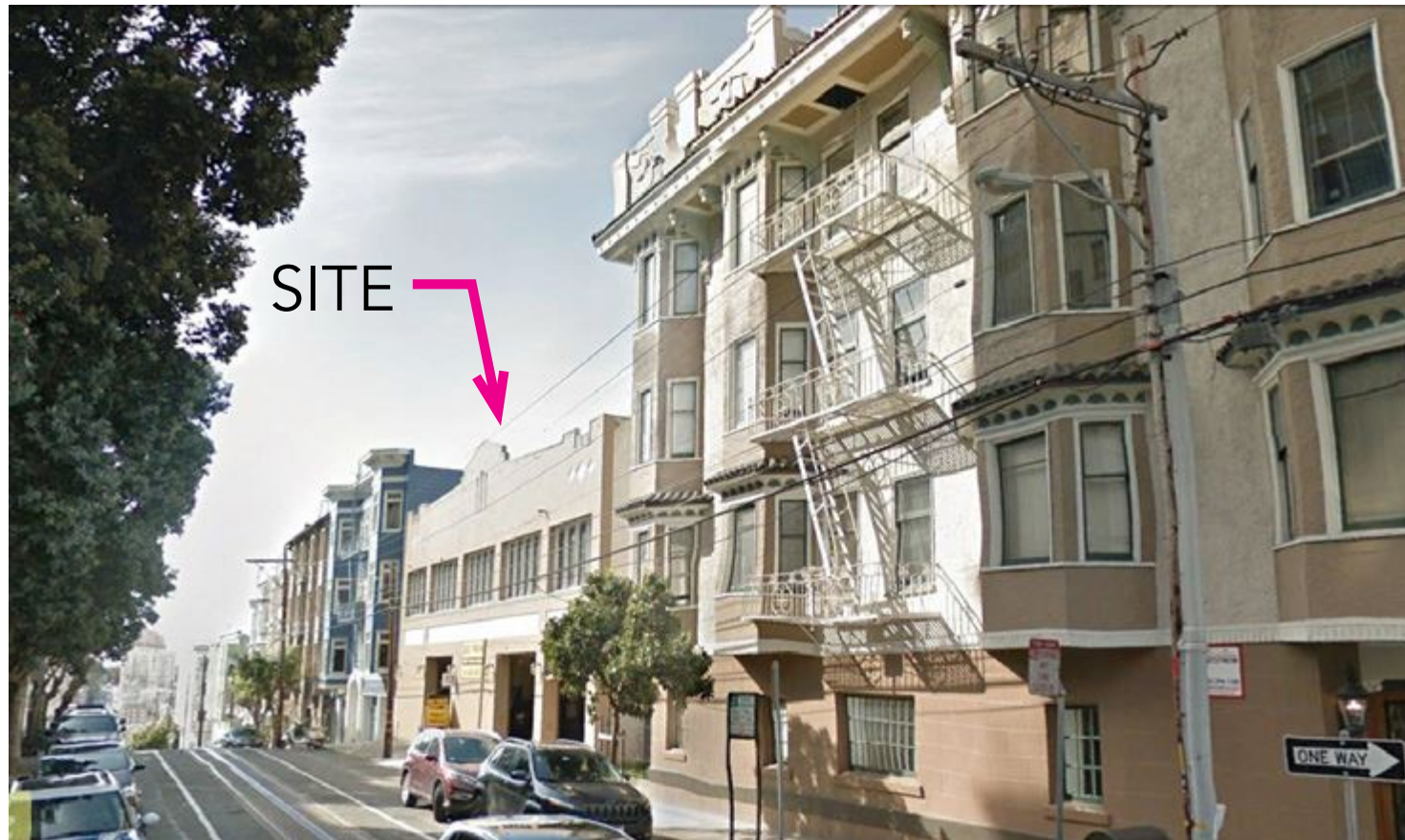
WASHINGTON STREET



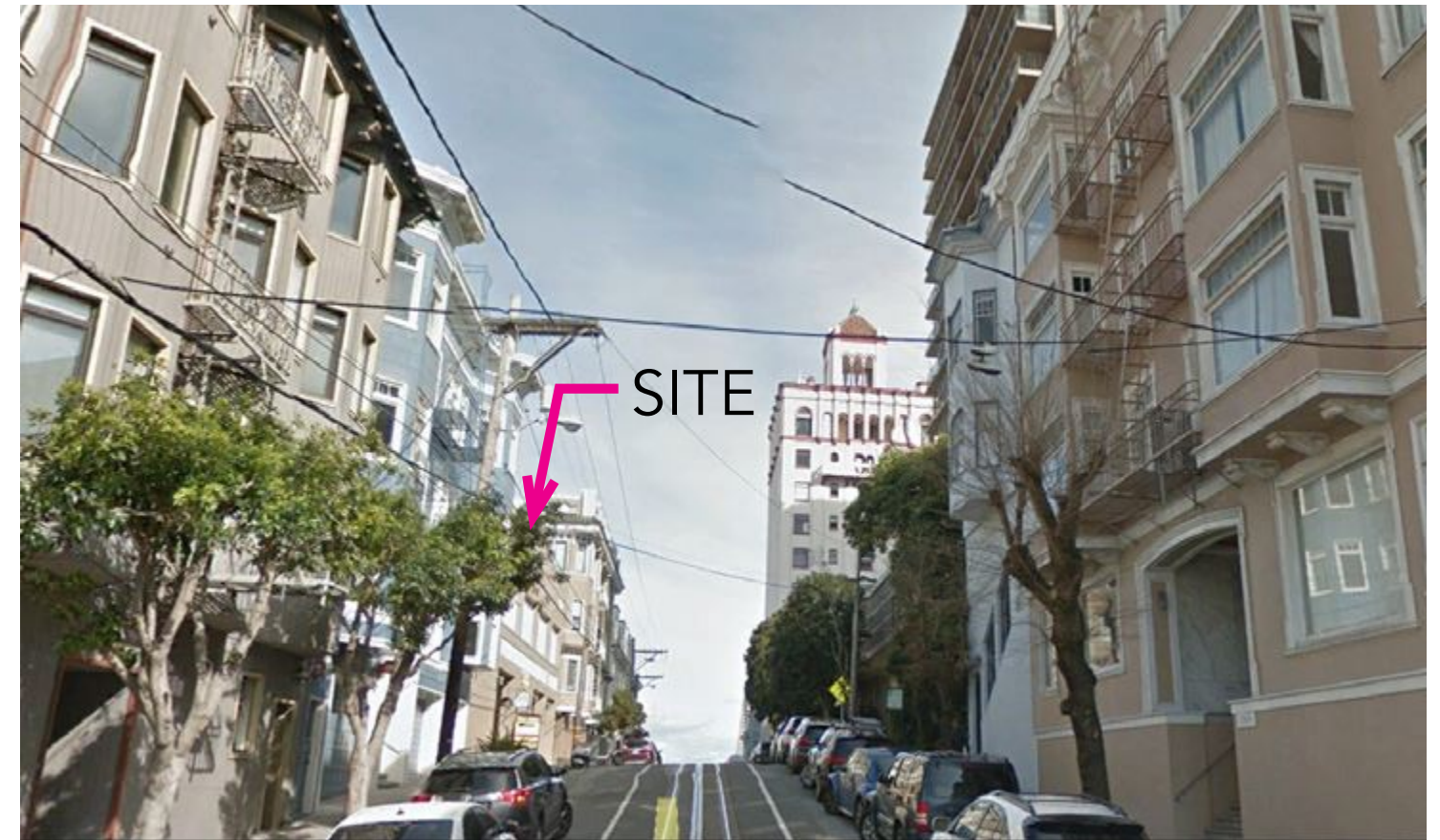
# EXISTING SITE PHOTOS



1



2



3

WASHINGTON STREET LOOKING NE

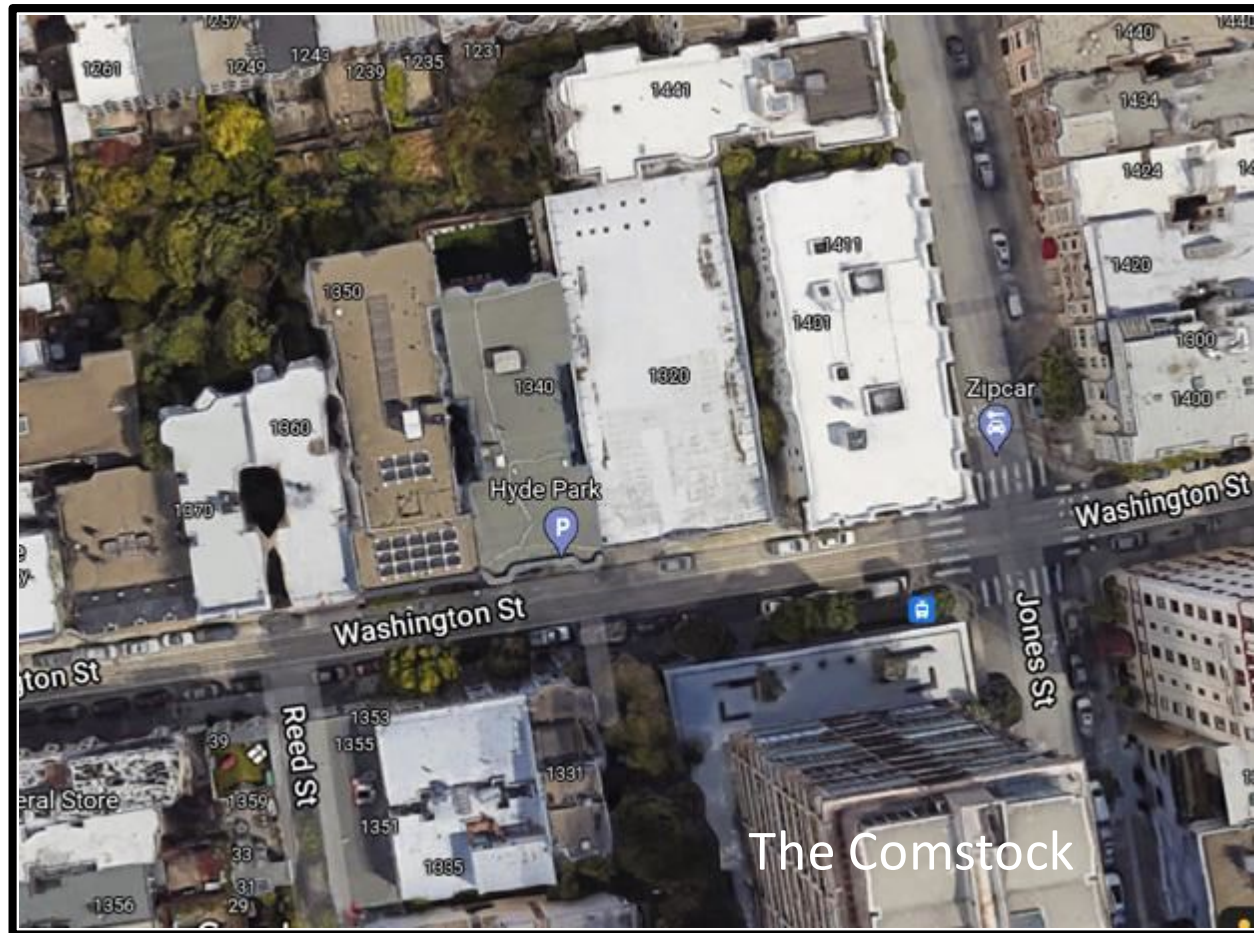


# WASHINGTON STREET LOOKING NW



# ROOFTOP VIEWS

Views from The Comstock will be significantly improved by small private terraces on the roof of 1320 Washington Street for the project's residents



1320 Washington Street concepts for private rooftop terraces



**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 4:26:46 PM

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**Commission Affairs**

San Francisco Planning  
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**From:** Basil Ayoub <basilcube@hotmail.com>  
**Sent:** Wednesday, November 03, 2021 4:04 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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To Whom it May Concern,

I am writing to you in opposition of the proposed Sweetgreen at 2040 Chestnut Street.

The basis of my opposition is twofold:

1. Objection to Formula Retail in the Marina (Sweetgreen has 121 locations in the US) with such a high number of direct competitors in the immediate area (Blue Barn, Mixt, etc).
2. A huge concern over the additional parking and traffic constraints that Chestnut Street is already plagued by. Pre-COVID, Chestnut Street was already impacted by a lack of parking and dangerous traffic conditions for both vehicles and pedestrian traffic. During COVID, with the addition of the many parklets, the parking and traffic problems have grown exponentially. Specifically, the loop from 2040 Chestnut Street, west on Chestnut Street, north on Pierce Street, east on Toledo Street and south on Mallorca Street has turned into a "racetrack" for cars looking for parking, rideshare vehicles and delivery vehicles (Uber Eats, Doordash, etc).

My family and I currently live on Pierce Street @ Toledo Street and the current parking and traffic situation makes a very unsafe condition for us and our children, as well as the other

families that live in the neighborhood. My understanding is that Sweetgreen conducts a high volume of digital sales (vs traditional onsite dining), which will ultimately lead to a significant increase in vehicle parking demands and traffic constraints in the neighborhood. At a minimum, there should be a parking and traffic study conducted that can explain the direct impact of Sweetgreen to the neighborhood.

Thank you for your time and consideration.

Basil Ayoub

**From:** [May, Christopher \(CPC\)](#)  
**To:** [Tanner, Rachael \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Chan, Deland \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 478-484 Haight Street  
**Date:** Wednesday, November 03, 2021 12:53:18 PM

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Good afternoon, Commissioners.

I wanted to make a clarification regarding the project at 478-484 Haight Street, which is returning to the Commission tomorrow with proposed amendments to the conditions of approval adopted by the Commission on September 2, 2021.

The Inclusionary Affordable Housing affidavit submitted by the project sponsor prior to the September hearing did indicate that the project proposed to pay the in-lieu fee, however the plans and the Transportation Demand Management (TDM) Plan both indicated that the project would be providing on-site below market rate units, which was reflected in the final motion and conditions of approval. It wasn't until shortly after the hearing that the discrepancy was noticed, and the Project Sponsor requested that the conditions of approval in Planning Commission Motion No. 20976 be amended to reflect this. The project sponsor has since submitted revised plans and a revised TDM Plan that no longer indicate the provision of on-site BMR units.

Based on the residential gross square footage, the project would be required to pay an in-lieu fee of approximately \$371,373 in accordance with the 2021 Impact Fee Schedule.

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

**Christopher May, Senior Planner**  
**Northwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
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**From:** [Angulo, Sunny \(BOS\)](#)  
**To:** [Ionin, Jonas \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#); [Asbagh, Claudine \(CPC\)](#); [Steven Vettel](#)  
**Cc:** [Maggie Dong \(maggie.dong@chinatowncdc.org\)](#); [Koppel, Joel \(CPC\)](#); [Peskin, Aaron \(BOS\)](#); [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Tanner, Rachael \(CPC\)](#); [myeung@chinatowncdc.org](#); [Yan, Calvin \(BOS\)](#); [gabriella.ruiz@chinatowncdc.org](#); [Matthias Mormino](#); [saraysteve@aol.com](#)  
**Subject:** Re: Request Continuance for 425 Broadway CUA 11/4/21 Planning Commission Hearing  
**Date:** Wednesday, November 03, 2021 11:50:23 AM

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Thanks for the update.

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**From:** Vettel, Steven <SVettel@fbm.com>  
**Sent:** Wednesday, November 3, 2021 11:40:37 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Feliciano, Josephine (CPC) <josephine.feliciano@sfgov.org>; Asbagh, Claudine (CPC) <claudine.asbagh@sfgov.org>  
**Cc:** Maggie Dong (maggie.dong@chinatowncdc.org) <maggie.dong@chinatowncdc.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@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>; [myeung@chinatowncdc.org](#) <myeung@chinatowncdc.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; [gabriella.ruiz@chinatowncdc.org](#) <gabriella.ruiz@chinatowncdc.org>; [Matthias Mormino](#) <matthias.mormino@chinatowncdc.org>; [saraysteve@aol.com](#) <saraysteve@aol.com>  
**Subject:** RE: Request Continuance for 425 Broadway CUA 11/4/21 Planning Commission Hearing


All, the 425 Broadway project sponsor is agreeable to a four week continuance to December 2, 2021. I have just got off the phone with Maggie Dong at CCDC, who requested the continuance. Maggie has agreed to facilitate an outreach meeting with the residents of the 401-407 Broadway building, some of whom are not proficient in English. We hope to schedule an initial meeting for next week.

---

**From:** Maggie Dong <[maggie.dong@chinatowncdc.org](#)>  
**Sent:** Tuesday, November 02, 2021 7:17 PM  
**To:** Koppel, Joel (CPC) <[joel.koppel@sfgov.org](#)>; CPC-Commissions Secretary <[commissions.secretary@sfgov.org](#)>; Peskin, Aaron (BOS) <[aaron.peskin@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](#)>  
**Cc:** [myeung@chinatowncdc.org](#); Angulo, Sunny (BOS) <[sunny.angulo@sfgov.org](#)>; Yan, Calvin (BOS) <[calvin.yan@sfgov.org](#)>; Gabriella Ruiz <[gabriella.ruiz@chinatowncdc.org](#)>; [Matthias Mormino](#) <[matthias.mormino@chinatowncdc.org](#)>  
**Subject:** Request Continuance for 425 Broadway CUA 11/4/21 Planning Commission Hearing

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Dear Commissioners,

Please see attached. We are requesting a continuance for the 425 Broadway CUA that is scheduled for this Thursday's Planning Commission.

Sincerely,

**Maggie Dong** (she/her)

Planner

Chinatown Community Development Center

Phone: 415.935.2472 | Email: [maggie.dong@chinatowncdc.org](mailto:maggie.dong@chinatowncdc.org)

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**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2017-015678CUA 425 Broadway Planning Commission Hearing 11/4/2021 IN OPPOSITION  
**Date:** Wednesday, November 03, 2021 11:32:51 AM

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### Commission Affairs

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**From:** T Flandrich <tflandrich@yahoo.com>  
**Sent:** Wednesday, November 03, 2021 11:13 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>  
**Subject:** 2017-015678CUA 425 Broadway Planning Commission Hearing 11/4/2021 IN OPPOSITION

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Dear Commissioners,

\*\*\*I support Chinatown Community Development Center's request for continuance \*\*\*

As the Co-Founder of the North Beach Tenants Committee, as a decades long resident of North Beach and as someone who lives five blocks from the site of this project, I write in opposition to this particular project. This surface lot should indeed be used to create housing, but only the type of housing that is most needed in this community to house workers in all need to applaud the use of this space at 425 Broadway Street for housing. I am, however, extremely disappointed that this is not the desperately needed 100% affordable housing project that our community needs. Displacement and unaffordable housing has played a huge role in destroying the very fabric of our community and forced our essential workers not only out of our city, but to the outer boundaries of the Bay area. Our hope has long been that truly affordable housing would be built on any & all underutilized space here in District 3 allowing for our displaced neighbors to return. This project excludes their return and as well as housing for our restaurant workers, baristas, those who work at entertainment venues, in other words, affordable rental housing for those who keep the city running and are struggling to remain in the city.

The current project proposal also impacts our low-income residents in nearby residential hotels and this is a huge concern we have.

The New Rex Single Residential Occupancy Hotel(SRO) at 401-406 Broadway immediately adjacent to this site, Broadway/Montgomery is the 39 room home to 61 tenants. These are extremely low-income elders, families, the majority of whom are monolingual Chinese. I visited this SRO at the peak of "shelter-in-place" due to concerns around food access and spoke directly with several tenants there. What I noted during this mid-day visit was that it was dark, that there was little natural light, as well as the fact that it felt quite damp. With the height of this project,

as well as the windows no longer fully open on both the west and rear sides of the SRO, diminished light & ventilation, I am concerned about the health & safety of these 61 people. The fact that community outreach did not include these residents, nor those in the 3 SROs at this intersection, is especially disturbing. There is a lack of a racial & equitable lens as it applies to these residents. The L shaped development plan of the two buildings will impact the health & safety of these tenants.

This project would indeed be detrimental to our Chinatown/North Beach communities. We need affordable rental housing to house those who serve our communities: the teachers at the nearby elementary school, the preschool teachers/workers at Wu Yee, staff at On-Lok, workers at the entertainment venues along the Broadway corridor, restaurant workers, those at grocery stores, delis, hotel workers, retail shop workers, medical staff at clinics and nearby Chinese Hospital. Many of these workers were residents here, displaced with Ellis Act evictions, speculators buying buildings, and converting them to condos, while only more and more luxury condos are built. Gentrification has meant that many of our BIPOC neighbors are now commuting from Antioch to continue working here & maintaining family & cultural ties.

Market rate condos will only serve the developer's pockets: he can build, make immediate windfall profit and leave. We in this Northeast corner will continue to suffer the loss of our neighbors, our affordable housing, and never reach the RHINA numbers for affordable housing for the low-income to middle-income housing.

There is an extremely limited amount of space left here in one of the most densely populated areas, whatever available land must be used for the housing we most need.

The sponsor, HAC, YIMBYs -those in support of the project, have not witnessed the past decades of our neighbors being unable to remain here as rents skyrocketed and incomes have not risen to keep up with housing costs. They do not have deep roots in our communities, I feel it necessary to focus my comments on community needs. This project, 41 market rate condos, the unprecedented mass of office area space, the deliberate attempt to not use all available space to build affordable rentals and create neighborhood serving services, all will serve the developer only.

Proof of community needs, the need for affordable housing here: a 75 unit 100% affordable housing project built in 2015 at Broadway/Sansome had 6000 applicants. Some families were able to use their Displacement Certificate of Preference here, and yet it still meant that 5,925 people were not able to find the needed affordable housing. The Planning Commission must deny this project.

The above describes our communities' needs, and now to address the specific impact on immediate neighbors to this project site. An additional reason to deny this project is that it will indeed have a detrimental impact on the adjacent New Rex Hotel. I have visited with tenants at the 401-407 Broadway SRO Hotel Rex here in July 2020, during Shelter In Place, as well as on October 27th. Tenants were bewildered with project plans and fearful of impacts. Major Concerns:

- Health & safety for 60 residents in adjacent Rex SRO Hotel-
  - Fire exits at windows on 2nd/3rd floors, history of
  - Fire on 2nd floor meant Fire Dept ladder truck used Verdi Place to access building (Public Right of Access)
  - Large windows in corridors means access to full sunlight, ventilation throughout hallways & into rooms
  - Proximity to Bay and fog means greater than normal humidity levels, serious health hazard for seniors especially
- Long-term Tenants on Oct 27 voiced concerns of safety and diminished air & sun
  - Majority of residents are monolingual Chinese seniors and some families w/ small children
- Lack of Community outreach, and in their language, as well as not reaching out to the other 3 SROs nearby
- There are no Community, Neighborhood services in the current plan, rather, a bloated area for offices in an

area with so many vacancies along Montgomery and Pacific Avenue

- Ex. the nearest laundromat for the 4 SRO buildings here is 6 very long blocks away, up hill.
- The question is, are you going to leave the existing, long time, low-income residents to try to survive as mushrooms in the dark, harming their quality of life? Not fulfilling the policy requirement for creating more permanent affordable housing. Will you allow the sponsor to create "amazing views" for the few, so that a developer can fulfill his single desire to create immediate windfall profit for himself? See his ad:[425 Broadway in San Francisco, CA - prices, reviews, condos for sale | iNewHomes](#)

I implore you to deny this project today and help us get the type of housing we most need.

Gratefully yours,  
Theresa Flandrich  
North Beach Tenants Committee  
Decades long advocate for North Beach/Chinatown

Image 1-New Rex Hotel corridor leading to window, fire exit clearly marked in English on left side, and in Chinese at window. Drop down ladder from balcony outside window at 2nd floor residential level (10/27/21)

Image 2- staircase leading from 2nd floor level down to 1st floor, then to ground level entrance/exit door on Broadway

Image 3-partial view of some windows of Rex Hotel facing west at parking lot

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 2040 Chestnut Change of Use permit  
**Date:** Wednesday, November 03, 2021 11:29:32 AM  
**Attachments:** [Scan0018.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

---

**From:** Virginia Plant <vplant@gmail.com>  
**Sent:** Wednesday, November 03, 2021 11:19 AM  
**To:** Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; StefaniStaff, (BOS) <stefanistaff@sfgov.org>  
**Cc:** neighbors@marinacowhollowneighborsandmerchants.com  
**Subject:** 2040 Chestnut Change of Use permit

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

Dear Members of the Planning Commission,

Attached is a petition signed by our neighbors that live on Mallorca Way.

While I support businesses in the Marina, the planning department needs to reconsider the change of use from a retail location to a restaurant.

The change of use will intensify the use of the space. A restaurant draws many more people than a retail use. The number of people that once shopped at Body Gap every day is small compared to a restaurant.

I live at 19 Mallorca Way directly across the street to the proposed Sweetgreens. Mallorca Way has very limited parking, and our driveway is often used as a loading zone for UPS/Fedex and pick up zone for Uber eats and delivery drivers. 1 Mallorca Way is currently being renovated, and they are converting their garages into residential units. The project at the Wells Fargo bank is taking away the bank parking, and proposing 49 residential units with no parking for the residents. Our neighborhood had limited parking before the pandemic allowed for parklet dining, and now it is a bigger problem.

If the Planning department keeps allowing developments and changes to the use without consideration for the environmental impacts such as parking, traffic, garbage, etc, the Marina's businesses will be hurt because it will not be easy to visit the Marina to shop and eat.

Thank you for your consideration.  
Virginia Plant

PETITION

WE ARE PETITIONING THE SF PLANNING COMMISSION. MAYOR, LONDON BREED, SUPERVISOR CATHERINE STEFANI, BOARD OF SUPERVISORS TO DENY THE APPLICATION FOR A SWEETGREENS TO BE LOCATED AT 2040 CHESTNUT STREET BECAUSE IT IMPACTS THE ECONOMIC VITALITY OF THE SURROUNDING MERCHANTS AND THE QUALITY OF LIFE OF THE ADJOINING NEIGHBORS BECAUSE OF THE IMPACT OF THE DEMAND OF THE PICKUP AND DELIVERY OF GOODS WITH THE EXISTING LACK OF PARKING WITHIN CHESTNUT STREET.

PRINT NAME SIGN NAME EMAIL ADDRESS

Debbie McAdam



debbiemcadam@sprintmail.com

Amber Morey-Wu



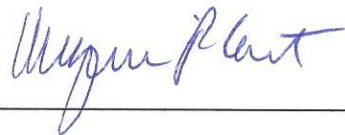
ambermoreywu@gmail.com

DAVE WU



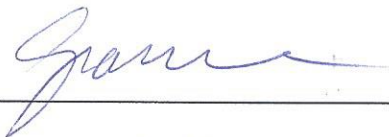
dave.wugm@gmail.com

VIRGINIA PLANT



vplant@gmail.com

Grace Paik



grace.paik@gmail.com

Seung Paik



leadernomics@gmail.com

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen, 2040 Chestnut  
**Date:** Wednesday, November 03, 2021 10:13:48 AM

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

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**From:** Ted Plant <tedplant@gmail.com>  
**Date:** Tuesday, November 2, 2021 at 6:26 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Jimenez, Sylvia (CPC)" <sylvia.jimenez@sfgov.org>, "StefaniStaff, (BOS)" <stefanistaff@sfgov.org>  
**Cc:** "neighbors@marinacowhollowneighborsandmerchants.com" <neighbors@marinacowhollowneighborsandmerchants.com>  
**Subject:** Sweetgreen, 2040 Chestnut

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

We live at 19 Mallorca Way directly across from the proposed Sweetgreens. Parking has become increasingly difficult to find, and this is before multiple new factors will exacerbate this lack of parking dramatically. Regardless of what you decide with Sweetgreens, there must be a solution to protect our neighborhood from all this coming congestion.

Frankly, approving large housing developments without tenant parking is a major disservice. Hopefully public transportation will be utilized, but don't tell me we won't have new cars looking to park on our block, where we have very limited parking.

Pre Pandemic, we could sometimes find a parking space. Now it is difficult if not impossible to find space. Pre pandemic, it was unusual to have someone blocking our driveway; now we can expect it nearly every time.

We don't know how much worse it can get, but we suspect we will soon find out.

While parklets are great, there is nowhere for drivers to park, or stand to pick up food, and no place for trucks to make deliveries on Chestnut or Steiner.

Drivers have little choice but to wait on Mallorca Way.



The reason we are headed the wrong way and will soon be much worse:

- 1 Mallorca Way, at Chestnut, directly opposite Sweetgreen, mostly vacant the past 30 years, now under renovation to add 10+ new housing units, and convert four garages to housing. We will lose four off-street parking spaces and the driveways where drivers have used to turn around, or park while visiting Chestnut and Steiner, will soon be gone. Soon my driveway will be the first one off Chestnut.
- 
- The Wells Fargo development site, on Chestnut at our intersection, will add 50 housing units and 24,000 sq ft of retail and restaurants; the project will have only limited parking for the commercial businesses, and no parking for the 50 family housing units.
- Sweetgreens is great, but they intend 800 takeout orders a day. There is no place that their drivers or customers could stop to pick up orders or park. The more successful the business, the more congestion we can anticipate for Mallorca Way.

We hope you can find a solution for Mallorca Way's congestion. To date, it has been a nice place to live.

Kind regards,

Ted Plant  
19 Mallorca Way

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:13:28 AM

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

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**From:** Caitlin Fitzpatrick <caitlinfitzpatrick8@gmail.com>  
**Date:** Tuesday, November 2, 2021 at 6:29 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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To whom it may concern,

I am writing to vote NO to the proposal of a Sweetgreens restaurant on Chestnut Street.

I am a resident of this neighborhood and I feel strongly that this would NOT be a good fit for this property. Not only does it go against the mom and pop local businesses that make a neighborhood a neighborhood but it will create a nightmare when it comes to traffic, parking, double parked cars, safety for our children etc.

Please understand that smaller businesses have struggled for the past 2 years to get by and to allow a formula retail store into this space makes my head spin. It is NOT the right fit.

Thank you for your time.

--

Caitlin Fitzpatrick

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:13:12 AM

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

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**From:** Clare Durkin <clare.durkin@gmail.com>  
**Date:** Tuesday, November 2, 2021 at 6:53 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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To Whom It May Concern,

I am writing to express my concern about the pending Sweetgreen on Chestnut Street. I feel that this would be detrimental to local businesses in the area and significantly take away from the charm and character that is the Marina District. For the aforementioned reasons, I am voting NO to the proposal of Sweetgreen on Chestnut and sincerely hope you all feel the same.

Thank you,  
Clare Durkin

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:10:55 AM

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

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**From:** Sarah Gilster <sarah.gilster@gmail.com>  
**Date:** Wednesday, November 3, 2021 at 9:16 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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Hello There,

I am writing to voice my strong opposition to Sweetgreen opening at 2040 Chestnut Street in the Marina.

As someone who moved to San Francisco from New York, I am concerned that welcoming more corporate businesses - especially restaurants such as Sweetgreen, which has just begun the IPO process - is a slippery slope and threatens the colorful fabric and authenticity of our city in addition to severely disrupting the neighborhoods.

To be clear, I actually like Sweetgreen. I enjoy their salads and think they have a decent product but I do not think this is a business we need in the city of San Francisco, particularly in the Marina on Chestnut Street.

First and foremost, Sweetgreen would unquestionably lead to MORE chaos on and around Chestnut on weekdays, weeknights and weekends. There would be a significant increase in congestion and traffic - by car, bike and foot - on the roads and the sidewalks. There would be more double-parked cars and less parking in an area where it is already borderline

impossible to drive and park. All of this would severely impact the other businesses already there not to mention the quality of life for the neighborhood residents.

Beyond that, Sweetgreen would directly compete with two beloved San Francisco restaurants - Blue Barn and Souvla - both local establishments that have worked so hard to succeed and cultivate a loyal following, not to mention fought like hell for the past year to keep their doors open. These restaurants know their market and have a fantastic product but I truly believe part of their success is due to the lack of commercial competition in their areas of operation. SF doesn't have a Chop't, Sweetgreen, DigInn or Chipotle on every corner (thank goodness) and where this type of business does exist in the city has typically been concentrated in the downtown business district. I personally hope it stays that way.

What I truly love about San Francisco - and one of the many things that makes it unique - is that it's a city that feels like a town. It's not oversaturated with chain businesses and restaurants. We have incredible shops, restaurants and bars that are home-grown, local establishments with CHARACTER. San Francisco is not and never has been a cookie cutter place (and hopefully it never will be...). My biggest fear is San Francisco becoming too commercial and I think a Sweetgreen at 2040 Chestnut Street pushes us in that direction.

Thank you for your time and consideration.

Sarah Gilster

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: NO to Sweetgreen at 2040 chestnut st  
**Date:** Wednesday, November 03, 2021 10:09:49 AM

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

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

---

**From:** Harper Cullen <harper.cullen@gmail.com>  
**Date:** Wednesday, November 3, 2021 at 8:44 AM  
**To:** "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Chan, Deland (CPC)" <deland.chan@sfgov.org>, "Fung, Frank (CPC)" <frank.fung@sfgov.org>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Moore, Kathrin (CPC)" <kathrin.moore@sfgov.org>, "Diamond, Susan (CPC)" <sue.diamond@sfgov.org>, Theresa Imperial <theresa.imperial@sfgov.org>  
**Subject:** NO to Sweetgreen at 2040 chestnut st

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I firmly vote no to the proposed location.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:07:59 AM

---

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

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**From:** Harry Ashforth <harry.ashforth@gmail.com>  
**Date:** Wednesday, November 3, 2021 at 9:56 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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I vote NO on the Sweetgreen proposal to occupy retail space on Chestnut Street.

A restaurant chain/wannabe tech company is the last thing that Chestnut Street needs. Sweetgreens' presence on Chestnut will hurt local business owners and detract from the neighborhood charm that makes Chestnut Street such a wonderful San Francisco experience.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:05:08 AM

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### Commission Affairs

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**From:** Sarah Gilster <sarah.gilster@gmail.com>  
**Sent:** Wednesday, November 03, 2021 9:15 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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Hello There,

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Thank you for your time and consideration.

Sarah Gilster

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 10:05:00 AM

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**Commission Affairs**

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---

**From:** Harry Ashforth <harry.ashforth@gmail.com>  
**Sent:** Wednesday, November 03, 2021 9:58 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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I vote NO on the Sweetgreen proposal to occupy retail space on Chestnut Street.

A restaurant chain/wannabe tech company is the last thing that Chestnut Street needs. Sweetgreens' presence on Chestnut will hurt local business owners and detract from the neighborhood charm that makes Chestnut Street such a wonderful San Francisco experience.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 8:56:52 AM

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**Commission Affairs**

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**From:** Clare Durkin <clare.durkin@gmail.com>  
**Sent:** Tuesday, November 02, 2021 6:53 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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To Whom It May Concern,

I am writing to express my concern about the pending Sweetgreen on Chestnut Street. I feel that this would be detrimental to local businesses in the area and significantly take away from the charm and character that is the Marina District. For the aforementioned reasons, I am voting NO to the proposal of Sweetgreen on Chestnut and sincerely hope you all feel the same.

Thank you,  
Clare Durkin

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 9:03:02 AM

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**Commission Affairs**

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**From:** strykersf@yahoo.com <strykersf@yahoo.com>  
**Sent:** Monday, November 01, 2021 12:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

Dear President Koppel and other Members of the Planning Commission,

San Francisco has already lost so much culture and identity, not to mention former residents, to Big Tech and giant corporations. Make no mistake, Sweetgreens is both - a huge corporation that relentlessly employs technology to not only dominate competition and profit from customer's data but to now also try to replace its workers with robots. We urge you and the other members of the commission to recall the City's one-time fiercely independent and locally grown spirit that gave rise to such anti-formula retail laws in the first-place - in order to protect individual neighborhood's character and the artisan-driven small businesses that make them, and thus our City, diverse and unique. We urge you to not let Chestnut Street, or any other of San Francisco's vibrant corridors, further become corporate strip malls and approving an application for a company with 140 locations, \$670 million in the bank, a whopping 1.87 billion-dollar valuation and in the process of applying for a public offering to double their store count in the next five years will do just that.

For what it is worth, my business partner and I own and operate 3 restaurants on the Chestnut Street corridor – each one completely unique. We grew up together in Marin and both lived in the City for close to two decades. My grandparents lived in the City until their deaths and that is where my Mother grew up, lived and eventually had me at Children's Hospital. My great

ancestor emigrated here from Scotland in 1880 and worked in the steel mill at the foot of Potrero Hill. We were all here, and doing just fine, long before Big Tech and we lament not just all that it has taken from us but the immense problems it has given us in return. Countless co-workers, employees, community leaders, fellow artisans, industry veterans, friends and family have been forced to leave an incredible area no longer affordable to them and with each departure we have all lost a bit of what an absolutely unique and diverse place this City and area used to be.

It's time to turn the tide and your decisions today can do just that. Please give the little guys and gals a chance. Please do not make it any harder than it already is for the City's established local artisans and small businesses by granting exceptions to well-conceived laws for companies with ridiculously deep pockets. Please do not worry about the landlords – we all know they will be just fine. Please keep jobs for San Franciscans and not create them for robots. Please keep our neighborhoods uniquely San Franciscan and do not let them become just another wing in the great Mall of America. Please do not allow Chestnut Street to become the one hundred and forty first location of a giant, venture capital-backed national formula chain restaurant that does not care in the least about what our City has been and can still be.

Thank you for your time and consideration,

Sam Josi & Stryker Scales

**Mamanoko Restaurant**

**Padrecito Restaurant**

**The Tippy Pig Restaurant**

**Blue Barn Gourmet**

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut St.  
**Date:** Wednesday, November 03, 2021 9:02:50 AM

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### Commission Affairs

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**From:** Sean Scales <scales.sean@gmail.com>  
**Sent:** Tuesday, November 02, 2021 8:56 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut St.

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Hello Members of the Planning Commission-

I am firmly against the approval of Sweetgreen's application to open for business at 2040 Chestnut St.. Please do not approve this! Leave aside the fact that this enterprise exemplifies the definition of 'formula retail' and go straight to the negative impact it will have on traffic and safety.

I live in Cow Hollow, on Webster St., around the corner from Shake Shack, so I am very familiar with the negative impact that a popular chain restaurant has to a neighborhood...an increase in traffic, double parked cars, cars 'temporarily' blocking driveways and litter. I walk along Chestnut St. on most days of the week, sometimes just for exercise and fresh air, others for dining or whatever shopping needs arise. Chestnut St. is already crowded enough with cars, electric scooters, bikes, buses and pedestrians. Considering that Sweetgreen's business model involves a large scale delivery operation, I can't begin to imagine the traffic nightmare that will ensue if you allow them to open at this location. You are looking at creating a dangerous monster involving delivery people who are on the clock and in a hurry vs. drivers in other vehicles, trying to go about their business, who will get frustrated by the added congestion and double parked cars, and also pedestrians, of which some are undoubtedly going to get hit. On Filbert St., in front of Shake Shack, I have witnessed many drivers speed up to zip around double parked cars, trying to beat out the car coming from the opposite

direction. Have you looked at the data re pedestrians getting hit by cars recently? Now add in the fact that there is a school a block away. The scenario is distracted drivers, impatient delivery drivers and a bunch of kids staring at their phones, just waiting to get hit by a car or a motorbike. The bottom line is that Chestnut St., without the addition of this soon to be IPO'd giant, is already busy and dangerous enough, not to mention the fact that I am pretty sure there are plenty of established restaurants already serving 'greens'?

I am not anti-business and would be excited to see this proposed Sweetgreen operation open in an appropriate location, befitting its size and scope. Seems to me that someplace like the Ferry Building would be a much safer and sensible location. Is the old Sur la Table space still vacant?

Thank you for your time and careful consideration re this issue.

Please vote No for the oversized Sweetgreen proposal on Chestnut....it isn't appropriate for this neighborhood or any other neighborhood in the city. Vote Yes for having them open this operation in an appropriate SF location which could *safely* absorb the traffic.

Best regards-  
Sean Scales

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 9:02:36 AM

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**Commission Affairs**

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**From:** Julia Kniesche <juliakniesche@gmail.com>  
**Sent:** Tuesday, November 02, 2021 10:52 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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November 2<sup>nd</sup>, 2021

Dear President Koppel and Members of the Planning Commission,

I am writing to you today with the recommendation you do not approve the Sweetgreen application at 2040 Chestnut Street.

I have lived in the Marina neighborhood for over a decade and grew up going to school here as well and am concerned about the amount of traffic that a new Sweetgreen location will create. I work in SOMA and have seen the traffic congestion of delivery drivers at their 2<sup>nd</sup> St. location. It is dangerous for pedestrians and especially children who are in the area to go to school and the playgrounds.

This type of restaurant is also unnecessary in our neighborhood. We already have great healthy eating options and Sweetgreen coming in will only make it harder for local restaurants to survive. I would love to see more retail and diverse businesses coming to the Marina.

I urge you to vote to deny Sweetgreen's application for another location at 2040 Chestnut Street.

Warmly,



Julia Kniesche

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Horn, Jeffrey \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Hello Commissioners, I am voting NO on allowing the project located at 247 Upper Terrace  
**Date:** Wednesday, November 03, 2021 9:02:24 AM

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**Commission Affairs**

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**From:** Justin Kuzmanich <[justin.kuzmanich@gmail.com](mailto:justin.kuzmanich@gmail.com)>  
**Sent:** Tuesday, November 02, 2021 12:09 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>; Eden Ghebray <[eden@noelflores.com](mailto:eden@noelflores.com)>  
**Subject:** Hello Commissioners, I am voting NO on allowing the project located at 247 Upper Terrace

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

Hello Commissioners,

Justin, Eden, Bella & Robel Kuzmanich here, good to meet you.

We are property owners at 300 Upper Terrace and we do not want the project at 247 Upper Terrace to move forward.

Honestly, it smacks of a shady commercial real estate developer being behind it and not a remodel or regular home upgrade etc. This new building is way too large for our quiet street and we and several others do not want it approved.

Here are some more specific reasons below as well:

The following concerns are why I do not want the Conditional Use Authorization to be granted for the above captioned project:

- 1.
- 2.
3. Violates the use code for Sec.249.77.CORONA HEIGHTS LARGE RESIDENCE

SPECIAL USE DISTRICT which

4. allows for a development to be 3000 sq. ft. Owners of the project want a 4,081 sq. ft. development.
- 5.
- 6.
- 7.
- 8.
9. Will
10. eliminate parking garage for 245 Upper
11. Terrace a 2-unit dwelling. Will provide one car parking for 247 Upper
12. Terrace a large proposed 2-unit development. The neighborhood will now have 4-units with only a one car garage for parking. The additional cars on the street does not make it
13. compatible for the surrounding neighborhood.
- 14.
- 15.
- 16.
17. Upper Terrace does not need additional housing
18. stock it is already too congested. The traffic up and down the narrow street of Upper Terrace is noisy and dangerous. Fire trucks can hardly make it up the street. In 1990 or
19. 1991 I was hit head-on in the 200 block of Upper Terr right at the bend going up the street just approximately 4 or 5 houses away from my home.
- 20.
- 21.
- 22.
23. One of the arguments for having this project is that San Francisco wants more affordable housing.
24. This project does not accomplish that goal. This is a high-end rental area.
- 25.
- 26.
- 27.
- 28.
29. Cutting down the majestic, historic tree will weaken the hillside and cause a great environmental
30. loss. Sadly, our little neighborhood squirrels, birds etc. will lose their homes.
- 31.
- 32.
- 33.
- 34.
35. The removal of the tree will take away the filtered view that the tree now provides for the neighbors
36. along with the environmental benefits.
- 37.
- 38.
- 39.
40. In the Executive Summary Conditional Use – Basis for Recommendation it states that the Department
41. 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. These findings are just not true. It is not necessary to have more housing in this
42. already congested neighborhood, the size of the project makes it undesirable and not compatible with the surrounding neighborhood, and is absolutely detrimental to persons or adjacent properties in the vicinity because it will cause a loss to the value
  43. of neighbor's property.
  - 44.
  - 45.
  - 46.
  - 47.
  48. Having said all of the above I want our good neighbors to have their development but within the
  49. spirit of creating a neighbor friendly development with some consideration for the neighbors. An adjustment to the size and staying within the use code in number 1 above would help.
  - 50.

Thank you,

Justin & Family



**Justin Kuzmanich**

Founder + Creative Director

Blu Sky Films

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■ [1-415-225-7151](tel:1-415-225-7151)



■ [justin@bluskyfilms.com](mailto:justin@bluskyfilms.com)

■ [BluSkyFilms.com](http://BluSkyFilms.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 9:01:39 AM

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**Commission Affairs**

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**From:** Caitlin Fitzpatrick <caitlinfitzpatrick8@gmail.com>  
**Sent:** Tuesday, November 02, 2021 6:29 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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To whom it may concern,

I am writing to vote NO to the proposal of a Sweetgreens restaurant on Chestnut Street.

I am a resident of this neighborhood and I feel strongly that this would NOT be a good fit for this property. Not only does it go against the mom and pop local businesses that make a neighborhood a neighborhood but it will create a nightmare when it comes to traffic, parking, double parked cars, safety for our children etc.

Please understand that smaller businesses have struggled for the past 2 years to get by and to allow a formula retail store into this space makes my head spin. It is NOT the right fit.

Thank you for your time.

--

Caitlin Fitzpatrick

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#)  
**Subject:** FW: NO to Sweetgreen at 2040 chestnut st  
**Date:** Wednesday, November 03, 2021 9:01:08 AM

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**From:** Harper Cullen <harper.cullen@gmail.com>  
**Sent:** Wednesday, November 03, 2021 8:44 AM  
**To:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Subject:** NO to Sweetgreen at 2040 chestnut st

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I firmly vote no to the proposed location.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [May, Christopher \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: In support of 478-484 Haight St project (record number 2016-013012CUA)  
**Date:** Wednesday, November 03, 2021 8:59:33 AM

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**Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7600 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Patrick Barry <pbarry@gmail.com>  
**Sent:** Wednesday, November 03, 2021 7:21 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** In support of 478-484 Haight St project (record number 2016-013012CUA)

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Hi there, I live at 135 Webster St, around the corner from the proposed project at 474-484 Haight St. I am very excited to have more neighbors, and as a parent of a young child I'm very excited that they're planning to open a child care business, that would be incredibly convenient to me!

In general, I support building as much new housing as possible. Our housing crisis needs to be addressed on all fronts, and building as much new housing of any type as fast as possible is the most important thing we can be doing in this city.

If it would help for me to join the zoom call, please let me know. I've never given input on a SF planning project before, so I have no idea what I'm doing.

Thanks,  
Patrick Barry

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#)  
**Subject:** FW: No on 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 8:58:42 AM  
**Attachments:** [sweetgreen at 2040 Chestnut.pdf](#)  
[NO on 2040 Chestnut Street.pdf](#)

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### Commission Affairs

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**From:** anne swallow <awswallow@gmail.com>  
**Sent:** Tuesday, November 02, 2021 8:48 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Fwd: No on 2040 Chestnut Street

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

Please find attached both a letter stating my opposition to the sweetgreen project at 2040 Chestnut Street as well as an additional fact sheet with important information regarding traffic numbers that I urge the commission to review.

Thank you,  
Anne Swallow (Marina Resident)



November 2, 2021

Dear President Koppel and Members of the Planning Commission,

Please do not approve the Sweetgreen application at 2040 Chestnut Street.

As a resident of this neighborhood, I have deep concerns about the amount of traffic that a new Sweetgreen location will create. This company has a long history of serving customers with delivery orders. Based on the company's history, it is fair to expect this one location to generate several hundred delivery orders a day.

**This will likely result in up to 600 additional delivery cars and other vehicles coming and going from this corner every day.**

While it may be that Sweetgreen has stated that they do not "intend" to focus on delivery or pick up at this location, the company's history indicates otherwise. How can the neighborhood be guaranteed assurances that this location will not heavily rely on delivery, thereby causing extreme traffic problems?

I am extremely worried about this project.

I urge you to vote to deny Sweetgreen's application for another location at 2040 Chestnut Street.

Sincerely,

Anne Swallow

# sweetgreen at 2040 Chestnut

## A Parking Problem

Simple math anticipates **over 600 delivery vehicle trips a day** to this one location.

The math:

Location Size (sq ft)	3,485
Rent per sq. ft.	\$130
NNN Charges per sq. ft. (Real Estate Tax, Property Mgmt) @ 10% of rent	\$13
Total annual rent expense	\$498,355
Est. annual revenue needed to support a 10% occupancy cost*	\$4,983,550
Average order total *	\$14
# of Pick Up & Delivery Orders per day (80% of rev from digital orders)*	804

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**Estimated Delivery Orders fulfilled per day** **603**

*\*Data derived from public sweetgreen comments and industry standards for business sustainability*

The above estimates indicate that Chestnut, Mallorca, and the surrounding area will be log-jammed with cars at sweetgreen, increasing the already difficult traffic, parking, pedestrian, and emergency vehicle accessibility problems the neighborhood is facing at this corner. These are not potential shoppers at other businesses, and would therefore not benefit the rest of the merchant corridor.

## More Online Orders, Less Employees

The proposed OLO line found in the Chestnut project floorplans is nearly double the square footage of the eat in/take out customer line.

- OLO offers 64' of shelving for pickup and delivery orders, which can handle up to 100 orders simultaneously
- The project only offers 30 seats for in-store dining
- 11 planned trash cans indicate high-volume expectations. Restaurants typically need 3-4.

sweetgreen recently purchased a robotics-driven retailer (Spyce) that minimize in-store labor needs

## sweetgreen already serves the Marina

With an existing outpost at Blue Bottle at 2453 Fillmore about half a mile away, as well as a robust citywide delivery service, this neighborhood is already adequately serviced by sweetgreen.

## The Marina is already saturated with similar, SF-founded dining options

MIXT • Blue Barn • Asian Box  
Squat & Gobble • Tacolicious  
Pacific Catch • Los Hermonos  
Delarosa • The Sandwich Spot  
Bonita Taqueria • Souvla  
Toma • World Wrapps

In addition, with **over 120 locations, an additional 700 outpost locations, and over \$670,000,000 in capital raised to devote to their marketing budget**, sweetgreen is a much larger-scale business than any other comparable dining offering in this neighborhood. Its presence would be out of scale and character for the Marina.

**From:** [CPC-Commissions Secretary](#)  
**To:** [Asbagh, Claudine \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#)  
**Subject:** FW: Request Continuance for 425 Broadway CUA 11/4/21 Planning Commission Hearing  
**Date:** Wednesday, November 03, 2021 8:58:24 AM  
**Attachments:** [425 Broadway CCDC Opposition.pdf](#)

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### Commission Affairs

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**From:** Maggie Dong <maggie.dong@chinatowncdc.org>  
**Sent:** Tuesday, November 02, 2021 7:17 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@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>  
**Cc:** myeung@chinatowncdc.org; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Gabriella Ruiz <gabriella.ruiz@chinatowncdc.org>; Matthias Mormino <matthias.mormino@chinatowncdc.org>  
**Subject:** Request Continuance for 425 Broadway CUA 11/4/21 Planning Commission Hearing

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Dear Commissioners,

Please see attached. We are requesting a continuance for the 425 Broadway CUA that is scheduled for this Thursday's Planning Commission.

Sincerely,

**Maggie Dong** (she/her)

Planner

Chinatown Community Development Center

Phone: 415.935.2472 | Email: [maggie.dong@chinatowncdc.org](mailto:maggie.dong@chinatowncdc.org)



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

November 2, 2021

Joel Koppel, President  
San Francisco Planning Commission  
49 South Van Ness Avenue  
San Francisco, CA 94103

Dear President Koppel and Members of the Commission,

On behalf of the Chinatown Community Development Center (CCDC), **I am writing to urge the Planning Commission to grant a continuance for item 2017-015678CUA regarding the 425 Broadway project** to address our ongoing concerns. CCDC is a nonprofit community development organization that aims to build community and enhance the quality of life for San Francisco residents. We work closely with low-income, monolingual, immigrant families living in single room occupancy hotels (SROs) particularly in the Chinatown and North Beach neighborhoods.

We support the concerns that have been made by the Telegraph Hill Dwellers and the SRO residents of 401 Broadway. The concerns include inadequate outreach to neighborhood-serving organizations, residents, and property owners of nearby buildings; health and safety issues related to the design of the proposed project; and the issue of state density bonus projects not meeting the affordable housing needs of San Francisco and the loss of local zoning controls.

These issues are pervasive to all of San Francisco and are especially problematic in Chinatown and the surrounding neighborhoods including where the proposed project is located. New market-rate housing development combined with the state density bonus will fuel gentrification and displacement in an area that is already experiencing the loss of long-time residents from Ellis Act evictions, condominium conversions, and skyrocketing rents.

### 1. Outreach Concerns

At 401 Broadway, there are 39 low-income households living in the building, with a vast majority speaking primarily Cantonese. The project sponsor failed to comply with Section 333 of the San Francisco Planning code, which requires notices to include the languages spoken by a Substantial Number of Limited English Speaking Persons. We are particularly disappointed that the project sponsor has only gotten support from groups that do not represent the residents of the neighborhood and is choosing to ignore the serious concerns that adjacent neighbors are raising. Even after we shared this feedback with the project sponsor, there was no subsequent effort to conduct any outreach to the residents.

### 2. Health and Safety Concerns

With the 425 Broadway buildings being taller than 401 Broadway, the light wells would be insufficient at providing enough sunlight and ventilation and would also impact the residents who currently do not have access to natural light. The 401 Broadway residents are also concerned about fire truck accessibility on Verdi Alley as the fire escapes are located on the south side of the building.

The Broadway corridor is seeing an increase in market-rate housing and office space development in an area that has been seeing a decline in working-class residents. While this project does not directly displace residents or community-serving businesses, the cumulative effect of creating unaffordable



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housing will fuel real estate speculation, gentrification, and displacement. The impact that low-income residents face from being forced out of their own neighborhood is immeasurable.

### 3. State Density Bonus Concerns

The purpose for utilizing the state density bonus provides that an incentive is allowed if “required to provide for affordable housing costs”. The concession for non-residential uses is antithetical to the state density bonus law which incentivizes more residential density. We are also puzzled by the circumvention of local zoning control that results in more office and less housing being built on the site.

**For these reasons, we ask the commission to grant a continuance for item 2017-015678CUA for the 425 Broadway project.**

Sincerely,

Maggie Dong  
Planner

**From:** [CPC-Commissions Secretary](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Cc:** [Ionin, Jonas \(CPC\)](#)  
**Subject:** FW: Voting NO to Sweetgreen at 2040 Chestnut Street  
**Date:** Wednesday, November 03, 2021 8:57:24 AM

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### Commission Affairs

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**From:** lee hollingsworth <lee.m.hollingsworth@gmail.com>  
**Sent:** Tuesday, November 02, 2021 7:03 PM  
**To:** Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>  
**Subject:** Voting NO to Sweetgreen at 2040 Chestnut Street

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Hello,

Writing you to protect our local business and NOT allow Sweet Greens to open shop in the marina and inevitably jeopardize those who fought long and hard to keep their doors open these challenging past two years.

Thanks very much,  
Lee Hollingsworth

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)  
**Date:** Tuesday, November 02, 2021 4:04:57 PM  
**Attachments:** [THD Ltr\\_425 Broadway\\_FINAL 11-2-21.pdf](#)

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

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**From:** Stan Hayes <stanhayes1967@gmail.com>  
**Date:** Tuesday, November 2, 2021 at 3:41 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>, "Rachel.Tanner@sfgov.org" <Rachel.Tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>, "Asbagh, Claudine (CPC)" <claudine.asbagh@sfgov.org>, "Peskin, Aaron (BOS)" <aaron.peskin@sfgov.org>  
**Subject:** THD COMMENT LETTER - Opposition to 425 Broadway (Case No. 2017-15678CUA)

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President Koppel and Commissioners -

On behalf of the Telegraph Hill Dwellers, please accept this letter **OPPOSING** the project at 425 Broadway as it is proposed.

Please feel free to contact us if you would like to discuss any of our comments.

Regards,

Stan Hayes

Co-Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

November 2, 2021

Joel Koppel  
San Francisco Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
(Via email: [joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org))



**RE: OPPOSITION to 425 Broadway (Case No. 2017-15678CUA)**

Dear President Koppel and Commissioners,

On behalf of the Telegraph Hill Dwellers (THD), we express our opposition to the mixed-use project at 425 Broadway as it is proposed. This project is comprised of two mixed-use buildings – one on Broadway and a second building on Montgomery Street, legally separated by Verdi Place, a 20-foot-wide public right of way from Montgomery, and a city-owned sewer easement reserved within the former extension of Verdi Place.

We are concerned about the size and design of the two buildings, their lack of compatibility with other nearby buildings in the Jackson Square Historic District Extension where the project site is located, and the failure to the Planning Department to analyze important health and safety impacts of the buildings (including geotechnical, structural, shadowing, and traffic) by declaring the project exempt from all CEQA review. We are also concerned that the project would not only impact the health and safety of the residents of the adjacent SRO hotel, but would also contribute to gentrification leading to the displacement of low-income and senior residents of multiple Single Room Occupancy (SRO) hotels in the immediate vicinity of the project.

In addition, we are concerned that the project’s posted notice did not comply with the requirements of the Section 333 of the San Francisco Planning Code, which requires such notices to include the languages spoken by non-English speaking persons – here a substantial number of the residents of the nearby low-income SRO hotels and apartment buildings speak only Cantonese.

Also, we note that the draft motion for the project appears to authorize a “public parking garage” (see Draft Motion, Exhibit A, “Authorization”). No such garage is shown on the project sponsor’s plans, nor has it been discussed earlier. If incorrect, the draft motion should be revised.

### **Health, Safety and Livability Impacts on Adjacent Low-Income and Senior Residents**

Most importantly, we ask the Planning Commission to consider the project’s adverse and direct impacts on the health, safety and liveability of the very low income and senior residents of the immediately adjacent SRO hotel at 401-407 Broadway (New Rex Hotel), home to 39 low-income households occupying rooms with limited exterior windows.

The height and bulk of the proposed Montgomery building, which would be located along Verdi Place, the 20-foot wide east-west facing public right-of-way, would block light and air to all south-facing windows of the New Rex Hotel, while the height and bulk of the proposed Broadway building, towering over the New Rex Hotel, would block light and air to its West-facing windows despite two proposed matching air wells.



The project sponsor's own shadow study (see **Figure 1**) provides substantial evidence that that these windows would be in near-perpetual shade. These shadow impacts on the low-income and senior residents of the immediately adjacent New Rex SRO hotel are specific and direct adverse impacts on public health and safety and on the physical environment that would allow the Planning Commission to deny a requested incentive, concession, or waiver if it makes a written finding of such adverse impacts.

### **Gentrification and Displacement**

Broadway is a major corridor for very low-income housing, including numerous SRO hotels and low rent apartments in addition to the New Rex Hotel. Other immediately adjacent SRO residence hotels (see **Figure 1** and the project sponsor's photos in **Figure 2**) include the Golden Eagle SRO residence hotel at 400 Broadway (118 rooms), On Lok SRO for seniors at 1000-1010 Montgomery (41 rooms), and the SRO residence hotel at 381-389 Broadway (49 rooms). While the construction of the proposed new market-rate housing development at 425 Broadway does not directly displace existing residents or community-serving businesses, the cumulative effect of creating high-end unaffordable housing at 425 Broadway, together with the market rate housing proposed nearby at 955 Sansome and 875 Sansome, will stimulate further real estate speculation almost certainly resulting in the gentrification of the Broadway Corridor, leading to the loss of affordable housing for the very poor and the displacement of very low-income, monolingual families from their homes.

### **Required Commission Actions**

For the project to proceed the Commission must: (1) adopt findings to approve requested Conditional Use Authorizations; and (2) adopt findings that the requested State Density Bonus waivers and incentives will result in actual cost reductions for the affordable housing in the project, and that the requested waivers and incentives will not negatively impact public health, safety, or historic property. In addition, the Commission must adopt the Department's determination that the project is exempt from the California Environmental Quality Act (CEQA).

#### **1. Please Deny the Project's Requested Conditional Use Authorizations.**

To grant a CUA, Section 303 requires the Commission to find *that the proposed use, at the size and intensity contemplated, is necessary or desirable for, and compatible with, the neighborhood or the community; and that the proposed use size will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity.*

##### **o Please Deny the Office Space CUA.**

Non-residential use sizes in the Broadway NCD are limited to **2,999 sq. ft.** unless the Commission grants a CUA. Here the project is requesting a total of **23,675 sq. ft.** of non-residential use, of which **18,735 sq. ft. is for office use**, more than six times the 2,999 square feet non-residential use limit for this district. As shown on the project sponsor's plans (**Figure 3**), the inclusion of the proposed non-residential office use would substantially increase the height of each of the buildings. This excessive amount of office space unnecessarily expands the size of each of the two buildings, while millions of square feet of office space in the City go unused.

Given the project's significant impact on the health, safety and liveability of the low income and senior residents in the immediately adjacent SRO hotel due to the project's size and height, together with the project's role in fuelling the gentrification of the Broadway Corridor leading to displacement of low-income, monolingual families, we believe the Commission cannot make the required findings to

grant this CUA. The request to exceed the non-residential use limit as proposed is not necessary or desirable for or compatible with the neighborhood and will be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. Please deny the CUA to allow the project to exceed the non-residential use limit in the Broadway NCD.

○ **Please Deny the CUA to exceed 40 feet in height in the Broadway NCD.**

The project sponsor has requested a CUA to allow each of the two buildings to exceed 40 feet in height. Planning Code Section 253.1 requires the Commission to make specific findings before a CUA can be approved for a new building in the Broadway NCD that would exceed 40 feet in height and prohibits the Commission from approving any new building that exceeds 65 feet.

In addition to the Section 303 findings listed above, the Commission is required by Section 253.1 to find that “*The height of the new or expanding development will be compatible with the individual neighborhood character and the height and scale of the adjacent buildings.*”

The project is located within the Jackson Square Historic District Extension, which is listed on the California Register of Historic Places. The buildings in this historic district are characterized by 2- to 3-story brick regular building forms with string courses, cornices, and deep window and door openings. By a significant margin, the proposed Montgomery building would be the tallest building in the historic district, rising 76 feet above its base on Montgomery Street. As illustrated by the project sponsor’s own rendering reproduced in **Figure 4**, the project sponsor’s characterization of the Montgomery building as 64 feet in height is substantially misleading. The figure clearly shows that the Montgomery building is actually 76 feet above Montgomery Street. There are two separate buildings proposed on this downward sloping site, separated by a strip of land that cannot be built upon – a public right of way (Verdi Place) and a city-owned sewer easement. By all logic, the height of each of these buildings should be calculated separately. If so, the Montgomery building would exceed the 65-foot height limit for this site and, therefore, could not be approved by the Commission.

Given that the height of the proposed new buildings would not be compatible with the character of the Jackson Square Historic District Extension and would exceed the height and scale of the adjacent historic buildings on Broadway, we do not believe that the findings required by Planning Code 253.1 to grant a CUA for heights above 40 feet can be made. Further, as discussed above, granting a CUA for the heights of these buildings would be *detrimental to the health and safety and general welfare of persons residing in the vicinity* – specifically to the low-income residents in the adjacent New Rex Hotel.

Further, the material of the buildings is incompatible with the character of the historic buildings in the surrounding historic district. The “thin brick tile” as specified on the plans is incompatible with the district, as is the dark black color of the Broadway building and a significant portion of the Montgomery building. Please deny the CUA to allow the project to exceed 40 feet.

**2. Please Deny the Project’s Requested Incentives/Concessions and Waivers.**

Because the project proposes to use the State Density Bonus Law, the Commission must adopt findings related to the requested waivers and incentives or concessions. According to the Department’s staff report for the November 4<sup>th</sup> hearing, the project is requesting an incentive to exceed the non-residential use limitation of 2,999 sq. ft. and three (3) waivers from Planning Code development standards including waivers from the minimum requirements for Rear Yard (Sec. 134), Dwelling Unit Exposure (Sec. 140), and Bulk Limits (Sec. 270).

○ **The Commission Lacks Information to Adopt Findings to Allow the Incentive.**

The State Law provides that an incentive is allowed if “*required to provide for affordable housing costs.*” CA Govt. Code Section 65915(k). The Planning Director’s Bulletin No.6 (updated June 2021) at page 5 provides that:

*“[T]he Planning Commission **must** adopt findings that the requested incentives will result in actual cost reductions for the project, and the requested waivers and incentives will not negatively impact public health, safety, or historic property.”*

We are aware of no financial proforma or other financial data available to the Commission as would be necessary for it to adopt the required findings. We therefore urge the Planning Commission to require an adequately detailed financial proforma and/or other financial data prior to adopting findings that the requested incentives will result in actual cost reductions for the affordable housing in the project.

○ **Please Deny the Requested Incentive and Waivers.**

The State Density Bonus Law allows the Commission to deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence, of any of the following:

- The concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment,
- The concession, incentive, or waiver would have a **specific, adverse impact on a property listed on the California Register of Historic Places, or**
- The concession or incentive would not result in **identifiable and actual cost reductions required to provide for the affordable housing units.**

The project’s requested incentive would allow the inclusion of 18,735 square feet of “professional office” space in the proposed project. The Commission can deny a requested incentive, concession, or waiver if it makes a written finding, based on substantial evidence before it, that the concession, incentive, or waiver would have a **specific, adverse impact on public health and safety** or upon the physical environment. As discussed above, we believe there is substantial evidence, based on the project sponsor’s own shadow study, that the frequent shadows on the adjacent the SRO hotel at 401 Broadway (New Rex Hotel) that would result from the project’s requested incentive and waivers would have a **specific, adverse impact on public health and safety** of the residents of the hotel, allowing the Commission to deny the requested incentive as well as one or more waivers. The elimination of the office space from the proposed project would reduce the height of the buildings, mitigating the specific, adverse impact on public health caused by project’s shadow impacts as well as the specific, adverse impact on historic resources.

Unfortunately, there is inadequate financial information available to the Commission to make a finding that the incentive or a waiver would not result in identifiable and actual cost reductions required to provide for the five units of affordable housing in the project.

○ **Urgent Need to Develop, Adopt, and Apply Objective and Standardized Procedures for State Density Bonus Projects.**

We are concerned that there has not been a sufficient demonstration of the project's qualification for the incentive/concession or waivers requested by the project sponsor under the State Density Bonus Law and that the Department has not developed, adopted, or applied an objective, quantitative, and standardized procedure for making such demonstrations. As a result, the Commission has insufficient information before it to make the required findings.

And, as members of the public, we are also entitled to adequate and publicly available financial and other justification for the requested density bonus incentives and waivers, with more detailed and meaningful financial and other analyses submitted to the Commission to more fully demonstrate that the requested waivers will not negatively impact public health, safety, or historic property.

**3. Please Reject the Categorical Exemption and Require Environmental Review.**

We urge the Commission to reject the project's flawed determination that the project is exempt from environmental review and to require an EIR. The Department's conclusion that this project is exempt from the California Environmental Quality Act (CEQA) effectively "scopes out" and bypasses without analysis the significance of the environmental impacts of this project and, where appropriate, their mitigation. Such impacts could include, without limitation:

- Geotechnical - impacts of building excavation and construction on adjoining older, particularly susceptible buildings, especially the SRO residence hotel at 401-407 Broadway, which was constructed in 1907 and that would be vulnerable to excavation and construction impacts on two of its four sides, as well the building at 435-443 Broadway, also constructed in 1906, located immediately to the west of the proposed Broadway building
- Health and safety - impacts of loss of light and air on low-income and senior tenants of nearby SRO residence hotels
- Displacement – impacts of the introduction of new market-rate luxury condominiums on the continuing availability and viability of nearby SRO residence hotels and other low-income housing in the project vicinity
- Historic resources – impacts of the proposed building scale, massing, and design on the California Register-listed Jackson Square Extension Historic District in which the project is located
- Cumulative effects – combined impacts of the proposed project and other currently proposed projects nearby, in particular the effect of the proposed project on shadowing of the John Yehall Chin Elementary School itself and on its two playgrounds combined with shadowing of those same locations from the proposed projects at 955 Sansome and 875 Sansome.

November 2, 2021

Page 6

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Thank you very much for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Hayes". The signature is fluid and cursive, with the first name "Dan" and last name "Hayes" clearly distinguishable.

Co-Chair, Planning & Zoning Committee  
Telegraph Hill Dwellers

cc: Kathrin Moore, Vice President [kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)  
Deland Chan, Commissioner [deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)  
Sue Diamond, Commissioner [sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)  
Frank Fung, Commissioner [frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)  
Theresa Imperial, Commissioner [theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)  
Rachel Tanner, Commissioner [Rachael.Tanner@sfgov.org](mailto:Rachael.Tanner@sfgov.org)  
Jonas Ionin, Secretary [jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
Claudine Aspagh, SF Planning [claudine.asbagh@sfgov.org](mailto:claudine.asbagh@sfgov.org)  
Aaron Peskin, District 3 Supervisor [Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)

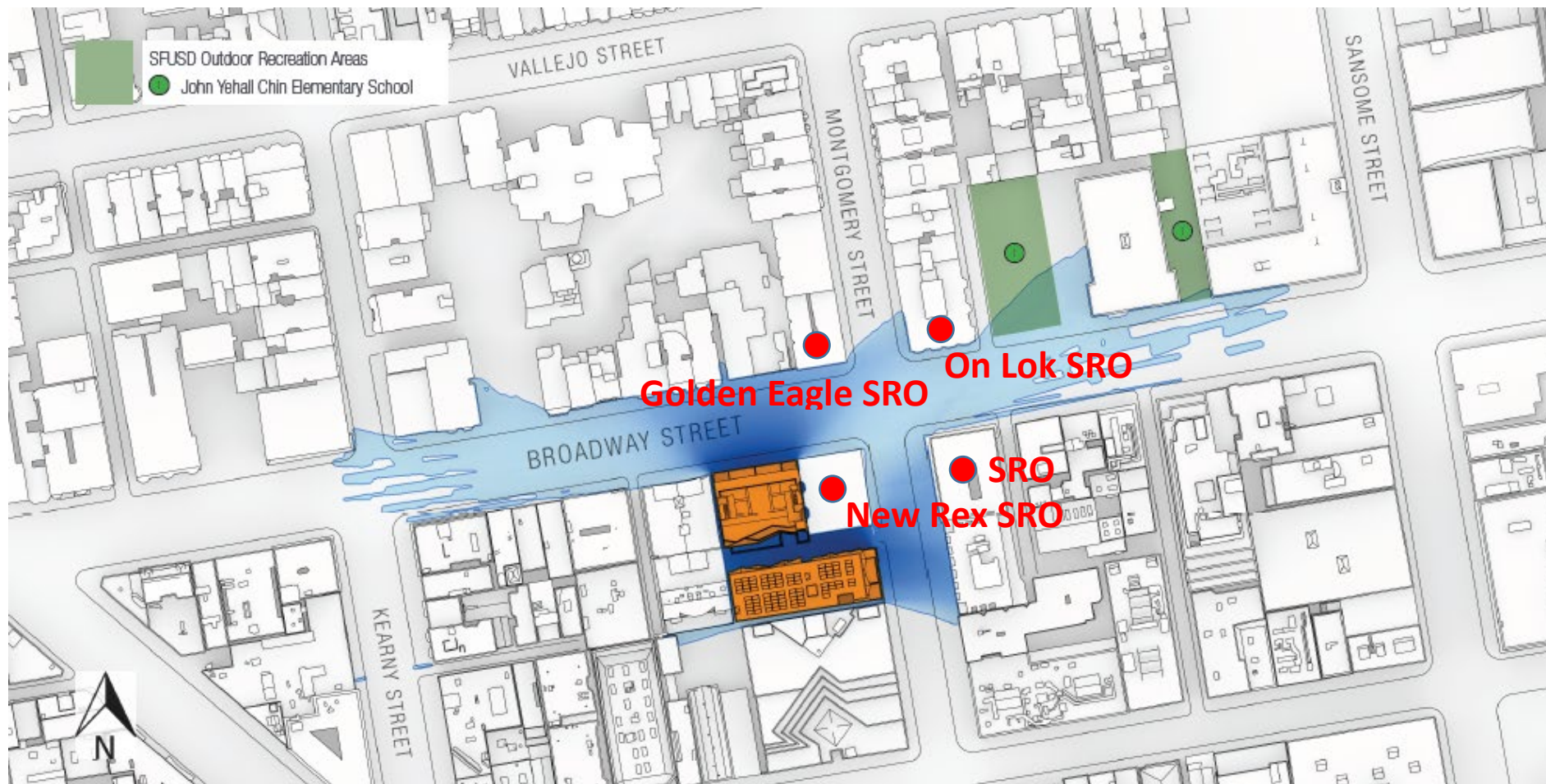


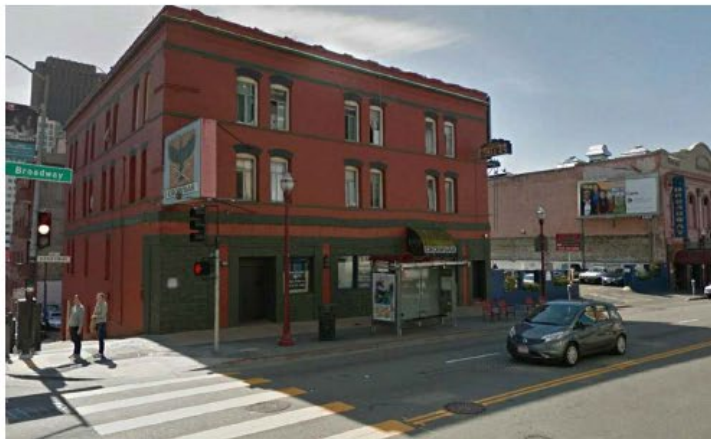
Figure 1. Shadowing caused by proposed project at 425 Broadway, also showing locations of SRO residence hotels – based on project sponsor’s shadow study (darkest blue shading is the most frequent shadowing).



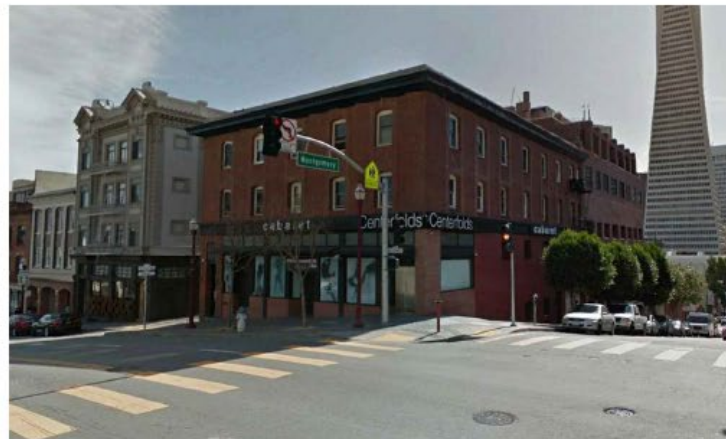
5 BROADWAY - NORTH EAST CORNER



6 BROADWAY - NORTH WEST CORNER



7 BROADWAY - SOUTH WEST CORNER



8 BROADWAY - SOUTH EAST CORNER

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

OWNER \_\_\_\_\_

**MONTGOMERY PLACE**  
425 Broadway Street  
San Francisco,  
CA 94133.  
PROJECT \_\_\_\_\_  
APN : 0163/002

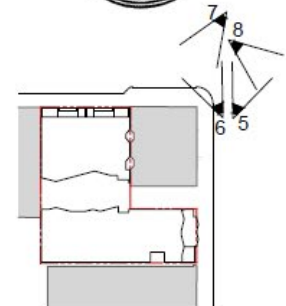
SCALE : \_\_\_\_\_ NTS. \_\_\_\_\_

DRAWING TITLE : \_\_\_\_\_ PHOTOGRAPHS \_\_\_\_\_

SHEET NO. : \_\_\_\_\_ A-24,0 \_\_\_\_\_

DATE \_\_\_\_\_ ISSUE \_\_\_\_\_

09/28/2021 \_\_\_\_\_ DRAWING SET- FOR CITY SUBMISSION \_\_\_\_\_



**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

Figure 2. Project sponsor's photos showing SRO residence hotels at the corner of Broadway and Montgomery, at 401-407 Broadway (New Rex, 39 rooms, SW corner), 400 Broadway (Golden Eagle, 118 rooms, NW corner), 1000-1010 Montgomery (On Lok, 41 rooms, NE corner), and 381-389 Broadway (49 rooms, SE corner)

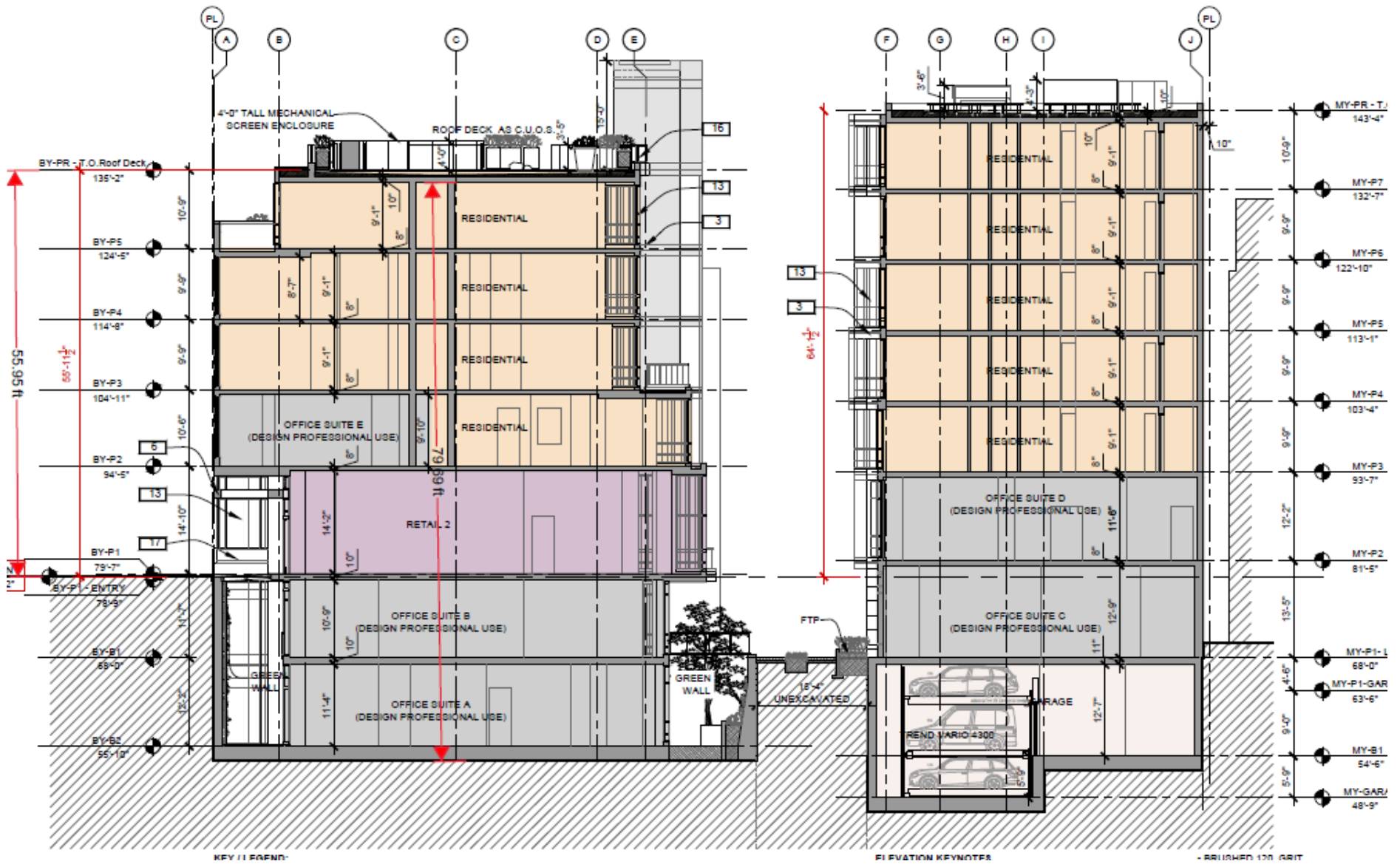


Figure 3. Section showing extent of proposed office space (gray shading), excerpted from project sponsor's plans





Figure 4. Physical height above Montgomery and Broadway for two proposed buildings at 425 Broadway (Montgomery building = 76 feet, Broadway building = 56 feet)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Perry, Andrew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 1320 Washington Street  
**Date:** Tuesday, November 02, 2021 12:06:56 PM

---

**Commission Affairs**

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

---

**From:** Mark Anderson <mark.s.anderson1@gmail.com>  
**Sent:** Tuesday, November 02, 2021 11:56 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1320 Washington Street

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

Honorable Members of the San Francisco Planning Commission:

We are writing to object to the granting of a Conditional Use Authorization for the proposed condominium project at 1320 Washington Street (the "Project"). The lot is zoned for a building only 40 feet in height but the Project proposes to build a building 65 feet in height (up to 79 feet if you include the mechanical on the roof). This height will block views, limit sunlight and is inconsistent with the height of the other buildings on the northside of Washington Street all of which are three and four stories tall. The Project will also eliminate parking that is badly needed in a neighborhood that includes large hotels, Grace Cathedral and the Masonic auditorium.

Thank you for your consideration. Mark and Robin Anderson

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Petitions Signers Supporting 425 Broadway  
**Date:** Tuesday, November 02, 2021 12:05:07 PM  
**Attachments:** [425 Broadway Petition Signers 11.02.2021.xlsx](#)

---

### Commission Affairs

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

---

**From:** Corey Smith <corey@sfhac.org>  
**Sent:** Tuesday, November 02, 2021 10:05 AM  
**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:** Re: Petitions Signers Supporting 425 Broadway

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

Good morning Commissioners,

I've attached an updated petition signer list ahead of Thursday's hearing. Please let me know if you have any questions.

Best,  
Corey

On Mon, Oct 11, 2021 at 12:41 PM Corey Smith <[corey@sfhac.org](mailto:corey@sfhac.org)> wrote:

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](mailto:corey@sfhac.org) | Web: [sfhac.org](http://sfhac.org)

To opt out of all HAC emails, respond to this email with "unsubscribe all".

--

**Corey Smith** 陈锐 | Pronouns: He/Him  
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To opt out of all HAC emails, respond to this email with "unsubscribe all".

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Vivek	Goyal	banshee1989@gmail.com	94301

Personalized Message

A perfect place for new housing in a community with shops, stores and transit.

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.

I fully support this project, we need more housing now!

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.

I live in North Beach and strongly support more housing here

More housing means more diverse, more equitable, more vibrant cities, and protects the planet from harmful urban sprawl

More housing near transit would be great. More people who can support local businesses would be great. More homes for people struggling to make it is great.

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!

Please approve this well designed project. We do not need parking as much as we need parking.

Support this better use of the land to create housing!

Supporting more housing and this development.

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.

We need this and 1324 Powell Street!

Why. only 41 homes? Shouldn't we build with higher density?

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.

You may also add "The John Stewart Company" as a corporate supporter.

Time Stamp

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2021-09-21 17:41:43 EST  
2021-10-29 13:26:37 EST  
2021-09-16 15:59:47 EST  
2021-09-17 23:57:39 EST  
2021-09-22 02:13:51 EST

2021-10-29 22:02:43 EST

2021-10-29 22:16:13 EST

2021-10-29 23:08:52 EST

2021-10-29 23:31:33 EST

2021-10-30 18:41:49 EST

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES OFFICIAL LAUNCH OF SAN FRANCISCO WELCOME AMBASSADORS PROGRAM  
**Date:** Tuesday, November 02, 2021 11:53:19 AM  
**Attachments:** [11.02.2021 Welcome Ambassadors.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Tuesday, November 2, 2021 at 11:52 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED CELEBRATES OFFICIAL LAUNCH OF SAN FRANCISCO WELCOME AMBASSADORS PROGRAM

**FOR IMMEDIATE RELEASE:**  
Tuesday, November 2, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**MAYOR LONDON BREED CELEBRATES OFFICIAL LAUNCH  
OF SAN FRANCISCO WELCOME AMBASSADORS  
PROGRAM**

*Two-year, \$12.5 million initiative stations Welcome Ambassadors downtown and in key transit and tourist areas to greet and assist employees, commuters, visitors, and residents*

**San Francisco, CA** — Mayor London N. Breed today announced the official launch of the San Francisco Welcome Ambassadors Program, which aims to create a safer and more hospitable environment for returning employees, commuters, visitors, and residents to the City's downtown and tourist areas. As part of Mayor Breed's Downtown Recovery Plan, ambassadors will connect people in need with services and provide a welcoming presence throughout the City's busiest corridors.

Once fully operating, the program will deploy 50 Welcome Ambassadors to locations throughout the City, including all downtown BART stations, Market Street, Moscone Center, East Cut, the Ferry Building, Pier 39, Fisherman's Wharf, the Embarcadero, Chinatown, North Beach, Union Square, and the Cable Car turnarounds. The program is expected to create over 100 jobs.

“This program represents a major investment to advance the City's economic recovery,” said

Mayor Breed. “By making downtown and key tourist areas feel welcoming, attractive and safe, people will be excited to engage in our City’s vibrancy while supporting our local businesses. This collaborative effort is another example of our commitment to doing everything we can to create a more welcoming city and bounce back from this pandemic stronger than ever before.”

Since its soft launch on October 7, 2021, the program has deployed 25 Welcome Ambassadors daily from 8 a.m. to 8 p.m. to the locations listed above. The ambassadors’ locations will shift regularly according to need, commuter patterns, special events, visitor arrivals, and the reopening of businesses and offices. As of Friday, October 29, the ambassadors had recorded 92,000 interactions with people.

The Welcome Ambassadors program builds on the success of the cleaning and safety ambassador programs created by Community Benefit Districts in the downtown area.

Ambassadors will coordinate with other City safety and cleanliness initiatives including, the SFPD Community Ambassadors and SFPD’s Tourism Deployment Plan to create a safe and welcoming environment for individuals returning to San Francisco’s downtown. The San Francisco Tourism Improvement District is managing the Welcome Ambassadors Program through a grant from the Office of Economic and Workforce Development.

"We as a city need to do more to help bring life back to downtown. We need to do all we can to make things safer, cleaner, more friendly, and more vibrant. The Downtown Recovery Plan and the launch of more community ambassadors will help us get there," said District 6 Supervisor Matt Haney.

"Tourism is San Francisco’s number one industry. With the resumption of international travel to the U.S. on Nov. 8, this program is vitally important to ensure our visitors receive an ‘Only in SF’ welcome. The ambassadors embody San Francisco’s embracing spirit and will help tourists and convention attendees feel safe and cared for when they come here," said Ike Kwon, California Academy of Science’s Chief Operating Officer and Head of Government Affairs and San Francisco Tourism Association’s Incoming Chair.

"As San Francisco's largest private employer, we are deeply committed to the City and its recovery. It's great to see the renewed energy downtown, as our employees start to come back into our offices," said Michele Schneider, SVP of Real Estate Global Workplace Services at Salesforce. "We are proud to continue supporting the City and are grateful for the Mayor's continued leadership."

“In Yerba Buena we have the highest concentration of arts and culture west of the Hudson. The City’s incredible arts and cultural attractions draw people from near and far, and we are thrilled to have Welcome Ambassadors in place to help visitors find their way around the city and discover new experiences. They’re not only a sign of investment for our city’s recovery, but also an investment in our visitors and residents – it is proof that San Francisco values you and wants you to feel safe and cared for so you can enjoy your time in the City,” said Monetta White, Executive Director of the Museum of the African Diaspora.

For more information on San Francisco Welcome Ambassador program, visit [www.sftid.org](http://www.sftid.org).

###









RESIDENTIAL DEMOLITION AREA CALCULATIONS

CODE REQS	(E) BUILDING	REMAINING IN (P)	OUTCOME/ (CODE)	COMPLIANCE
FRONT & REAR FACADE LINEAR FT AT FOUNDATION	FRONT (SOUTH)=49'-8" REAR (NORTH)=49'-8" TOTAL= 99'-4"	FRONT (SOUTH)=29'-3" REAR (NORTH)=23'-6" TOTAL=52'-9"	53.1% REMAINING OR 46.9% DEMO < 50% CODE	COMPLIANT
ALL EXTERIOR WALLS LINEAR FT AT FOUNDATION	WEST=44'-2" SOUTH=24'-10" EAST= 44'-2" NORTH=24'-10" TOTAL=138'-0"	WEST=30'-0" SOUTH=24'-10" EAST=30'-0" NORTH=0 TOTAL=84'-10"	61.48% REMAINING OR 38.52% DEMO < 65% CODE	COMPLIANT
VERTICAL ELEMENTS SF OF SURFACE AREA	EAST=1133 SF WEST=1050 SF SOUTH=520 SF NORTH=513 SF TOTAL=3216 SF	EAST=690 SF WEST=517 SF SOUTH=206 SF NORTH=36 SF TOTAL=1449 SF	45% REMAINING OR 55% DEMO < 50% CODE	NOT COMPLIANT
HORIZONTAL ELEMENTS SF OF SURFACE AREA	1ST FLR=1002 2ND FLR=1202 SF ROOF=1208 SF TOTAL=3412 SF	1ST FLR=1002 2ND FLR=1202 SF ROOF=0 SF TOTAL=2204 SF	64.6% REMAINING OR 35.4% DEMO < 50% CODE	COMPLIANT

February 25, 2020 Plans Open Call

 EXTERIOR WALLS TO REMAIN  
 EXTERIOR WALLS TO BE DEMOLISHED

SUMMARY  
RESIDENTIAL DEMOLITION AREA CALCULATIONS

	CODE REQS	(E) BUILDING	REMAINING IN (P)	OUTCOME/ (CODE)	COMPLIANCE
SECTION 317(b)(2)(B):	FRONT & REAR FACADE LINEAR FT AT FOUNDATION	TOTAL = 39'-4"	TOTAL = 0'-0"	100% DEMO 50% MAXIMUM	NOT COMPLIANT
	ALL EXTERIOR WALLS LINEAR FT AT FOUNDATION	TOTAL = 138'-0"	TOTAL = 60'-0"	57% DEMO 65% MAXIMUM	COMPLIANT
SECTION 317(b)(2)(C):	VERTICAL ELEMENTS SF OF SURFACE AREA	TOTAL = 2707 SF	TOTAL = 1370 SF	49% DEMO 50% MAXIMUM	COMPLIANT
	HORIZONTAL ELEMENTS SF OF SURFACE AREA	TOTAL = 2404 SF	TOTAL = 1159 SF	52% DEMO 50% MAXIMUM	NOT COMPLIANT

The Two Winning Letters

2020 warning letter  
2021 warning letter



# San Francisco Planning

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

628.652.7600  
www.sfplanning.org

5/18/21

[REDACTED]  
[REDACTED]  
San Francisco, CA

[REDACTED]  
Building Permit #2019-[REDACTED]

2019-[REDACTED]

Dear [REDACTED],

The attached Demolition Calculations dated 5/14/21 have been reviewed by the Planning Department pursuant to Planning Code Section 317.

The Department has confirmed that this Project is just below the demolition threshold, specifically the demolition threshold outlined in Planning Code Section 317(b)(2)(C): *A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.* Per the attached demolition calculations, this Project proposes to demolish **47.9%** of the vertical envelope elements and at least 50.2% of the horizontal elements. This means the Project is incredibly close to exceeding the demolition threshold and requiring a Conditional Use Authorization.

Please note:

[REDACTED]

- If it is determined during the Department of Building Inspection's structural review process that more elements must be Removed, as defined in Planning Code Section 317(b)(9), to render the Project feasible to construct, the Plans should be routed back to Planning for review. If this additional Removal triggers a demolition per Planning Code Section 317, the Project will be required to apply for a Conditional Use Authorization.
- You are required to schedule a "start of work inspection" with DBI prior to the start of any construction. The building inspector will visit the site to review the proposed scope of demolition and any proposed excavation on the approved drawings. The building inspector will document a record of the inspection on the Job Card and in the DBI Permit Tracking System.
- Any elements that are listed as "to remain" must remain in their precise original location at all times. They may not be removed in any manner during construction.
- If dry rot or other damage is discovered while under construction, you must leave the damaged elements intact, photograph the area in question, call your inspector and have a correction notice issued noting the need to remove the damaged elements, and obtain a permit with the Planning Department's approval to remove the damaged elements *before* the damaged elements may be altered or removed.

If elements are removed in the field for any other reason that in total result in the exceedance of the demolition thresholds outlined in Planning Code Section 317, this Project will be considered a demolition, construction will be placed on-hold, and you will be required to obtain a Conditional Use Authorization.

It should be noted that the Planning Commission has not historically looked favorably on applications that are seeking retroactive approval of a demolition. If required to apply for a Conditional Use Authorization, there is a strong possibility that the Planning Commission may vote to disapprove the demolition and require the home be built back to its original condition.

Please contact [REDACTED] with any questions or concerns. We request that this letter be provided to your architect/design professional, structural engineer, and contractor.



# SAN FRANCISCO PLANNING DEPARTMENT

February 21, 2020

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Dear Applicant,

The Demolition Calculations under Planning Code Section 317 have been reviewed.

It is confirmed that per Planning Code Section 317, this Project is just below the demolition threshold, specifically the demolition threshold outlined in Planning Code Section 317(b)(2)(C): *A major alteration of a Residential Building that proposes the Removal of more than 50% of the Vertical Envelope Elements and more than 50% of the Horizontal Elements of the existing building, as measured in square feet of actual surface area.* Per the attached demolition calculations, this Project proposes to demolish 49.3% of the vertical envelope elements and at least 52% of the horizontal elements. This means the Project is incredibly close to exceeding the demolition threshold and requiring a Conditional Use Authorization.

Please note:

- If it is determined during the structural review that more elements must be removed to render the Project feasible to construct, the Project will be considered a demolition and you will be required to apply for a Conditional Use Authorization.
- Any elements that are listed as “to remain” must remain in their precise original location at all times. They may not be removed in any manner during construction.
- If dry rot or other damage is discovered while under construction, you must leave the damaged elements intact, photograph the area in question, call your inspector and have a correction notice issued noting the need to remove the damaged elements, and seek a permit with the Planning Department’s approval to remove the damaged elements before the damaged elements may be altered or removed.
- If elements are removed in the field for any other reason, this Project will be considered a demolition and you will be required to apply for a Conditional Use Authorization.

It should be noted that the Planning Commission does not historically look favorably on demolition applications that are seeking retroactive approval, when demolition plans are exceeded in the field. If required to apply for a Conditional Use Authorization, there is a strong possibility that the Planning Commission may vote to disapprove the demolition and require the home be built back to its original condition.

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

中文詢問請電: 415.575.9010 | PARA INFORMACION EN ESPANOL LLAMAR AL: 415.575.9010 | PARA SA IMPORMASYON SA TAGALOG TUMAWAG SA: 415.575.9121 | WWW.SFPLANNING.ORG

**From:** [Lynch, Laura \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** FW: Planning Commissioners Training  
**Date:** Monday, November 01, 2021 5:44:51 PM

---

Commissioners,

Please see the email below.

Thank you,

**Laura Lynch, Senior Planner  
Manager of Commission Affairs**

San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7554 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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

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**From:** Craciun, Florentina (CPC) <[florentina.craciun@sfgov.org](mailto:florentina.craciun@sfgov.org)>  
**Sent:** Monday, November 1, 2021 4:30 PM  
**To:** Lynch, Laura (CPC) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
**Subject:** Planning Commissioners Training

Laura,

Not sure if you distribute these types of opportunities to City Decision Makers but it would be a great resource:

<https://mailchi.mp/ilapa/plan-commissioner-training-11-17-21?e=1dfc53d7bc>

Thank you,

**Florentina Craciun, AICP  
Senior Environmental Planner  
Environmental Planning Division**

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628-652-7510 | [sfplanning.org](http://sfplanning.org) | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO EXPANDS PILOT TO IMPROVE STREET CLEANING RESPONSE TIME  
**Date:** Monday, November 01, 2021 3:42:34 PM  
**Attachments:** [11.01.2021 Connected Worker App.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 01, 2021 3:40 PM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO EXPANDS PILOT TO IMPROVE STREET CLEANING RESPONSE TIME

**FOR IMMEDIATE RELEASE:**

Monday, November 1, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**SAN FRANCISCO EXPANDS PILOT TO IMPROVE STREET  
CLEANING RESPONSE TIME**

*Connected Worker App increases efficiency of 311 responses by sending direct referrals to  
Community Benefit District cleaners, eliminating duplicative responses and getting issues  
addressed more quickly*

**San Francisco, CA** — Mayor London N. Breed today announced that the City will build on a successful pilot to improve street cleaning service response times. The Connected Worker App program run in partnership between the City's 311 service and Community Benefit Districts (CBDs) will improve efficiency by eliminating duplicative responses and addressing cleaning requests more quickly in areas covered by partnering CBDs.

San Francisco's Connected Worker App allows cleaners from Community Benefit Districts to get direct referrals for street cleaning when residents call 311. Under normal circumstances, all 311 cleaning requests get routed to the Department of Public Works, which then dispatches City workers to address the issues. But CBDs have street cleaners already out in the community proactively cleaning, and often Public Works employees arrive on scene to find out that the CBD had already addressed the issue.

After a successful pilot with the East Cut CBD, the program is expanding to include the



following CBDs: Downtown, Fisherman's Wharf, SOMA West, Tenderloin, and Yerba Buena.

"We are working hard every day to improve how we deliver services for our residents, especially around keeping our City clean," said Mayor London Breed. "We have so many great City workers and private partners who are working hard to clean up our streets and get rid of graffiti and other garbage, and this will allow us to be more efficient and respond faster when our residents call for service. This is all part of our efforts to work together to make our City shine."

The recent pilot of the Connected Worker App with the East Cut CBD focused on routing calls to deal with loose garbage and graffiti directly to CBD workers. The average resolution times for requests handled directly by the CBD were significantly better as workers were already on scene and ready to address issues. Resolution times included:

- 5 hours for loose trash, compared to 34 hours Citywide
- 4 hours for graffiti in the public space, compared to 6 days Citywide
- 13 hours for graffiti in private space, compared to 9 days Citywide

"The East Cut CBD is proud to partner with the City to improve sidewalk cleanliness," said Andrew Robinson, executive director of The East Cut CBD. "The 311 project makes it easier for our team to handle cleaning requests and communicate with City departments, allowing each team to be more efficient. The pilot phase of the project has proven very beneficial to us and our community."

Benefits of the Connected Worker App include:

- **Eliminates duplicate dispatch of resources.** Often, requests submitted through 311 would be routed to Public Works, and Public Works would dispatch a crew only to find out CBDs had already addressed the issue. This tool will route some cases directly to the CBD, if within their geographic area, for CBDs to address. If the CBD does not address the issue within the agreed-upon time, Public Works would then service the request.
- **Field workers can see 311 requests in "real time"** with visibility to all request details: location, contact information, description, and picture (if submitted by the user). This allows field workers to address 311 requests that pop up while they are on their shift.
- **Field workers can take a picture of the completed work and close requests in "real time,"** which would notify the person who submitted the request while also closing it out in the 311 system. This provides transparency and validation of the work being done by field workers. 311 staff are also able to see the status of the request from beginning to end.

This new street cleaning effort is part of Shine On SF, a coalition of public and private sector organizations which aims to support immediate and long-term cleaning improvements and systems changes while also bringing together residents to care for city streets and public spaces, producing a visible change over the next three years. The initiative is composed of two main components: creating civic engagement opportunities for San Franciscans to volunteer and directly contribute to creating a cleaner and more cared-for city; and expanding and improving the City's cleaning and beautification programs through immediate investments

and long-term systemic changes.

###

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: 733 Treat Avenue - 2021-000209CUA - Redline Motion  
**Date:** Monday, November 01, 2021 3:02:17 PM  
**Attachments:** [Draft Motion - 733 Treat Avenue \(redline\).pdf](#)

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### **Commission Affairs**

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

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**From:** Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>  
**Sent:** Monday, November 01, 2021 1:34 PM  
**To:** Koppel, Joel (CPC) <joel.koppel@sfgov.org>; Chan, Deland (CPC) <deland.chan@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Diamond, Susan (CPC) <sue.diamond@sfgov.org>; Tanner, Rachael (CPC) <rachael.tanner@sfgov.org>; Imperial, Theresa (CPC) <theresa.imperial@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>  
**Cc:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Sucre, Richard (CPC) <richard.sucre@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Subject:** 733 Treat Avenue - 2021-000209CUA - Redline Motion

Dear Planning Commission,

Attached is a redline of the draft motion for the project at 733 Treat Avenue (2021-000209CUA). The redline motion includes the findings specific to demolition of a UDU, relating to the financial feasibility of legalization.

Sincerely,

**Ella Samonsky, Senior Planner**  
**Southeast Team/ Current Planning Division**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7417 | [sfplanning.org](http://sfplanning.org)  
[San Francisco Property Information Map](#)



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE:** ~~November 4~~**October 21, 2021**

**Continued from October 21, 2021**

**Record No.:** 2021-000209CUA  
**Project Address:** 733 Treat Avenue  
**Zoning:** RH-3 (Residential-House, Three Family) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 3612/064  
**Project Sponsor:** John Kevlin, Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
**Property Owner:** 733 Treat Ave, LLC  
2501 Mission Street  
San Francisco, CA 94110  
**Staff Contact:** Ella Samonsky – (628) 652-7417  
[Ella.Samonsky@sfgov.org](mailto:Ella.Samonsky@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 209.1, 303 AND 317, TO ALLOW DWELLING UNIT DENSITY AT A RATIO OF ONE UNIT PER 1,000 SQUARE FEET OF LOT AREA AND THE DEMOLITION OF THE EXISTING 7,581 SQUARE-FOOT, TWO-STORY COMMERCIAL BUILDING CONTAINING AN UNAUTHORIZED DWELLING UNIT AND NEW CONSTRUCTION OF A FOUR-STORY 15,807 SQUARE-FOOT RESIDENTIAL BUILDING CONTAINING SIX DWELLING UNITS AND AN ACCESSORY DWELLING UNIT (ADU) LOCATED AT 733 TREAT AVENUE, LOT 064 IN ASSESSOR'S BLOCK 3612, WITHIN THE RH-3 (RESIDENTIAL-HOUSE, THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On January 5, 2020, SIA Consulting Corp. on behalf of 733 Treat, LLC (hereinafter "Project Sponsor") filed Application No. 2021-000209CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to construct a new four-story, 40-ft tall, residential building with six dwelling units and an accessory dwelling unit (ADU) (hereinafter "Project") at 733 Treat Avenue, Block 3612 Lot 064 (hereinafter "Project Site").

On August 11, 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 21, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000209CUA2, and continued it to November 4, 2021.

On November 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000209CUA2.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000209CUA 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 as requested in Application No. 2021-000209CUA, 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 the existing two-story commercial building (approximately 7,600 gross square feet) containing an unauthorized dwelling unit, and new construction of a four-story, residential building containing six dwelling units and an accessory dwelling unit (ADU) (approximately 15,800 gross square feet) with seven vehicle parking spaces, eight Class 1 bicycle parking spaces, and 2 Class 2 bicycle parking spaces. The Project includes a dwelling unit mix consisting of six three-bedroom units and a one-bedroom ADU. The Project includes 2,345 square feet of common open space in the rear yard and on the roof deck, and 731 square feet of private open space on decks.
3. **Site Description and Present Use.** The Project is located on a rectangular lot measuring 6,125 square feet (sf) with 50 feet of frontage along Treat Avenue. The project site contains an existing two-story commercial building, that previously housed a non-conforming commercial use (refrigeration service) and was used as an unauthorized dwelling unit. The property has been vacant since 2015 and the non-conforming use is now considered abandoned.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RH-3 Zoning District in the Mission Area Plan. The surrounding neighborhood is mixed in character with residential, commercial, PDR, and public uses. The immediate surroundings includes two- and three-story residential buildings to the north and the west across Treat Avenue, the Mission Recreation Center to the south, and a five-story live/work building to the east along Harrison Street. Other zoning districts in the vicinity of the project site include: P (Public), UMU (Urban Mixed-Use), and the NC-2 (Neighborhood Commercial, Small-Scale) Zoning District.
5. **Public Outreach and Comments.** The Sponsor has hosted one meeting within the community on October 20, 2020, which was attended by three members of the public and Recreation and Parks Department Staff. Questions were raised about height, density, unit sizes and the fire-damaged property adjacent to the project site, support for on-site parking and privacy concerns. The Department has received correspondence in support of the project from nine residents and correspondence from one member of the public expressing concern about the 40-foot height of the proposed building and potential reduction in the availability of street parking.
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. **Use.** Planning Code Section 209.1 permits up to three dwelling units per lot, or conditionally permits up to one dwelling unit per 1,000 square feet of lot area, in RH-3 Zoning District.

*The Project Site has a lot area of 6,125 square feet. The Project would construct a residential building containing six dwelling units and therefore requires Conditional Use Authorization. Additionally, the*

*project proposes to construct an ADU at the ground floor of the new Building, which may exceed the permitted density of the lot per State Law.*

- B. Residential Demolition.** Pursuant to Planning Code Section 317 and 209.1, Conditional Use Authorization is required for applications proposing to demolish a residential unit, including an unauthorized dwelling unit (UDU) in a RH-3 Zoning District. This Code Section establishes criteria that the Planning Commission shall consider in the review of applications for Residential Demolition.

*The Project proposes the demolition of an existing two-story commercial building that contained a UDU, and therefore requires Conditional Use Authorization. The additional criteria specified under Section 317 have been incorporated as findings in Subsection 8 below.*

- C. Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total depth, or the average of the adjacent rear yard but no less than 25 percent of the lot depth in RH-3 Zoning Districts.

*The subject property has a lot depth of 122 feet 6 inches and is required to maintain a rear yard of at least 30 feet 8 inches. The Project proposes a rear yard of 30 feet 8 inches. Thus, the Project provides a code-compliant rear yard.*

- D. Useable Open Space.** In the RH-3 Zoning District, Planning Code Section 135 requires 100 square feet of useable open space for each dwelling unit if all private, or 133 square feet of common usable open space for each dwelling unit.

*The Project contains six dwelling units and an ADU. The rear yard and roof deck provide 2,345 square feet of common open space. Four units, numbers 02, 04, 06, and the ADU each have access to private open space on a deck or porch. Thus, the Project provides a code complaint amount of usable open space for seven dwelling units.*

- E. Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or other open area that meets minimum requirements for area and horizontal dimensions.

*The four front units have direct exposure onto the public street and the three rear units have direct exposure on to the Code-compliant rear yard.*

- F. Off-Street Parking.** Planning Code Section 151 does not require a minimum number of off-street parking spaces and permits a maximum of 1.5 parking space for each dwelling unit.

*The Project will provide seven off-street parking spaces, which is one parking space per dwelling unit.*

- G. Bicycle Parking.** Planning Code Section 155.2 requires at least one Class 1 bicycle parking space for each dwelling unit and one Class 2 bicycle parking space for each 20 dwelling units.

*The Project proposes eight Class 1 bicycle parking spaces and two Class 2 bicycle parking spaces.*

- H. **Height.** Planning Code Section 252 and 270 establish a height limit of 40 feet, without bulk restrictions in the 40-X Height and Bulk District.

*The total height of the proposed building is 40 feet.*

- I. **Residential Child-Care Impact Fee.** Planning Code Section 411 is applicable to any residential development that results in at least one new residential unit.

*The Project includes approximately 13,300 gross square feet of new residential use. This use is subject to Residential Child-Care Impact Fee, as outlined in Planning Code Section 411A. This fee must be paid prior to the issuance of the building permit application.*

- J. **Eastern Neighborhoods Impact Fee and Public Benefit Fund.** Planning Code Section 423 is applicable to any development project within the Mission Area Plan that results in at least one new dwelling unit.

*The Project includes the construction of six new dwelling units and an ADU. The Project shall receive credit for existing uses on the project site. The residential use is subject to Eastern Neighborhoods Impact Fee and Public Benefit Fund, as outlined in Planning Code Section 423. These fees must be paid prior to the issuance of the building permit application.*

7. **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 proposed small scale residential building is keeping with the general scale of development in the neighborhood and contributes to the primarily residential character of the block. The intent of the RH-3 Zoning District is to provide neighborhoods of small residential structures, predominately large flats on 25-foot-wide lots with fine or moderate pattern of entries from the street. The Project would replace a non-conforming commercial building, that covers the entire 50-foot-wide lot, with a four-story residential building with front and rear yards and a ground that provide a more active and fine grain pattern along the street frontage. While the Project proposes demolition of a UDU, the Project increases the number of dwelling units on the site. The proposed units are sized appropriately for the neighborhood and provides six family-sized units with two or more bedrooms. Therefore, the Project is necessary and desirable given the quality and design of the new residences, and replacement of a non-conforming use and structure with a residential use.*

- 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 proposed building will be four-stories, stepping down to three stories at the rear. The Project will provide an open rear yard to connect with the existing mid-block open space and a small front setback.*

- (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 Planning Code does not require parking or loading for a 15,000 square-foot residential building. The Project provides seven vehicle parking spaces and eight bicycle parking spaces in a secured lockers. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*As the Project is residential in nature, the proposed residential use is not expected to produce noxious or offensive emissions.*

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

*Sufficient open space has been provided for the seven dwelling units in the rear yard, rear decks and roof decks. The front setback is landscaped and the rear yard provides usable open space and direct in-ground planting. All vehicle parking is within the building and screened from the street, and is accessed by a single 10-foot wide garage entrance.*

- 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 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 RH-3 Zoning District in that it provides small scale residential building containing larger units suitable for family occupancy and sizable open spaces. .*

- 8. Residential Demolition Findings.** Section 317 of the Planning Code establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert residential buildings. 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 pursuant to Section 317(g)(6):

- a) Whether the property is free of a history of serious, continuing code violations;

*A review of the Department of Building Inspection and the Planning Department databases show that all code enforcement complaints have been abated.*

- b) Whether the housing has been maintained in a decent, safe, and sanitary condition;

*The unauthorized dwelling unit did not appear to be in decent, safe, and sanitary condition. The building was primarily a warehouse for a refrigeration service, which had minimal kitchen and bath facilities, and had recently been subject to multiple code enforcement complaints due to blight.*

- c) Whether the property is an "historical resource" under CEQA;

*The property is not a historical resource.*

- d) Whether the removal of the resource will have a substantial adverse impact under CEQA;

*The existing building is not a historical resource and its removal will not have any substantial adverse impacts under CEQA.*

- e) Whether the Project converts rental housing to other forms of tenure or occupancy;

*The existing building was not a rental property and was used as a UDU by a relative of the prior property owner. The Project proposes six dwelling units and one ADU for rental units.*

- f) Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

*The Planning Department cannot definitively determine whether a specific unit is subject to the Residential Rent Stabilization and Arbitration Ordinance; this being under the purview of the Rent Board. The Project Sponsor has reported that the property has been vacant since 2015 and do not have knowledge of the property being rented as housing, but was illegally used as a residence by a relative of the prior property owner in 2018.*

- g) Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

*The Project removes a commercial building that contained a UDU. The proposed residential building will provide seven code-complaint dwelling units, which will provide new opportunity for diverse households in the neighborhood.*

- h) Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

*The Project conserves neighborhood character by replacing a non-conforming commercial use with a residential use that is appropriate in scale, architecture and density for a residential block in the RH-3 Zoning District.*

- i) Whether the Project protects the relative affordability of existing housing;

*The Project removes a commercial building that was also used as an unauthorized dwelling unit. The commercial building was not built to be a residence and provided substandard habitation. The Project results in seven code-compliant units, with open space and other residential amenities, that contribute positively to the City's housing stock.*

- j) Whether the Project increases the number of permanently affordable units as governed by Section 415;

*The Project is not subject to the provisions of Planning Code Section 415, as the Project proposes fewer than ten units. The Project does not include construction of affordable housing, as defined in Planning Code Section 415.*

- k) Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

*The Project represents the redevelopment of a non-residential parcel within an established neighborhood.*

- l) Whether the project increases the number of family-sized units on-site;

*The Project increases the number of family-sized housing units on-site by constructing six three-bedroom dwelling units. The property contained one UDU with two bedrooms.*

- m) Whether the Project creates new supportive housing;

*The Project does not create supportive housing.*

- n) Whether the Project is of superb architectural and urban design, meeting all relevant design guidelines, to enhance existing neighborhood character;

*On balance, the overall scale, design, and materials of the proposed building is consistent with the Residential Design Guidelines. The Project compliments the neighborhood character with angled bay windows and finishes typical of nearby residential development, as well as providing a new rear yard open space and front setback with landscape.*

- o) Whether the Project increases the number of on-site dwelling units;

*The Project would replace one UDU with seven dwelling units, for a net increase of six units on the project site.*

- p) Whether the Project increases the number of on-site bedrooms.

*The UDU contains two bedrooms. The Project contains a total of nineteen bedrooms.*

- q) Whether or not the replacement project would maximize density on the subject lot; and,

*The RH-3 Zoning District permits a maximum of one dwelling unit per 1,000 square feet of lot area. One accessory dwelling unit is allowed above the density limit of the site per State Law. The Project will maximize the allowed density on-site by providing six dwelling units and an ADU.*

- r) If replacing a building not subject to the Residential Rent Stabilization and Arbitration Ordinance, whether the new project replaces all the existing units with new dwelling units of a similar size and with the same number of bedrooms.

*The replacement project would provide six three-bedroom units and a one-bedroom ADU. The UDU was in a warehouse, and therefore was large in area (approximately 2,500 square feet) but only had two bedrooms. All of the dwelling units would provide more bedrooms but would be smaller in floor area than the UDU.*

- s) Removal of Unauthorized Units. Pursuant to Planning Code Section 317(g)(6), the Planning Commission shall also consider the following criteria in the review of applications for Removal of Unauthorized Units:

- i. The costs to legalize the Unauthorized Unit or Units under the Planning, Building, and other applicable Codes is reasonable based on how such cost compares to the average cost of legalization per unit derived from the cost of projects on the Planning Department's Master List of Additional Dwelling Units Approved required by Section 207.3(k) of this Code:

*The cost to legalize the Unauthorized Unit has been estimated to be \$956,600. The average cost of legalization per dwelling unit is currently \$70,170.24.*

- ii. Financially feasibility to legalize the Unauthorized Unit or Units. Such determination will be based on the costs to legalize the Unauthorized Unit(s) under the Planning, Building, and other applicable Codes in comparison to the added value that legalizing said Units would provide to the subject property. The gain in the value of the subject property shall be based on the current value of the property with the Unauthorized Unit(s) compared to the value of the property if the Unauthorized Unit(s) is/are legalized. The calculation of the gain in value shall be conducted and approved by a California licensed property appraiser. Legalization would be deemed financially feasible if gain in the value of the subject property is equal to or greater than the cost to legalize the Unauthorized Unit.

*The proposed project is deemed not financially feasible. The project sponsor submitted two property appraisal reports, conducted and approved by a California licensed property appraiser, that state the value of the property at \$2,100,000 as is and \$2,600,000 with a legalized dwelling unit. The proposed legalization is not financially feasible for the property owner as there is an estimate \$500,000 gain in property value and the estimated cost of construction is \$956,600 to legalize.*

- iii. If no City funds are available to assist the property owner with the cost of legalization, whether the cost would constitute a financial hardship.

*To date, the Planning Department has not found the existence of any City funding sources or*

programs to assist the property owner with the cost of legalization. The cost to improve the property and legalize the unauthorized group housing would unduly burden the property owner and constitute a financial hardship for reasons beyond the financial feasibility of the potential property value gained which have been outline in the property

9. **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 4.4

Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.

**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 11.6

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

**OBJECTIVE 12**

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

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.

**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.

**MISSION AREA PLAN**

Land Use

Objectives and Policies

**OBJECTIVE 1.2**

**IN AREAS OF THE MISSION WHERE HOUSING AND MIXED-USE IS ENCOURAGED, MAXIMIZE DEVELOPMENT POTENTIAL IN KEEPING WITH NEIGHBORHOOD CHARACTER.**

Policy 1.2.1

Ensure that in-fill housing development is compatible with its surroundings.

Housing

## Objectives and Policies

### OBJECTIVE 2.3

ENSURE THAT NEW RESIDENTIAL DEVELOPMENTS SATISFY AN ARRAY OF HOUSING NEEDS WITH RESPECT TO TENURE, UNIT MIX AND COMMUNITY SERVICES.

#### Policy 2.3.1

Target the provision of affordable units for families.

#### Policy 2.3.3

Require that a significant number of units in new developments have two or more bedrooms, except Senior Housing and SRO developments unless all Below Market Rate units are two or more bedrooms.

#### Policy 2.3.6

Establish an impact fee to be allocated towards an Eastern Neighborhoods Public Benefit Fund to mitigate the impacts of new development on transit, pedestrian, bicycle, and street improvements, park and recreational facilities, and community facilities such as libraries, child care and other neighborhood services in the area.

## Urban Form

### Objectives and Policies

### OBJECTIVE 3.1

PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

#### Policy 3.1.8

New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.

*The Project is an infill residential development within an established neighborhood in the Mission Area Plan, on a block that is predominately residential. While the project will demolish an unauthorized dwelling unit, said unit is located in a non-conforming commercial building that provides for substandard housing. The Project will replace the commercial building with a residential building consistent with the use, scale and density of the District and meets all the requirements of the Planning and Building Codes. Although the Project will not provide permanent affordable housing, it will provide seven new dwelling units, including six family-sized units, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips. Furthermore, the new construction will be required to pay the Eastern Neighborhoods Impact Fee and Public Benefit Fund, which will contribute towards community facilities and neighborhood services.*

*The Project adds a well-designed residential building, which features traditional forms and materials, including angled bay windows, smooth plaster and horizontal wood siding, to complement the existing residential buildings in the neighborhood streets. The Project creates a rear yard to add the mid-block open*

*space and adds a front setback to transition between the Mission Recreation Center and the front yards of the residential buildings on the block. The street frontage is designed with a walk-up residential unit and lobby, a minimized garage entrance, and landscaping to create an inviting transition to the street. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

**10. 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 site does not possess any neighborhood-serving retail uses. The Project provides seven new dwelling units, which will enhance the nearby retail uses by providing new residents, who may patronize 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 removes an unauthorized dwelling unit in a commercial building to create seven new housing units. While preservation of existing housing is a goal of the City, the City also prioritizes increasing the housing supply to serve the City's growing population.*

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

*The Project does not currently possess any existing affordable housing.*

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

*As a small residential project it should not significantly increase commuter traffic in the overall neighborhood. The Project Site is accessible by nearby public transportation options; it is located within a few blocks of two MUNI bus lines. The Project provides seven on-site parking spaces and sufficient bicycle parking for residents and their guests.*

- 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 does not include commercial office development. Although the project does not create new commercial space, it provides new housing near neighborhood commercial corridors and employment opportunities.*

- 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.

*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 impact any nearby parks or public open spaces.*

- 11.** 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.
- 12.** 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. 2021-000209CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 10, 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 21~~ November 4, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: ~~October 21~~ November 4, 2021

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow dwelling unit density at a ratio of one dwelling unit per 1,000 square feet of lot area and to demolish an existing 7,600 square-foot, two-story commercial building containing an unauthorized dwelling unit and the construction of a new four-story 15,807 square-foot residential building containing six dwelling units and an accessory dwelling unit located at 733 Treat Avenue, Block 3612, and Lot 064 pursuant to Planning Code Sections 209.1, 303 and 317 within the RH-3 Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 10, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-000209CUA and subject to conditions of approval reviewed and approved by the Commission on October 21, 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 21, 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

6. **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 Ella Samonsky, Planning Department at 628.652.7417, [www.sfplanning.org](http://www.sfplanning.org)*

7. **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 at the ground level of the buildings.

*For information about compliance, contact the Ella Samonsky, Planning Department at 628.652.7417 [www.sfplanning.org](http://www.sfplanning.org)*

8. **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 Ella Samonsky, Planning Department at 628.652.7417, [www.sfplanning.org](http://www.sfplanning.org)*

## Parking and Traffic

9. **Bicycle Parking.** The Project shall provide no fewer than **seven (7)** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

10. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than ten (10) off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

11. **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](http://www.sfplanning.org)*

## Provisions

- 12. 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 Ella Samonsky, Planning Department at 628.652.7417, [www.sfplanning.org](http://www.sfplanning.org)*

- 13. Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7314, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 14. 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](http://www.sfplanning.org)*

- 15. 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](http://www.sfplanning.org)*

- 16. 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](http://www.sfplanning.org)*

## Operation

- 17. 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.sfpublicworks.org](http://www.sfpublicworks.org)*

- 18. 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](http://www.sfplanning.org)*

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SWEARS IN DAVID CHIU AS SAN FRANCISCO CITY ATTORNEY  
**Date:** Monday, November 01, 2021 2:03:15 PM  
**Attachments:** [11.01.2021 David Chiu.pdf](#)

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

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Monday, November 1, 2021 at 2:01 PM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED SWEARS IN DAVID CHIU AS SAN FRANCISCO CITY ATTORNEY

**FOR IMMEDIATE RELEASE:**  
Monday, November 1, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

## **MAYOR LONDON BREED SWEARS IN DAVID CHIU AS SAN FRANCISCO CITY ATTORNEY**

*David Chiu, who previously represented the 17th Assembly District and served as President of the San Francisco Board of Supervisors, replaces Dennis Herrera, who served as City Attorney since 2001*

**San Francisco, CA** — Mayor London N. Breed today swore in David Chiu as San Francisco's new City Attorney. Chiu succeeds Dennis Herrera, who served in that role since 2001 and now serves as General Manager of the San Francisco Public Utilities Commission.

"I am proud to swear in David Chiu as San Francisco City Attorney. He has dedicated his career to serving our City and has consistently demonstrated strong leadership from his time at the Board of Supervisors through his work as an Assemblymember," said Mayor Breed. "David's experience fighting for San Francisco's most vulnerable communities and advocating for equitable and just policies makes him the right person for this position."

Chiu represented the 17th Assembly District from 2014 up until his swearing-in, during which time he authored a wide range of bills on issues relating to housing, homelessness, transportation, education, environment, health, public safety, and civil rights. Before entering public office, Chiu served as a civil rights attorney with the Lawyers' Committee for Civil Rights of the San Francisco Bay Area, a criminal prosecutor with the San Francisco District Attorney's Office, Democratic Counsel to the United States Senate Constitution



Subcommittee, and a law clerk for Judge James R. Browning of the U.S. Court of Appeals for the Ninth Circuit.

“Serving as San Francisco’s City Attorney is an incredible honor,” said City Attorney David Chiu. “I am excited and inspired to lead such a reputable office with an impressive group of legal minds. Together, we will use the power of the law to stand up for San Franciscans and confront our city’s greatest challenges. I salute outgoing City Attorney Dennis Herrera, who accomplished so much over 20 years while leading with integrity, independence, and boldness.”

In the State Legislature, Chiu authored significant legislation to expand and strengthen the civil rights of women, immigrants, and LGBTQ+ Californians. As chair of the Assembly Housing and Community Development Committee, he worked to protect tenants from evictions during COVID, and passed the largest expansion of tenants’ rights in California in decades. Chiu often fought to protect consumers through the regulation of entrenched interests like pharmaceutical companies, Wall Street banks, lead paint companies, for-profit colleges, and gun manufacturers.

Chiu received his undergraduate, master’s, and law degrees from Harvard University. The son of immigrant parents, he grew up in Boston, Massachusetts, and moved to San Francisco in 1996. Chiu is the first Asian American City Attorney of San Francisco.

The City Attorney’s Office is tasked with providing legal services for the City and County of San Francisco. This includes representing the City in all legal proceedings, providing advice and written opinions, making recommendations to the Board of Supervisors regarding settlements or dismissal of legal proceedings, investigating claims made against the City, and pursuing allegations of unfair and unlawful competition in the City.

“The City Attorney’s Office is something very special to me, but I know I’m leaving it in good hands,” said former City Attorney Dennis Herrera said. “David Chiu has shown he has the integrity, skill, and clarity of vision to use the power of the law to help those in need. In my view, this office is the premier public law office in the country. We have attorneys and staff who are not only highly skilled, they have the utmost integrity and a passion to help others. I’m confident David is going to build on that legacy. He is going to be a great City Attorney.”

Chiu replaces Dennis Herrera, who was first elected as City Attorney in 2001, and now serves as General Manager of the San Francisco Public Utilities Commission.

The Governor will now call for a special election to be held within the next 140 days for the Assembly District 17 seat.

"David's tireless work to protect and expand tenant rights in California as an Assemblymember has prevented evictions and homelessness, especially during the COVID-19 pandemic," said Lupe Arreola, Executive Director of Tenants Together. "As City Attorney for San Francisco, he will continue to advocate for tenants in enforcing state and local laws, holding slumlords and evictors accountable."

“I am thrilled by David Chiu's appointment as San Francisco City Attorney,” said Brett Andrews, CEO of Positive Resource Center & Co-Chair of the Black Leadership Council. “David has been a stalwart supporter and advocate of effective HIV/AIDS and behavioral

health programs that help those most in need in our beautiful city. He is a champion of racial equity, and looks at innovative ways to help end homelessness. PRC and the Black Leadership Council have been working alongside David to create policy to get those most vulnerable the help they desperately need. The City of San Francisco will benefit from his boundless energy and integrity, and we salute Mayor London Breed for making a great choice.”

“During his time in Sacramento, David Chiu has stood by workers 100 percent of the time,” said Rudy Gonzalez, Secretary-Treasurer of the San Francisco Building and Construction Trades Council, AFL-CIO. “While we will miss his leadership there, we are looking forward to having him home. San Francisco faces many challenges, and the people expect clean government and progressive action from the Office of the City Attorney. David will restore the sacred trust of the citizens and help move our City forward.”

“David’s interfaith upbringing profoundly influenced his ethical, civil and human rights formation,” said Michael G. Pappas, Executive Director of the San Francisco Interfaith Council. “Throughout his public service, David has constantly and diligently collaborated with our City’s interfaith leaders on the critical social justice causes he’s championed. This consciousness and these relationships he brings to his new call as City Attorney will serve him well as he seeks to advance right in San Francisco.”

“David Chiu’s appointment comes on the heels of a historic time for API communities, not just in San Francisco, but across the nation,” said Cally Wong, Director of API Council of San Francisco. “He’s been one of our city’s biggest champions in the Capitol. From his work fighting for affordable housing to small businesses, David has never let up, and he’s never forgotten where he comes from. From his early years as a civil rights attorney to serving as President of the Board of Supervisors, David has amassed a unique skill set to serve in this new post. API Council stands behind our new City Attorney and offers him support and congratulations.”

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Monday, November 01, 2021 1:03:23 PM

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** strykersf@yahoo.com <strykersf@yahoo.com>  
**Sent:** Monday, November 01, 2021 12:17 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

Dear President Koppel and other Members of the Planning Commission,

San Francisco has already lost so much culture and identity, not to mention former residents, to Big Tech and giant corporations. Make no mistake, Sweetgreens is both - a huge corporation that relentlessly employs technology to not only dominate competition and profit from customer's data but to now also try to replace its workers with robots. We urge you and the other members of the commission to recall the City's one-time fiercely independent and locally grown spirit that gave rise to such anti-formula retail laws in the first-place - in order to protect individual neighborhood's character and the artisan-driven small businesses that make them, and thus our City, diverse and unique. We urge you to not let Chestnut Street, or any other of San Francisco's vibrant corridors, further become corporate strip malls and approving an application for a company with 140 locations, \$670 million in the bank, a whopping 1.87 billion-dollar valuation and in the process of applying for a public offering to double their store count in the next five years will do just that.

For what it is worth, my business partner and I own and operate 3 restaurants on the Chestnut Street corridor – each one completely unique. We grew up together in Marin and both lived in the City for close to two decades. My grandparents lived in the City until their deaths and that is where my Mother grew up, lived and eventually had me at Children’s Hospital. My great ancestor emigrated here from Scotland in 1880 and worked in the steel mill at the foot of Potrero Hill. We were all here, and doing just fine, long before Big Tech and we lament not just all that it has taken from us but the immense problems it has given us in return. Countless co-workers, employees, community leaders, fellow artisans, industry veterans, friends and family have been forced to leave an incredible area no longer affordable to them and with each departure we have all lost a bit of what an absolutely unique and diverse place this City and area used to be.

It’s time to turn the tide and your decisions today can do just that. Please give the little guys and gals a chance. Please do not make it any harder than it already is for the City’s established local artisans and small businesses by granting exceptions to well-conceived laws for companies with ridiculously deep pockets. Please do not worry about the landlords – we all know they will be just fine. Please keep jobs for San Franciscans and not create them for robots. Please keep our neighborhoods uniquely San Franciscan and do not let them become just another wing in the great Mall of America. Please do not allow Chestnut Street to become the one hundred and forty first location of a giant, venture capital-backed national formula chain restaurant that does not care in the least about what our City has been and can still be.

Thank you for your time and consideration,

Sam Josi & Stryker Scales

**Mamanoko Restaurant**

**Padrecito Restaurant**

**The Tipsy Pig Restaurant**

**Blue Barn Gourmet**

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES NEW FIRST YEAR FREE PROGRAM FOR SMALL BUSINESSES  
**Date:** Monday, November 01, 2021 12:08:25 PM  
**Attachments:** [11.01.2021 First Year Free.pdf](#)

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*Jonas P. Ionin,  
Director of Commission Affairs*

Planning Department | City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309 | Fax: 415-558-6409

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

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**From:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Sent:** Monday, November 01, 2021 10:44 AM  
**To:** Press Office, Mayor (MYR) <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* SAN FRANCISCO LAUNCHES NEW FIRST YEAR FREE PROGRAM FOR SMALL BUSINESSES

**FOR IMMEDIATE RELEASE:**

Monday, November 1, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

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

**SAN FRANCISCO LAUNCHES NEW FIRST YEAR FREE PROGRAM FOR SMALL BUSINESSES**

*Program will waive first-year permit fees for small businesses and support the City's economic recovery*

**San Francisco, CA** — Mayor London N. Breed, Treasurer José Cisneros, and Supervisor Hillary Ronen today announced the launch of First Year Free, an innovative new Citywide pilot program that waives first-year permit, initial license, and initial business registration fees for new small businesses.

To qualify for First Year Free, a business must open a new ground floor commercial location between November 1, 2021, and October 31, 2022. Only small businesses with less than \$2 million in San Francisco gross receipts are eligible, and the program is not applicable to formula retail locations.

“If you are an aspiring entrepreneur or small business owner who is considering opening a new storefront, now is the time. San Francisco is here to help,” said Mayor Breed. “Opening a small business in San Francisco was difficult and expensive well before the pandemic, and as we move forward with our economic recovery, we need to do all that we can to support local entrepreneurs. First Year Free addresses a major hurdle in opening a small business in this

City and represents our commitment to our diverse entrepreneur communities.”

Supervisor Ronen sponsored legislation to create the program, and Mayor Breed and the Board of Supervisors allocated \$12 million in the budget to fund the pilot year.

“Right now, opening a restaurant in San Francisco requires about twenty different permits while opening a retail shop requires up to eleven. Each of these permits comes with a fee,” said Supervisor Hillary Ronen. “First Year Free is a message to new, small businesses: we value your contributions, we recognize the obstacles before you, and we are here to make it easier for you to open up in this great city.”

When an individual registers a new business or a new business location with the Office of the Treasurer & Tax Collector, they will be automatically screened for eligibility into First Year Free. For those eligible and who agree to sign up, enrollment is immediate. Individuals will receive an email and letter confirming they are part of the program, which they can bring to permitting agencies to have fees waived on the spot. Waived fees include:

- Initial year business registration fee (for new businesses only)
- Application, inspection, and one-time permit fees
- Initial license fees

“It’s no secret that the pandemic hit small businesses hard. We all want to see our commercial corridors thrive again,” said Treasurer José Cisneros. “First Year Free will give quick and substantive relief to new businesses, without any red tape. From the beginning our goal was to provide a seamless Citywide experience for time-strapped small business owners.”

“First Year Free is a wonderful opportunity for up and coming entrepreneurs who are looking to start their own business and open a new storefront in San Francisco,” said Kate Sofis, Director of the Office of Economic and Workforce Development. “As our economic recovery gains momentum, we want our aspiring business owners to be able to begin their dream without having to worry about these initial start-up costs. This program is a win and one of many tools for the city to fill vacancies and reduce barriers in of support our small businesses.”

First Year Free is led by the Office of the Treasurer & Tax Collector, with support from the Office of Small Business and the Office of Economic and Workforce Development. Participating City Departments include the Department of Building Inspection, the Department of Public Health, the Department of Public Works, the Entertainment Commission, the Fire Department, the Planning Department, the Police Department, and the Public Utilities Commission.

“Worried that it’s too expensive to start or expand a small business in San Francisco? The City just made it cheaper with First Year Free,” said Small Business Commission President Sharky Laguna. “This program will support the growth and prosperity of all small businesses to foster an inclusive San Francisco.”

“This program is vital to the growth and birth of Black owned business in San Francisco, who historically have faced financial barriers in starting and maintaining businesses in San Francisco. Small business has always been the soul of San Francisco,” said Tiffany Carter, Owner of Boug Cali and Co-Founder of SF Black Wallstreet.

To learn more about First Year Free, visit: [sftreasurer.org/FirstYearFree](https://sftreasurer.org/FirstYearFree).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Jimenez, Sylvia \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Monday, November 01, 2021 10:13:53 AM

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

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

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**From:** Sandra Fitzgerald <sandra.a.fitzgerald@gmail.com>  
**Date:** Monday, November 1, 2021 at 7:13 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Cc:** "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

November 1, 2021

Dear President Koppel and Members of the Planning Commission,

Please do not approve the Sweetgreen application at 2040 Chestnut Street.

I am a resident of this neighborhood on Retiro Way and I have deep concerns about the amount of traffic that a new Sweetwater location will create. This company has a long history of serving customers with delivery orders. Based on the company's history, it is fair to expect this one location to generate several hundred delivery orders a day. This will likely result in up to 600 additional delivery cars and other vehicles coming and going from this corner every day.

As you know, Chestnut Street is already a very busy street, and can often be difficult and dangerous to cross as a pedestrian. These difficulties have only increased with the addition of many parakeets in front of restaurants over the past year, which have removed already limited parking spaces and have decreased



visibility for both pedestrians and drivers.

As an older resident that depends upon safe crosswalks for my daily needs, I do not think a restaurant that will produce this much additional traffic on Chestnut Street will be a benefit to the neighborhood. I believe older residents like myself, as well as younger children from the Middle School will be at added risk of danger.

I urge you to vote to deny Sweetgreen's application for another location at 2040 Chestnut Street.

Sincerely,

Sandra Fitzgerald  
56 Retiro Way Apt 5  
San Francisco, CA 94123

From: [CP Commission Secretary](#)  
To: [Laura Lynch \(CP\)](#)  
Subject: [Re: Regulatory Minutes for October 23rd re: SB-9 presentation and RH-1 Development Issues](#)  
Date: Monday, November 05, 2021 9:56:46 AM  
Attachments: [N/A](#)

Commission Affairs  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 415.557.7600 | [www.sfdirect.org](#)  
[San Francisco Planning Information Site](#)

From: Thomas Schuttish <[schuttishtr@sfglobal.net](mailto:schuttishtr@sfglobal.net)>  
Sent: Saturday, October 30, 2021 11:40 AM  
To: Ioinn, Jonas (CP) <[jonas.ioinn@sfgov.org](mailto:jonas.ioinn@sfgov.org)>; CPC-Commissions.Secretary <[cpc-commissions.secretary@sfgov.org](mailto:cpc-commissions.secretary@sfgov.org)>; Lynch, Laura (CP) <[laura.lynch@sfgov.org](mailto:laura.lynch@sfgov.org)>  
Cc: Koppel, Joel (CP) <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>; Kathrin Moore <[mooreurban@aol.com](mailto:mooreurban@aol.com)>; Chan, Deland (CP) <[deland.chan@sfgov.org](mailto:deland.chan@sfgov.org)>; Diamond, Susan (CP) <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>; Fung, Frank (CP) <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>; Imperial, Theresa (CP) <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>; Tanner, Rachael (CP) <[rachael.tanner@sfgov.org](mailto:rachael.tanner@sfgov.org)>; Hillis, Rich (CP) <[rich.hillis@sfgov.org](mailto:rich.hillis@sfgov.org)>; Merlone, Audrey (CP) <[audrey.merlone@sfgov.org](mailto:audrey.merlone@sfgov.org)>; Sheila.Nickolopoulos@sfgov.org; Conner, Kate (CP) <[kate.conner@sfgov.org](mailto:kate.conner@sfgov.org)>; YANG, AUSTIN (CAT) <[Austin.Yang@sfcityatt.org](mailto:Austin.Yang@sfcityatt.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatt.org](mailto:Kristen.Jensen@sfcityatt.org)>; Teague, Corey (CP) <[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)>; Sanchez, Scott (CP) <[scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)>; Rodgers, AnMarie (CP) <[anmarie.rodgers@sfgov.org](mailto:anmarie.rodgers@sfgov.org)>; Watty, Elizabeth (CP) <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>  
Subject: Regarding Minutes for October 23rd re: SB-9 presentation and RH-1 Development Issues

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

Dear Mr. Ioinn and Ms. Lynch,  
Good morning.

Attached is my October 16th email about the SB-9 Informational hearing which was on October 23rd.  
I think the intent of my two minutes was to ask for protection of the current RH-1 homes owners that the Staff Report highlighted to allow for owner occupied investment under SB-9...not to "cash out". (See the screenshot with the email from the Staff Report)  
When I called in on October 23rd, I mentioned the "Property Tax Bills" as a way of notifying these RH-1 homeowners...as a method of outreach.  
(But I have a feeling it is too late in the year for that. But there are still the Water Bills and the trash bills, or even JK Dinnen.)  
Nevertheless I would appreciate it if you could change what is listed on the October 23, 2021 Draft Minutes for my Comments from "Property Tax Bills" to "Protection of RH-1 Owners".  
That is more in keeping with what I believe I said and what may be needed to assist these owners who may need help from the City as the Staff Report detailed.  
I didn't see my attached email in the pre hearing correspondence, even though I did address it to the "commissions.secretary" address, but I did not send it to the Commissioners.  
So I am doing that now, as well as expanding the addresses, as my earlier email may be pertinent to the upcoming hearing on November 18th on "Four Unit Density Exception for Residential Districts" #2021-0107762PCA.

Please see the highlighted part below

Thanks much and sorry if this makes extra work.  
Sincerely,  
Georgia

Begin forwarded message:

From: SchuT <[schuttishtr@sfglobal.net](mailto:schuttishtr@sfglobal.net)>  
Subject: **Informational Hearing on SB9**  
Date: October 16, 2021 at 3:14:48 PM PDT  
To: [Kate.CommissionSecretary@sfgov.org](mailto:Kate.CommissionSecretary@sfgov.org); [Sheila.Nickolopoulos@sfgov.org](mailto:Sheila.Nickolopoulos@sfgov.org)  
Cc: [Commissions.Secretary@sfgov.org](mailto:Commissions.Secretary@sfgov.org); [Jonas.Ioinn@sfgov.org](mailto:Jonas.Ioinn@sfgov.org); [Laura.Lynch@sfgov.org](mailto:Laura.Lynch@sfgov.org); [Rich.Hillis@sfgov.org](mailto:Rich.Hillis@sfgov.org); "Watty, Elizabeth (CP)" <[elizabeth.watty@sfgov.org](mailto:elizabeth.watty@sfgov.org)>; "Rodgers, AnMarie (CP)" <[anmarie.rodgers@sfgov.org](mailto:anmarie.rodgers@sfgov.org)>

Dear Ms. Connor and Ms. Nickolopoulos,  
Thank you for your very thorough analysis of SB 9.

The law is very complicated so I will listen closely on Thursday as it is hard to keep all the details in my brain.

I attached below a screenshot from page 14 of your Executive Summary.

I think the potential your Summary raises here is very worrying for people who own and live in some RH-1 zoned neighborhoods regarding selling or "cashing-out".

This is particularly true for owners in who may have lived in and owned their homes for many years. (And in some cases may already have a reverse mortgage.)

As someone who is in that "above 65" cohort, I am aware of the aging generation of my peer group as well as this cohort's parents peer group who are disappearing even faster, and that both groups may be long time home owners.

In other words, there are a lot of elders.

**Here is a suggestion:** In the next round of SF Property Tax bills to owners in the RH-1 Districts, information should be included to protect all owners from any predatory attempts to purchase their homes as well as any programs or potential programs that could allow the current owner (or their heirs) to use SB-9 to their benefit and not sell off to a speculator.

This could be a little flyer just like we get every month in the water bill. Maybe it should also be with the water bill as well? Or maybe even Recology would also be willing to mention it in their flyer?

Also, the Section 317 Demo Calcs need to be adjusted to more closely align with the 25% threshold in the bill for the conversion of these RH-1 homes to duplex to also forestall speculative development.

Sincerely,  
Georgia Schuttish

## Executive Summary

CASE NO. 2018-016522CWP

Hearing Date: October 21, 2021

SB 9 does not produce below-market-rate (BMR) units, without a substantial increase in supply, it will not realistically assist moderate, low, or extremely low income households (below 120% AMI) obtain housing.

Many areas of the city with lower land values, high percentages of households of color, and/or with lower outcomes in health, wealth, and life expectancy also have high rates of owner-occupied single family housing, for example, the Bayview (73%), Visitation Valley (70%), and Outer Mission (75%). SB 9 may offer these homeowners the opportunity to add units for extended families or to generate rental income, or gain wealth through lot splits. However, there are significant hurdles to realize these gains. Acquiring financing for project development, navigating a complex permitting process, and having the resiliency to manage the significant disruption and take financial risks of construction are major barriers facing existing homeowners in communities of color and low-income communities. Without City investment in programs that support owner-occupied development, such as construction loans or funding prioritized for owners of color or low-income owners, the more straightforward option would be for existing owners to sell their property, or "cash out," and leave San Francisco for areas with lower home costs. While the bill includes a provision that the applicant of an SB 9 lot split is required to occupy one of the housing units as their principal residence for a minimum of three years from the date of the lot split approval, it does not apply to SB 9 project without the lot split. And while selling may financially benefit an individual household, this practice has been incrementally devastating to communities of color, Cultural Districts, and areas of the city where residents have a common sense of cultural identity, and a historic and major loss to San Francisco as a whole.

## Additional Considerations

Beyond the issues addressed above, there are unintended consequences for any legislation and these conditions can be difficult to study and anticipate. Some property owners or developers may use SB 9 to streamline the redevelopment of smaller, existing homes into larger, more expensive single family homes with a small additional unit that may never be rented, undermining the intent of creating more housing stock. Renters are protected by SB 9, but may be vulnerable to unscrupulous landlords due to a variety of circumstances, like being undocumented, in a dire financial state, or otherwise exploited. While the city must implement projects that meet the requirements of SB 9, and other state requirements such as SB 330, the Housing Accountability Act, and others, it may also consider allowable measures to tailor SB 9 through local implementation such as creating owner-occupied development programs that prioritize households of color and low income households, unit parity requirements that balance housing unit size, or others new programs.

## SB 10 Summary

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Monday, November 01, 2021 9:53:58 AM

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**Commission Affairs**

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

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**From:** Marvin Lehrman <marvinlehrman@gmail.com>  
**Sent:** Sunday, October 31, 2021 6:17 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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,  
Marv & Paisha Lehrman

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Opposition: 4300 17th Street (2019-013808CUA/VAR)  
**Date:** Monday, November 01, 2021 9:53:34 AM

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**Commission Affairs**

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

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**From:** Marvin Lehrman <marvinlehrman@gmail.com>  
**Sent:** Sunday, October 31, 2021 6:18 PM  
**To:** Horn, Jeffrey (CPC) <jeffrey.horn@sfgov.org>  
**Cc:** Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Info@corbettneighbors.com; wm@holtzman.com  
**Subject:** Opposition: 4300 17th Street (2019-013808CUA/VAR)

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,  
Marv and Paisha Lehrman

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Monday, November 01, 2021 9:52:13 AM

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**Commission Affairs**

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

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**From:** Sandra Fitzgerald <sandra.a.fitzgerald@gmail.com>  
**Sent:** Monday, November 01, 2021 7:14 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

November 1, 2021

Dear President Koppel and Members of the Planning Commission,

Please do not approve the Sweetgreen application at 2040 Chestnut Street.

I am a resident of this neighborhood on Retiro Way and I have deep concerns about the amount of traffic that a new Sweetwater location will create. This company has a long history of serving customers with delivery orders. Based on the company's history, it is fair to expect this one location to generate several hundred delivery orders a day. This will likely result in up to 600 additional delivery cars and other vehicles coming and going from this corner every day.

As you know, Chestnut Street is already a very busy street, and can often be difficult and dangerous to cross as a pedestrian. These difficulties have only increased with the addition of many parakeets in front of restaurants over the past year, which have removed already limited parking spaces and have decreased visibility for both pedestrians and drivers.

As an older resident that depends upon safe crosswalks for my daily needs, I do not think a restaurant that will produce this much additional traffic on Chestnut Street will be a benefit to the neighborhood. I believe older residents like myself, as well as younger children from the Middle School will be at added risk of danger.

I urge you to vote to deny Sweetgreen's application for another location at 2040 Chestnut Street.

Sincerely,

Sandra Fitzgerald  
56 Retiro Way Apt 5  
San Francisco, CA 94123

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#); [CTYPLN - SENIOR MANAGERS](#); [STACY, KATE \(CAT\)](#); [YANG, AUSTIN \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#)  
**Subject:** CPC Calendars for November 4, 2021  
**Date:** Friday, October 29, 2021 4:00:48 PM  
**Attachments:** [20211104\\_cal.docx](#)  
[20211104\\_cal.pdf](#)  
[Advance Calendar - 20211104.xlsx](#)  
[CPC Hearing Results 2021.docx](#)

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Commissioners,  
Attached are your Calendars for November 4, 2021.

Cheers,

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

**From:** [May, Christopher \(CPC\)](#)  
**To:** [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** 478-484 Haight Street  
**Date:** Friday, October 29, 2021 2:32:20 PM  
**Attachments:** [M-20976.pdf](#)

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Good afternoon, Commissioners.

You have likely received your packets for next week's hearing, and I wanted to advise you of a small revision to the packet for the project at 478-484 Haight Street, which is returning after having been approved on September 2, 2021 to amend its conditions of approval with regards to its Inclusionary Affordable Housing Program requirements.

While not related to the Inclusionary conditions, the packet you received today included a version of the final motion (M-20976) as an attachment that did not contain the condition of approval that was added by the Commission requiring the Project Sponsor to submit to the Planning Department revised floor plans indicating that each unit would have a full kitchen (the original plans were a bit unclear as to whether the kitchens would have full-sized stoves). I've attached an updated version with this condition, which can be found on page 20. This condition is not proposed to be amended at next week's hearing.

Please do not hesitate to contact me if you have any further questions.

**Christopher May, Senior Planner**  
**Northwest Team, Current Planning Division**  
San Francisco Planning Department  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7359 | [www.sfplanning.org](http://www.sfplanning.org)  
[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:** [Westhoff, Alex \(CPC\)](#)  
**To:** [Moore, Kathrin \(CPC\)](#); [Chan, Deland \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Cc:** [CTYPLN - COMMISSION SECRETARY](#)  
**Subject:** Updated Packet - 660 3rd St.  
**Date:** Friday, October 29, 2021 11:25:14 AM  
**Attachments:** [2019-011944OFAVAR.pdf](#)

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Commissioners Moore, Chan and Imperial,

With this email I am sending an updated packet for an item being heard before the Planning Commission next week – 660 3<sup>rd</sup> St OFA and VAR (2019-011944OFA/VAR). A few additions were made per the Zoning Administrator’s request. The changes are limited to identifying the establishment of the basement as commercial storage use which will be part of the change of use permit for this project. There is a new bullet on page 2 of the Executive Summary and updated description on pages 3-4 of the Motion. Please let me know if you have any questions. Thank you!

Regards,

Alex Westhoff

**Alex Westhoff, AICP (he/him)**  
**Senior Planner | Current Planning and Preservation**  
**Southeast Quadrant**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7314 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

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# CPC Hearing Results 2021

To: Staff  
 From: Jonas P. Ionin, Director of Commission Affairs  
 Re: Hearing Results

**NEXT MOTION/RESOLUTION No: 21025**

**NEXT DISCRETIONARY REVIEW ACTION No: 763**

DRA = Discretionary Review Action; M = Motion; R = Resolution

## October 28, 2021 Hearing Results:

Action No.	Case No.		Planner	Action	Vote
	2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in Residential Districts [Board File No. 210564]</b>	Merlone	Continued to November 18, 2021	<b>+5 -0</b> (Chan, Diamond absent)
	2019-020611CUA	<b>5114-5116 3<sup>rd</sup> Street</b>	Sucre	Continued to December 9, 2021	<b>+5 -0</b> (Chan, Diamond absent)
	2019-020611VAR	<b>5114-5116 3<sup>rd</sup> Street</b>	Sucre	ZA Continued to December 9, 2021	
	2020-009146CUA	<b>247 Upper Terrace</b>	Horn	Continued to December 9, 2021	<b>+5 -0</b> (Chan, Diamond absent)
	2020-008529DRP	<b>1857 Church Street</b>	Winslow	Withdrawn	
	2020-008529VAR	<b>1857 Church Street</b>	Campbell	ZA Continued to December 1, 2021	
		<b>Draft Minutes for October 14, 2021</b>	Ionin	Adopted	<b>+5 -0</b> (Chan, Diamond absent)
M-21022	2020-005729CUA	<b>4 Seacliff Avenue</b>	May	Approved with Conditions as amended by Sponsor	<b>+5 -0</b> (Chan, Diamond absent)
M-21023	2020-009025CUA	<b>5915 California Street</b>	Young	Approved with Conditions	<b>+5 -0</b> (Chan, Diamond absent)
M-21024	2021-004963CUA	<b>3415 California Street</b>	Agnihotri	Approved with Conditions	<b>+5 -0</b> (Chan, Diamond absent)
DRA-762	2021-002667DRP-03	<b>4763 19<sup>th</sup> Street</b>	Winslow	No DR	<b>+5 -0</b> (Chan, Diamond absent)

# SAN FRANCISCO PLANNING COMMISSION



## Notice of Hearing & Agenda

Remote Hearing  
via video and teleconferencing

**Thursday, November 4, 2021  
1:00 p.m.  
Regular Meeting**

Commissioners:

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan, Sue Diamond, Frank Fung,

Theresa Imperial, Rachael Tanner

Commission Secretary:

Jonas P. Ionin

**Hearing Materials are available at:**

[Planning Commission Packet and Correspondence](#)

**Commission Hearing Broadcasts:**

Live stream: <https://sfgovtv.org/planning>

Live, Thursdays at 1:00 p.m., Cable Channel 78

Re-broadcast, Fridays at 8:00 p.m., Cable Channel 26

Disability and language accommodations available upon request to:  
[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) or (628) 652-7589 at least 48 hours in advance.

### **Ramaytush Ohlone Acknowledgement**

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

### **Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 409; phone (415) 554-7724; fax (415) 554-7854; or e-mail at [soft@sfgov.org](mailto: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](http://www.sfbos.org/sunshine).

### **Privacy Policy**

Personal information that is provided in communications to the Planning Department is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted.

Members of the public are not required to provide personal identifying information when they communicate with the Planning Department and its commissions. All written or oral communications that members of the public submit to the Department regarding projects or hearings will be made available to all members of the public for inspection and copying. The Department does not redact any information from these submissions. This means that personal information including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Department and its commissions may appear on the Department's website or in other public documents that members of the public may inspect or copy.

### **Accessible Meeting Information**

Commission hearings are held in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place in San Francisco. City Hall is open to the public Monday through Friday from 8:00 a.m. to 8:00 p.m. and is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.

Transit: The nearest accessible BART station is Civic Center. Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center or Van Ness stations). MUNI bus routes also serving the area are the 5, 6, 9, 19, 21, 47, 49, 71, and 71L. For more information regarding MUNI accessible services, call (415) 701-4485 or call 311.

Parking: Accessible parking is available at the Civic Center Underground Parking Garage (McAllister and Polk), and at the Performing Arts Parking Garage (Grove and Franklin). Accessible curbside parking spaces are located all around City Hall.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 72 hours in advance of the hearing to help ensure availability.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (628) 652-7589, or [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org) at least 48 hours in advance of the hearing.

Allergies: In order to assist the City in accommodating persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, please refrain from wearing scented products (e.g. perfume and scented lotions) to Commission hearings.

**SPANISH:** Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (628) 652-7589. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

**CHINESE:** 規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電(628) 652-7589。請在聽證會舉行之前的至少48個小時提出要求。

**FILIPINO:** Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (628) 652-7589. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:** Повестка дня Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (628) 652-7589. Запросы должны делаться минимум за 48 часов до начала слушания.

## **Remote Access to Information and Participation**

*In accordance with Governor Newsom's statewide order for all residents to Shelter-in-place - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus.*

*On April 3, 2020, the Planning Commission was authorized to resume their hearing schedule through the duration of the shelter-in-place remotely. Therefore, the Planning Commission meetings will be held via videoconferencing and allow for remote public comment. The Commission strongly encourages interested parties to submit their comments in writing, in advance of the hearing to [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org). Visit the SFGovTV website (<https://sfgovtv.org/planning>) to stream the live meetings or watch on a local television station.*

*Public Comment call-in: (415) 655-0001 / Access code: 2497 652 9473*

*The public comment call-in line number will also be provided on the Department's webpage <https://sfplanning.org/> and during the live SFGovTV broadcast.*

*As the COVID-19 emergency progresses, please visit the Planning website regularly to be updated on the current situation as it affects the hearing process and the Planning Commission.*

## ROLL CALL:

President: Joel Koppel  
Vice-President: Kathrin Moore  
Commissioners: Deland Chan, Sue Diamond, Frank Fung,  
Theresa Imperial, Rachael Tanner

## A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

1. 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 October 14, 2021)  
**(Proposed for Continuance to December 2, 2021)**
2. 2021-000215CUA (L. HOAGLAND: (628) 652-7320)  
400 HYDE STREET – northeast corner of Ellis Street; Lot 006A in Assessor’s Block 0322 (District 6) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 209.3 and 303 to install a new rooftop Macro Wireless Telecommunications Services Facility consisting of the installation of twelve (12) antennas and ancillary equipment as part of the Verizon Wireless Telecommunications Network. The antennas will be screened within 30” diameter FRP vent pipes and the ancillary equipment will be screened behind an 8’ screen wall. The Project site is located within a R-C-4 (Residential-Commercial, High Density) Zoning District and 80-T Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Approve with Conditions*  
**(Proposed for Continuance to December 9, 2021)**

- 3a. 2019-020031CUA (K. DURANDET: (628) 652-7315)  
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor’s Block 5457 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Section(s) 303, 317, 207(c)(4), and 207.7 for a significant modification to the project approved by Motion No. 18782, a dwelling unit mix modification, and a residential demolition to establish a total of 27 dwelling units on the site, within the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

*Preliminary Recommendation: Approve with Conditions*

(Continued from Regular hearing on September 30, 2021)

**(Proposed for Indefinite Continuance)**

- 3b. 2019-020031VAR (K. DURANDET: (628) 652-7315)  
2867 SAN BRUNO AVE (AKA 90-98 WOOLSEY STREET) – northeast corner of Woolsey Street; Lots 037 and 022 in Assessor’s Block 5457 (District 9) – Request for **Variance** from the rear yard and usable open space and pursuant to Planning Code Section(s) 134 and 135 within the San Bruno Avenue NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District.

(Continued from Regular hearing on September 30, 2021)

**(Proposed for Indefinite Continuance)**

## B. COMMISSION MATTERS

4. Consideration of Adoption:
- [Draft Minutes for October 21, 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.

## C. DEPARTMENT MATTERS

6. Director’s Announcements
7. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission
8. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

## D. 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.

## E. 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.

9. [2018-004217GPA](#) (A. RODGERS: (628) 652-7471)  
OVERVIEW OF GENERAL PLAN AMENDMENTS – **Informational Presentation** – This presentation is to provide an overview of the pending amendments to the General Plan. The presentation will consist of a brief review of the state and local requirements for San Francisco's General Plan; a review of the status of the ten "Elements" of the General Plan; an overview of the four primary amendments in progress, namely the "Housing Element", the "Safety and Resilience Element", the "Environmental Justice Framework", and the "Transportation Element"; and a sequence for regular, rotating updates to ensure that the General Plan remains timely will be offered.  
*Preliminary Recommendation: None - Informational*
- 10a. [2019-011944OFA](#) (A. WESTHOFF: (628) 652-7314)  
660 03<sup>RD</sup> 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 40,212 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 October 14, 2021)
- 10b. [2019-011944VAR](#) (A. WESTHOFF: (628) 652-7314)  
660 03<sup>RD</sup> 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.  
(Continued from Regular hearing on October 14, 2021)



11. [2017-015678CUA](#) (C. ASBAGH: (628) 652-7329)  
[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. The Project requests three (3) waivers from: 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 14, 2021)
12. [2021-000209CUA](#) (E. SAMONSKY: (628) 652-7417)  
[733 TREAT AVENUE](#) – east side between 20<sup>th</sup> Street and 21<sup>st</sup> Street; Lot 064 in Assessor's Block 3612 (District 9) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 209.1, 303 and 317 to allow dwelling unit density at a ratio of one unit per 1,000 square feet of lot area and to demolish a two-story, 7,581-square-foot commercial building containing an unauthorized dwelling unit and construct a four-story, 15,807-square-foot residential building containing six dwelling units and an accessory dwelling unit (ADU) within 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*  
(Continued from Regular hearing on October 21, 2021)
- 13a. [2018-007380CUA](#) (A. PERRY: (628) 652-7430)  
[1320 WASHINGTON STREET](#) – north side between Jones and Leavenworth Streets; Lot 006 in Assessor's Block 0188 (District 3) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303 and 253, and 762, to demolish the existing two-story commercial public parking garage and construct a new six-story over basement residential building in excess of 40 feet in height on a lot with more than 50 feet of frontage within a RM-4 (Residential-Mixed, High Density) Zoning District and 65-A Height and Bulk District. The project will include 25 dwelling units (12 one-bedrooms, nine two-bedrooms, and four three-bedrooms) and provide 25 vehicle parking spaces and 25 Class 1 bicycle parking spaces at the basement garage level. The project includes private open space for seven units and provides a 1,780 square foot roof deck to satisfy the common open space

requirement for 18 units. 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*

- 13b. [2018-007380VAR](#) (A. PERRY: (628) 652-7430)  
1320 WASHINGTON STREET – north side between Jones and Leavenworth Streets; Lot 006 in Assessor's Block 0188 (District 3) – Request for **Variations** to address requirements for rear yards pursuant to Planning Code Section 134 and exposure requirements for eight dwelling units pursuant to Planning Code Section 140, in order to demolish the existing two-story commercial public parking garage and construct a new six-story over basement residential building within a RM-4 (Residential-Mixed, High Density) Zoning District and 65-A Height and Bulk District. The project will include 25 dwelling units (12 one-bedrooms, nine two-bedrooms, and four three-bedrooms) and provide 25 vehicle parking spaces and 25 Class 1 bicycle parking spaces at the basement garage level. The project includes private open space for seven units and provides a 1,780 square foot roof deck to satisfy the common open space requirement for 18 units.
14. [2016-013012CUA](#) (C. MAY: (628) 652-7959)  
478-484 HAIGHT STREET – north side between Fillmore and Webster Streets; Lot 019 in Assessor's Block 0849 (District 5) – Request to **Amend Conditions of Approval** of Planning Commission Motion No. 20976, adopted September 2, 2021, for the project proposing the demolition of the existing two-story building containing one dwelling unit above ground floor retail space and the construction of a new four-story building containing 9 principally-permitted dwelling units and 9 accessory dwelling units above two floors of child care uses totaling approximately 9,942 square feet within the Lower Haight Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District. The project scope remains unchanged except it now proposes to satisfy its Inclusionary Affordable Housing Program requirements by paying an in-lieu fee rather than by providing on-site below market rate units. The approval action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#), was the Planning Commission's approval of the Conditional Use Authorization that occurred September 2, 2021.  
*Preliminary Recommendation: Approve with Conditions*
15. [2021-005183CUA](#) (S. JIMENEZ: (628) 652-7348)  
2040 CHESTNUT STREET – northeast corner of Mallorca Way; Lot 024B in Assessor's Block 0467A (District 2) – Request for **Conditional Use Authorization**, pursuant to Planning Code Sections 303, 303.1, and 711 to establish an approximately 3,485 square foot Formula Retail use (d.b.a. Sweetgreen) within the vacant ground floor space of an existing one-story commercial building within a NC-2 (Neighborhood-Commercial, Small Scale) 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*

**F. 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.

16. [2018-003779DRP-02](#) (D. WINSLOW: (628) 652-7335)  
[619 22<sup>ND</sup> AVENUE](#) – west side between Cabrillo and Balboa Streets; Lot 002 in Assessor's Block 1622 (District 1) – Request for **Discretionary Review** of Building Permit 2018.0315.3729 to construct a rear horizontal addition at the first and second stories (totaling 266 square feet), and a two-story vertical addition (totaling 1,974 square feet) to create a new second unit to the existing single-family home within a RH-2 (Residential House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).  
*Preliminary Recommendation: Do Not Take Discretionary Review and Approve*

**ADJOURNMENT**

## **Hearing Procedures**

The Planning Commission holds public hearings regularly, on most Thursdays. The full hearing schedule for the calendar year and the Commission Rules & Regulations may be found online at: [www.sfplanning.org](http://www.sfplanning.org).

Public Comments: Persons attending a hearing may comment on any scheduled item.

- ❖ When speaking before the Commission in City Hall, Room 400, please note the timer indicating how much time remains. Speakers will hear two alarms. The first soft sound indicates the speaker has 30 seconds remaining. The second louder sound indicates that the speaker's opportunity to address the Commission has ended.

Sound-Producing Devices Prohibited: The ringing of and use of mobile phones and other sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal of any person(s) responsible for the ringing or use of a mobile phone, pager, or other similar sound-producing electronic devices (*67A.1 Sunshine Ordinance: Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

For most cases (CU's, PUD's, 309's, etc...) that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue(s) by the Director or a member of the staff.
2. A presentation of the proposal by the Project Sponsor(s) team (includes sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed 10 minutes, unless a written request for extension not to exceed a total presentation time of 15 minutes is received at least 72 hours in advance of the hearing, through the Commission Secretary, and granted by the President or Chair.
3. A presentation of opposition to the proposal by organized opposition for a period not to exceed 10 minutes (or a period equal to that provided to the project sponsor team) with a minimum of three (3) speakers. The intent of the 10 min block of time provided to organized opposition is to reduce the number of overall speakers who are part of the organized opposition. The requestor should advise the group that the Commission would expect the organized presentation to represent their testimony, if granted. Organized opposition will be recognized only upon written application at least 72 hours in advance of the hearing, through the Commission Secretary, the President or Chair. Such application should identify the organization(s) and speakers.
4. **Public testimony from proponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
5. **Public testimony from opponents of the proposal:** An individual may speak for a period not to exceed three (3) minutes.
6. Director's preliminary recommendation must be prepared in writing.
7. Action by the Commission on the matter before it.
8. In public hearings on Draft Environmental Impact Reports, all speakers will be limited to a period not to exceed three (3) minutes.
9. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.
10. Public comment portion of the hearing shall be closed and deliberation amongst the Commissioners shall be opened by the Chair;
11. A motion to approve; approve with conditions; approve with amendments and/or modifications; disapprove; or continue to another hearing date, if seconded, shall be voted on by the Commission.

Every Official Act taken by the Commission must be adopted by a majority vote of all members of the Commission, a minimum of four (4) votes. A failed motion results in the disapproval of the requested action, unless a subsequent motion is adopted. Any Procedural Matter, such as a continuance, may be adopted by a majority vote of members present, as long as the members present constitute a quorum (four (4) members of the Commission).

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.

5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

### **Hearing Materials**

Advance Submissions: To allow Commissioners the opportunity to review material in advance of a hearing, materials must be received by the Planning Department eight (8) days prior to the scheduled public hearing. All submission packages must be delivered to 49 South Van Ness Ave, 14<sup>th</sup> Floor, by 5:00 p.m. and should include fifteen (15) hardcopies and a .pdf copy must be provided to the staff planner. Correspondence submitted to the Planning Commission after eight days in advance of a hearing must be received by the Commission Secretary no later than the close of business the day before a hearing for it to become a part of the public record for any public hearing.

Correspondence submitted to the Planning Commission on the same day, must be submitted at the hearing directly to the Planning Commission Secretary. Please provide ten (10) copies for distribution. Correspondence submitted in any other fashion on the same day may not become a part of the public record until the following hearing.

Correspondence sent directly to all members of the Commission, must include a copy to the Commission Secretary ([commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)) for it to become a part of the public record.

These submittal rules and deadlines shall be strictly enforced and no exceptions shall be made without a vote of the Commission.

Persons unable to attend a hearing may submit written comments regarding a scheduled item to: Planning Commission, 49 South Van Ness Ave, 14<sup>th</sup> Floor, San Francisco, CA 94103-2414. Written comments received by the close of the business day prior to the hearing will be brought to the attention of the Planning Commission and made part of the official record.

### **Appeals**

The following is a summary of appeal rights associated with the various actions that may be taken at a Planning Commission hearing.

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](mailto:board.of.supervisors@sfgov.org).

An appeal of the approval (or denial) of a **100% Affordable Housing Bonus Program application** may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Sections 328(g)(5) and 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** issued (or denied) pursuant to a 100% Affordable Housing Bonus Program application by the Planning Commission or the Board of Supervisors may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

### **Challenges**

Pursuant to Government Code Section 65009, if you challenge, in court, (1) the adoption or amendment of a general plan, (2) the adoption or amendment of a zoning ordinance, (3) the adoption or amendment of any regulation attached to a specific plan, (4) the adoption, amendment or modification of a development agreement, or (5) the approval of a variance, conditional-use authorization, or any permit, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at, or prior to, the public hearing.

### **CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code**

If the Commission's action on a project constitutes the Approval Action for that project (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA determination prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. This appeal is separate from and in addition to an appeal of an action on a project. Typically, an appeal must be filed within 30 calendar days of the Approval Action for a project that has received an exemption or negative declaration pursuant to CEQA. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://www.sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

### **Protest of Fee or Exaction**

You may protest any fee or exaction subject to Government Code Section 66000 imposed as a condition of approval in accordance with Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

The Planning Commission's approval or conditional approval of the development subject to the challenged fee or exaction as expressed in its Motion, Resolution, or Discretionary Review Action or the Zoning Administrator's Variance Decision Letter will serve as Notice that the 90-day protest period under Government Code Section 66020 has begun.

### **Proposition F**

Under Campaign and Governmental Conduct Code Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

**San Francisco Lobbyist Ordinance**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; phone (415) 252-3100; fax (415) 252-3112; and online <http://www.sfgov.org/ethics>.

# CPC ADVANCE CALENDAR

4:33 PM 10/29/2021



**To:** Planning Commission  
**From:** Jonas P. Ionin, Director of Commission Affairs  
**Re:** Advance Calendar

*All items and dates are tentative and subject to change.*

November 4, 2021 - CLOSED			
Case No.			Planner
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b> <i>PUD for the construction of 24 dwelling units in a total of 14 res</i>	fr: 8/26; 10/14 to: 12/2	Pantoja
2018-015983CUAVAR	<b>136 Delmar St.</b> <i>Demo SFR and construct 2-unit dwelling</i>	fr: 8/26; 10/21 to: 12/9	Hoagland
2021-000215CUA	<b>400 Hyde St.</b> <i>new telecom facility</i>	to: 12/9	Hoagland
2019-020031CUAVAR	<b>2867 San Bruno Ave</b> <i>legalize dwelling units, change from onsite BMR to fee</i>	fr: 9/9, 9/30 to: Indefinite	Durandet
	<b>Overview of General Plan Amendments</b> <i>Informational</i>		Rodgers
2019-011944OFAVAR	<b>660 3rd St</b> <i>Small cap office allocation to abate code enforcement case</i>	fr: 8/26; 10/14	Westhoff
2017-015678CUA	<b>425 Broadway</b> <i>TBD</i>	fr: 10/7; 10/14	Asbaugh
2021-000209CUA	<b>733 Treat Avenue</b> <i>demo and new construction of a four-story building containing 6 dwelling units and one ADU</i>	fr: 10/21	Samonsky
2016-013012CUA	<b>478-484 Haight St</b> <i>BMR condition amendment</i>		May
2018-007380CUAVAR	<b>1320 Washington Street</b> <i>6-story over basement residential building with 25 dwelling units</i>		Perry
2021-005183CUA	<b>2040 Chestnut Street</b> <i>formula retail use establishment (dba Sweetgreen)</i>		Jimenez
2018-003779DRP-02	<b>619 22nd Avenue</b> <i>Public-Initiated DR</i>		Winslow

November 11, 2021 - CANCELED			
Case No.			Planner

November 18, 2021 - CLOSED			
Case No.			Planner
2019-022510CRV	<b>240-250 Church Street</b> <i>State Density Bonus, new construction of a 7-story, 24 unit mixed-use building</i>	to: 12/2	Hicks
2021-003142CUA	<b>333 Fremont Street</b> <i>Wireless CUA</i>	Withdrawn fr: 8/26	Giacomucci
2020-003971PCA	<b>Dwelling Unit Density Exception for Corner Lots in RHD's</b> <i>Planning Code Amendment</i>	fr: 9/23; 10/28	Merlone
2019-023037ENVGPA	<b>Waterfront Plan Update</b> <i>Informational</i>		Snyder
2017-012086ENV	<b>770 Woolsey Street</b> <i>FEIR</i>		Delumo



# CPC ADVANCE CALENDAR

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2017-012086CUA	<b>770 Woolsey Street</b> <i>Conditional Use Authorization for a Planned Unit Development</i>		Durandet
2019-014461CUA	<b>1324-1326 Powell Street</b> <i>State Density Bonus new construction of 8-story, 24 unit mixed use building</i>	fr: 9/30	Enchill
2019-013808CUAVAR	<b>4300 17th Street</b> <i>New Construction is Corona Heights SUD</i>	fr: 9/2; 10/14	Horn
2019-022830AHB	<b>3055 Clement St</b> <i>HOME-SF project</i>		May
2019-013276ENX	<b>560 Brannan Street</b> <i>Demo new construction of 120 units using SDB</i>	fr: 10/21	Liang
2019-005907CUA	<b>1151 Washington Street</b> <i>CU for residential expansion &gt; 2,000 sf without adding density</i>		Guy
2021-003400CUA	<b>1285 10th Ave / 900 Irving St</b> <i>ground floor cannabis retail use</i>		Agnihotri
2021-006602CUA	<b>1881-1885 Lombard St</b> <i>Cannabis Retail use with on-site consumption lounge</i>		Ajello
2020-009358DRP	<b>2605 Post Street</b> <i>Public-Initiated DR</i>		Winslow
2019-022419DRP	<b>312 Utah Street</b> <i>Public-Initiated DR</i>		Winslow
2016-000302DRP	<b>460 Vallejo Street</b> <i>Public-Initiated DR</i>	fr: 9/30	Winslow

## November 25, 2021 - CANCELED

Case No.			Planner
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## December 2, 2021

Case No.			Planner
	<b>Remote Hearing</b> <i>Resolution Adoption</i>		Lynch
2020-008417CWP	<b>Economic Recovery and Work Spaces</b> <i>Informational</i>		Pappas
2019-020115ENV	<b>SFPUC Ocean Beach Climate Change Adaptation Project</b> <i>Informational</i>		Moore
2019-022510CRV	<b>240-250 Church Street</b> <i>State Density Bonus</i>	fr: 11/18	Hicks
2018-009812CUA	<b>1268 17th Avenue</b> <i>PCS 317 to demolish SFD at rear of lot, add two dwelling units</i>	fr: 10/21	Dito
2016-005365CUA	<b>230 Anza Street</b> <i>tantamount to demolition</i>	fr: 10/21	Young
2020-008133CUA	<b>228 Vicksburg St</b> <i>Demo SFR and Construct 2-unit dwelling</i>		Horn
2018-015061CUA	<b>1016 Pierce Street</b> <i>legalize 2-unit DUM and create new ADU</i>		Ajello
2020-007481CUA	<b>5367 Diamond Heights Blvd. (1900 Diamond St.)</b> <i>PUD for the construction of 24 dwelling units in a total of 14 residential buildings</i>	fr: 8/26; 10/14; 10/28	Pantoja
2021-000997DRP	<b>801 Corbett Avenue</b> <i>Public-Initiated DR</i>		Winslow

# CPC ADVANCE CALENDAR

4:33 PM 10/29/2021

2021-001219DRM      **1228 Funston Street**      fr: 10/28      Winslow  
*Mandatory DR*

**December 9, 2021**

Case No.			Planner
	<b>Automotive Uses; Housing Density</b>		Flores
	<i>Planning Code Amendment</i>		
	<b>Group Housing</b>		Grob
	<i>Informational</i>		
2019-020611CUAVAR	<b>5114-5116 3rd Street</b>	fr: 6/17; 7/8; 9/23; 10	Sucre
	<i>illegal demolition of a legal dwelling unit</i>		
2018-015983CUAVAR	<b>136 Delmar St.</b>	fr: 8/26; 10/21; 11/4	Hoagland
	<i>Demo SFR and construct 2-unit dwelling</i>		
2020-009146CUA	<b>247 Upper Terrace</b>	fr: 10/28	Horn
	<i>New construction of 2-unit dwelling within Corona Heights SUD</i>		
2021-010715CRV	<b>1201 Sutter Street</b>		Foster
	<i>Change in Section 415 Compliance</i>		
2021-000215CUA	<b>400 Hyde St.</b>	fr: 11/4	Hoagland
	<i>new telecom facility</i>		
2021-004141DRP	<b>2000 Oakdale Avenue</b>		Christensen
	<i>Install cannabis store/office space in existing first floor office space.</i>		
2017-013947DRP	<b>310 Green St</b>		Winslow
	<i>Public-Initiated DR</i>		

**December 16, 2021 - Joint with Health**

Case No.			Planner
	<b>CPMC</b>		Purl
	<i>Informational Update</i>		

**December 16, 2021**

Case No.			Planner
2021-006276CUA	<b>2034 Mission Street</b>	CONSENT	Wu
	<i>Converting a Limited Restaurant Use to a Restaurant</i>		
	<b>2022 Hearing Schedule</b>		Ionin
	<i>Adoption</i>		
2021-009791CUA	<b>1501C Sloat Boulevard</b>	CONSENT	Cisneros
	<i>Formula Retail – Change from Sprint to T-Mobile in Lakeshore Plaza</i>		
2021-010875PCA	<b>Bars in the Castro Street Neighborhood Commercial District</b>		Merlone
	<i>Planning Code Amendment</i>		
2018-000983OTH	<b>San Francisco Commercial Strategies</b>		Nickolopoulos
	<i>Informational</i>		
2015-005983CUAVAR	<b>850 Bush Street</b>		Foster
	<i>CUA for height above 50 feet in RC Zoning District</i>		
2019-017009DRP	<b>616 Belvedere Street</b>		Winslow
	<i>Public-Initiated DR</i>		
2019-022661DRP	<b>628 Shotwell Street</b>		Winslow
	<i>Public-Initiated DR</i>		

**December 23, 2021 - CANCELED**

Case No.			Planner

# CPC ADVANCE CALENDAR

4:33 PM 10/29/2021

December 30, 2021 - CANCELED		
Case No.		Planner

January 6, 2022		
Case No.		Planner
	<b>Remote Hearing</b>	Lynch
	<i>Resolution Adoption</i>	
2021-002530CUA	<b>2740 McAllister Street</b>	Dito
	<i>Legalize demo of SFD, construct 3FD</i>	
2021-010563DRP	<b>192-196 Laidley Street</b>	Winslow
	<i>Public-Initiated DR</i>	
2016-008167DRP	<b>65 Normandie Terrace</b>	Winslow
	<i>Public-Initiated DR</i>	

January 13, 2022		
Case No.		Planner
2020-004398PRJ	<b>SFO Shoreline Protection Program</b>	Li
	<i>Informational</i>	
2018-013597ENV	<b>Portsmouth Square Improvement Project</b>	Calpin
	<i>EIR Certification</i>	
2018-013451PRJ	<b>2135 Market Street</b>	Horn
	<i>State Density Bonus new construction of 9-story, 36 unit mixed use building</i>	
2021-000182DRP	<b>140 20th Avenue</b>	Winslow
	<i>Public-Initiated DR</i>	
2021-000607DRP	<b>525 Leavenworth Street</b>	Winslow
	<i>Public-Initiated DR</i>	

January 20, 2022		
Case No.		Planner

January 27, 2022		
Case No.		Planner
2018-014727AHB	<b>921 O'Farrell Street</b>	Hoagland
	<i>AHB / HOME-SF 14-story (140 feet) tower with 50 dwelling units and ground-level retail</i>	
2017-013784CUA	<b>2976 Mission Street</b>	Giacomucci
	<i>demolish the existing construct a six-story, mixed use building</i>	

**From:** [CPC-Commissions Secretary](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Sweetgreen at 2040 Chestnut Street  
**Date:** Friday, October 29, 2021 7:45:50 AM  
**Attachments:** [MIXT Letter for 2040 Chestnut Street Sweetgreen Application.pdf](#)

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### Commission Affairs

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

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

---

**From:** Leslie Silverglide <leslie@mixt.com>  
**Sent:** Thursday, October 28, 2021 5:14 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>  
**Cc:** 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>  
**Subject:** Sweetgreen at 2040 Chestnut Street

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

All,

Please see the attached letter asking you to not approve the Sweetgreen application for formula retail CUP at 2040 Chestnut Street.

Thank you very much for your consideration and please let me know if you have any questions or need any additional information.

Best,  
Leslie

**LESLIE**  
**SILVERGLIDE**  
CO-FOUNDER + CEO  
**MIXT • SPLIT**  
[415•728•4715](tel:4157284715)

she / her / hers

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter from SF Chinese Chamber of Commerce - 5G infrastructure  
**Date:** Thursday, October 28, 2021 1:48:14 PM  
**Attachments:** [Supporting Letter T Mobile.pdf](#)

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

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

---

**From:** SFChinese Chamber <sfchinesechamber@gmail.com>  
**Date:** Thursday, October 28, 2021 at 1:44 PM  
**To:** "Burch, Percy (BOS)" <percy.burch@sfgov.org>  
**Cc:** "Quan, Daisy (BOS)" <daisy.quan@sfgov.org>, "Hsieh, Frances (BOS)" <frances.hsieh@sfgov.org>, "Berenson, Samuel (BOS)" <sam.berenson@sfgov.org>, "Mullan, Andrew (BOS)" <andrew.mullan@sfgov.org>, "Souza, Sarah (BOS)" <sarah.s.souza@sfgov.org>, "Bolen, Jennifer M.(BOS)" <jennifer.m.bolen@sfgov.org>, "Haneystaff (BOS)" <haneystaff@sfgov.org>, "Fieber, Jennifer (BOS)" <jennifer.fieber@sfgov.org>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "Li-D9, Jennifer (BOS)" <jennifer.li-d9@sfgov.org>, "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Letter from SF Chinese Chamber of Commerce - 5G infrastructure

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Dear Mr. Burch,

On behalf of the S.F. Chinese Chamber of Commerce, I wish to express concern in San Francisco 5G Infrastructure in the attached letter addressed to President Walton and Board of Supervisors.

Thank you.

Eddie Au  
President of SF Chinese Chamber of Commerce

--

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**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF 5G Infrastructure – CalAsian Chamber of Commerce  
**Date:** Thursday, October 28, 2021 1:48:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[SF 5G Infrastructure LOS - CalAsian.pdf](#)

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

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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** Pat Fong Kushida <patfk@sacasiancc.org>  
**Date:** Thursday, October 28, 2021 at 12:06 PM  
**To:** "Burch, Percy (BOS)" <percy.burch@sfgov.org>  
**Cc:** "Quan, Daisy (BOS)" <daisy.quan@sfgov.org>, "Hsieh, Frances (BOS)" <frances.hsieh@sfgov.org>, "Berenson, Samuel (BOS)" <sam.berenson@sfgov.org>, "Mullan, Andrew (BOS)" <andrew.mullan@sfgov.org>, "Souza, Sarah (BOS)" <sarah.s.souza@sfgov.org>, "Bolen, Jennifer M.(BOS)" <jennifer.m.bolen@sfgov.org>, "Haneystaff (BOS)" <haneystaff@sfgov.org>, "Fieber, Jennifer (BOS)" <jennifer.fieber@sfgov.org>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "Li-D9, Jennifer (BOS)" <jennifer.li-d9@sfgov.org>, "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** SF 5G Infrastructure – CalAsian Chamber of Commerce

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

Dear Percy,

Please find attached a letter from the CalAsianChamber in regards to 5G Infrastructure upgrades in San Francisco.



Best

Pat



## Pat Fong Kushida

President & CEO

- 📞 M: (916) 870-6606 | W: (916) 446-7883
- 📍 1610 R Street, Suite 322  
Sacramento, CA 95811
- 🌐 [calasiancc.org](http://calasiancc.org)



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**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES NEW CLIMATE RESILIENCE PROGRAM  
**Date:** Thursday, October 28, 2021 10:06:34 AM  
**Attachments:** [10.28.2021 ClimateSF.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](#)

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**From:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Date:** Thursday, October 28, 2021 at 10:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES NEW CLIMATE RESILIENCE PROGRAM

**FOR IMMEDIATE RELEASE:**  
Thursday, October 28, 2021  
Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
**MAYOR LONDON BREED LAUNCHES NEW CLIMATE RESILIENCE PROGRAM**

*Multi-agency effort—ClimateSF—brings City partners together to coordinate on climate change mitigation and adaptation and to ensure San Francisco becomes more resilient to the threats of climate change*

**San Francisco, CA** — Mayor London N. Breed today launched ClimateSF, a comprehensive multi-agency effort to guide San Francisco's climate resilience efforts, led by the Mayor's Office and the San Francisco Office of Resilience and Capital Planning, Planning Department, Department of the Environment, Port of San Francisco, and the San Francisco Public Utilities Commission.

ClimateSF pulls critical partner agencies together to establish goals and take collective action on climate resilience planning, policy, and guidance across the city – from local decision-makers and City staff to neighborhood leaders, seniors, youth, families, and residents. This focus on climate resilience allows the City to merge adaptation and mitigation efforts into one coordinated approach, with a central focus on racial and social equity, healthy communities, just transition, connection to nature, and innovation. Moving forward, ClimateSF will be focused on several key deliverables.

These deliverables include:

- Coordinated engagement on city priorities regarding resilience
- Developing effective legislative and advocacy strategies
- Utilizing a citywide climate resilience framework
- Establishing shared capital planning
- Funding and financing strategies
- Setting citywide benchmarks and maintaining a public dashboard to show progress
- Developing multi-hazard and multi-asset capital planning guidance
- Upgrading and coordinating City codes and standards

“The City of San Francisco has been a leader in reducing greenhouse gas emissions and addressing climate change, and recent events show we need to do more. Extreme heat, poor air quality, rising sea levels, floods, and drought are impacting all San Franciscans, especially our most vulnerable,” said Mayor Breed. “It is critical that the City eliminate and sequester emissions while also safeguarding for current and future hazards. With the launch of ClimateSF, we are not only accelerating our actions but also serving as a global model for protecting people, communities, and critical assets from climate change now and in the future.”

Mayor Breed’s announcement of ClimateSF comes as the United Nation’s Climate Change Conference of Parties 26 (COP26) will soon begin in Glasgow, United Kingdom. Over the next two weeks, COP26 is a critical opportunity to achieve pivotal, transformational change in global climate policy and action. The conference is taking place in the midst of widespread, rapid, and intensifying global climate change impacts as well as the COVID-19 pandemic, and presents an opportunity for governments to respond to the urgent need to build back better for present and future generations.

Subnational governments like San Francisco have an important role to play in meeting reducing greenhouse gas emissions and creating a future that is more resilient and sustainable. San Francisco recently adopted new science-based climate targets that are in line with the level of ambition needed to prevent the worst effects of climate change. Specifically, the City has a goal to reduce emissions 61% below 1990 levels by 2030 and reach net-zero emissions by 2040.

In addition to the departments listed above, the ClimateSF partnership includes the San Francisco Municipal Transportation Authority, Public Works, and the Department of Public Health, who provide services that could be critically impacted by climate change. ClimateSF champions a vision on climate resilience and streamlines City responses to promote an equitable, safe, and healthy San Francisco for generations to come.

The departments coming together under ClimateSF have worked together on several citywide resilience initiatives, including the Sea Level Rise Guidance for Capital Planning, Hazards and Climate Resilience Plan, Sea Level Rise Vulnerability and Consequences Assessment, and the Islais Creek Southeast Mobility and Adaptation Strategy. Additionally, the City has championed critical adaptation projects such as those located at Pier 70, Treasure Island, and the Giants’ stadium parking lot. The ClimateSF team also oversees the ongoing work of the Heat and Air Quality Resilience Project, which is a cross-departmental effort to identify medium- and long-term policy solutions for making the entire City and its residents more resilient to heat and poor air quality.

The City's upcoming Climate Action Plan is also integrated into the ClimateSF program. The climate action plan, led by the Department of the Environment and with input from other City agencies, charts the path to achieve the City's ambitious emissions targets. The final plan will be released later this year.

"ClimateSF is working to define a desired and achievable climate resilient future for the City through this coordinated effort to reduce contribution to greenhouse gas emissions and prepare for climate change," said City Administrator Carmen Chu. "We are proud that San Francisco's approach to resilience includes a central focus on racial and social equity, healthy communities, just transition, connection to nature, and innovation."

For more information, visit [onesanfrancisco.org/Climate\\_SF](https://onesanfrancisco.org/Climate_SF).

###

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Letter from SF Chinese Chamber of Commerce - 5G infrastructure  
**Date:** Thursday, October 28, 2021 1:48:14 PM  
**Attachments:** [Supporting Letter T Mobile.pdf](#)

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

San Francisco Planning  
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Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**From:** SFChinese Chamber <sfchinesechamber@gmail.com>  
**Date:** Thursday, October 28, 2021 at 1:44 PM  
**To:** "Burch, Percy (BOS)" <percy.burch@sfgov.org>  
**Cc:** "Quan, Daisy (BOS)" <daisy.quan@sfgov.org>, "Hsieh, Frances (BOS)" <frances.hsieh@sfgov.org>, "Berenson, Samuel (BOS)" <sam.berenson@sfgov.org>, "Mullan, Andrew (BOS)" <andrew.mullan@sfgov.org>, "Souza, Sarah (BOS)" <sarah.s.souza@sfgov.org>, "Bolen, Jennifer M.(BOS)" <jennifer.m.bolen@sfgov.org>, "Haneystaff (BOS)" <haneystaff@sfgov.org>, "Fieber, Jennifer (BOS)" <jennifer.fieber@sfgov.org>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "Li-D9, Jennifer (BOS)" <jennifer.li-d9@sfgov.org>, "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Letter from SF Chinese Chamber of Commerce - 5G infrastructure

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Dear Mr. Burch,

On behalf of the S.F. Chinese Chamber of Commerce, I wish to express concern in San Francisco 5G Infrastructure in the attached letter addressed to President Walton and Board of Supervisors.

Thank you.

Eddie Au  
President of SF Chinese Chamber of Commerce

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## CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000  
Fax: (415) 982-4720

October 18, 2021

President Shamann Walton  
Members, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

### **Re: Improved 5G Infrastructure for Better Business**

Dear President Walton and Members of the Board of Supervisors,

My name is Eddie Au and I am the President of the San Francisco Chinese Chamber of Commerce. I am writing to express deep concerns on the state of San Francisco's 5G infrastructure and its impacts on business, critical services, and residents.

It has come to our attention from our partner T-Mobile, that many planned upgrades of 5G infrastructure by carriers including T-Mobile are experiencing delays in the city planning and review process. These delays are hurtful and disruptive to many businesses and residents that rely on cellular service to fulfill basic everyday needs. San Francisco Board of Supervisors must put a spotlight on why these delays are occurring and provide solutions as a way forward.

The San Francisco Chinese Chamber of Commerce has been an advocate and voice for the Chinese business community for over a hundred years since 1917. We readily support policy that stir economic development and promote positive outcomes for San Francisco businesses.

We urge the Board of Supervisors to explore this issue further and assess these 5G infrastructure upgrades so they can be approved quickly.

Sincerely,

Eddie Au  
President  
San Francisco Chinese Chamber of Commerce.

**From:** [Ionin, Jonas \(CPC\)](#)  
**To:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: SF 5G Infrastructure – CalAsian Chamber of Commerce  
**Date:** Thursday, October 28, 2021 1:48:01 PM  
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[image008.png](#)  
[image009.png](#)  
[SF 5G Infrastructure LOS - CalAsian.pdf](#)

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

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**From:** Pat Fong Kushida <patfk@sacasiancc.org>  
**Date:** Thursday, October 28, 2021 at 12:06 PM  
**To:** "Burch, Percy (BOS)" <percy.burch@sfgov.org>  
**Cc:** "Quan, Daisy (BOS)" <daisy.quan@sfgov.org>, "Hsieh, Frances (BOS)" <frances.hsieh@sfgov.org>, "Berenson, Samuel (BOS)" <sam.berenson@sfgov.org>, "Mullan, Andrew (BOS)" <andrew.mullan@sfgov.org>, "Souza, Sarah (BOS)" <sarah.s.souza@sfgov.org>, "Bolen, Jennifer M.(BOS)" <jennifer.m.bolen@sfgov.org>, "Haneystaff (BOS)" <haneystaff@sfgov.org>, "Fieber, Jennifer (BOS)" <jennifer.fieber@sfgov.org>, "Thornhill, Jackie (BOS)" <jackie.thornhill@sfgov.org>, "Li-D9, Jennifer (BOS)" <jennifer.li-d9@sfgov.org>, "joel.koppel@sfgov.org" <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>, Theresa Imperial <theresa.imperial@sfgov.org>, "Tanner, Rachael (CPC)" <rachael.tanner@sfgov.org>, "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
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Dear Percy,

Please find attached a letter from the CalAsianChamber in regards to 5G Infrastructure upgrades in San Francisco.



Best

Pat



## Pat Fong Kushida

President & CEO

- 📞 M: (916) 870-6606 | W: (916) 446-7883
- 📍 1610 R Street, Suite 322  
Sacramento, CA 95811
- 🌐 [calasiancc.org](http://calasiancc.org)



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October 20, 2021

President Shamann Walton  
Members, Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

**Re: San Francisco 5G Infrastructure**

Dear President Walton and Members of the Board of Supervisors,

The CalAsian Chamber of Commerce represents more than 600,000 Asian Pacific Islander (API) businesses in California, making us the state's largest ethnic Chamber of Commerce. Our members include major banks and small businesses that operate and conduct businesses within the City and County of San Francisco, as well as major telecom and public utilities.

We write to inquire why wireless carriers are experiencing difficulties and delays within the city planning and review process. This issue has caught the attention of our members and has a direct impact to our partner T-Mobile, especially since our members look forward to what 5G networks can do for innovation and the related benefits they would receive.

San Francisco and the Bay Area are synonymous with tech and innovation. As a front runner in this space, it is alarming that wireless service infrastructure is seemingly being stunted in San Francisco. Every day, residents, emergency services, and businesses rely on these wireless services. A weakness in the system and/or in the approval process leaves everyone vulnerable.

Our Chamber is requesting the Board of Supervisors to revisit San Francisco's procedures in reviewing and approving 5G infrastructure upgrades so any deficiencies can be resolved.

Sincerely,

A handwritten signature in black ink that reads "Pat Fong Kushida".

Pat Fong Kushida  
President & CEO  
CalAsian Chamber of Commerce

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES NEW CLIMATE RESILIENCE PROGRAM  
**Date:** Thursday, October 28, 2021 10:06:34 AM  
**Attachments:** [10.28.2021 ClimateSF.pdf](#)

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**Jonas P Ionin**  
**Director of Commission Affairs**  
San Francisco Planning  
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103  
Direct: 628.652.7589 | [www.sfplanning.org](http://www.sfplanning.org)  
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**Date:** Thursday, October 28, 2021 at 10:04 AM  
**To:** "Press Office, Mayor (MYR)" <mayorspressoffice@sfgov.org>  
**Subject:** \*\*\* PRESS RELEASE \*\*\* MAYOR LONDON BREED LAUNCHES NEW CLIMATE RESILIENCE PROGRAM

**FOR IMMEDIATE RELEASE:**

Thursday, October 28, 2021

Contact: Mayor's Office of Communications, [mayorspressoffice@sfgov.org](mailto:mayorspressoffice@sfgov.org)

**\*\*\* PRESS RELEASE \*\*\***  
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In addition to the departments listed above, the ClimateSF partnership includes the San Francisco Municipal Transportation Authority, Public Works, and the Department of Public Health, who provide services that could be critically impacted by climate change. ClimateSF champions a vision on climate resilience and streamlines City responses to promote an equitable, safe, and healthy San Francisco for generations to come.

The departments coming together under ClimateSF have worked together on several citywide resilience initiatives, including the Sea Level Rise Guidance for Capital Planning, Hazards and Climate Resilience Plan, Sea Level Rise Vulnerability and Consequences Assessment, and the Islais Creek Southeast Mobility and Adaptation Strategy. Additionally, the City has championed critical adaptation projects such as those located at Pier 70, Treasure Island, and the Giants’ stadium parking lot. The ClimateSF team also oversees the ongoing work of the Heat and Air Quality Resilience Project, which is a cross-departmental effort to identify medium- and long-term policy solutions for making the entire City and its residents more resilient to heat and poor air quality.

The City's upcoming Climate Action Plan is also integrated into the ClimateSF program. The climate action plan, led by the Department of the Environment and with input from other City agencies, charts the path to achieve the City's ambitious emissions targets. The final plan will be released later this year.

"ClimateSF is working to define a desired and achievable climate resilient future for the City through this coordinated effort to reduce contribution to greenhouse gas emissions and prepare for climate change," said City Administrator Carmen Chu. "We are proud that San Francisco's approach to resilience includes a central focus on racial and social equity, healthy communities, just transition, connection to nature, and innovation."

For more information, visit [onesanfrancisco.org/Climate\\_SF](https://onesanfrancisco.org/Climate_SF).

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