

Application Number 2014-002181CUA, 2670 Geary Boulevard – Lucky Penny site

1 message

Nancy Yee <nancymyee@aol.com>

Wed, Nov 29, 2017 at 12:46 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, richhillissf@gmail.com, dennis.richards@sfgov.org, planning@rodnevfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: christopher.may@sfgov.org

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2670 Geary Boulevard – Lucky Penny site
Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

We do ask the planning commission to give the neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. This project's very limited parking (16 spaces) will create more problems for the very busy Geary Corridor. We would be experiencing the overflow parking as well as the increased traffic. Masonic and Geary already has bottleneck traffic issues.

I am especially concerned for my elderly parents who walk and use these intersections regularly. The logistics of navigating this will greatly impact the safety of our neighborhood for pedestrians and cars alike. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

We greatly appreciate your consideration of my concerns in this matter.

Respectfully,

Nancy Yee
Robert Yee

65 Lupine Avenue
San Francisco, CA 94118

Application Number 2014-002181CUA;2670 Geary Boulevard – Lucky Penny site;Planning Commission Hearing: November 30, 2017

1 message

Farah Anwar <Farah.Anwar@junotherapeutics.com>

Sun, Nov 26, 2017 at 5:33 PM

To: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar <myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>, Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeatle@gmail.com>, Christopher May <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Boulevard – Lucky Penny site

Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

I do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

I am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

I ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Scott Alcock, D.O. President/Chief Operating Officer

2070 Sierra Point Parkway, F1100 Suite 1200, Englewood, CO 80150-3813

Mobile: 415-840-3648

www.junotherapeutics.com





Kathy Devincenzi <krdevincenzi@gmail.com>

2670 Geary Blvd project - Lucky Penny site

2 messages

Calla Winkler <cwhappy@comcast.net>

Tue, Nov 21, 2017 at 2:08 PM

To: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar <myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, Christopher May <christopher.may@sfgov.org>, J Rinca <2jrinca@comcast.net>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Blvd - Lucky Penny site

Planning Commission Hearing: November 30, 2017

I would like to express my appreciation to the developer for working with our neighborhood regarding the height of the proposed structure on the old Lucky Penny site.

While the allowance of a Special Use District will increase density from 21 to 95 living spaces, thus providing additional housing needed in our city, the structure can still accommodate the character of the surrounding neighborhood by maintaining the existing 80-ft height limit.

I also am happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas.

All of these design elements of the project are very important to the residents of this neighborhood.

I hope you will help us keep the integral balance of present and future neighbors in our community, and preserve the best part of this lovely city we call home.

Thank you for your consideration,

Calla Winkler

59 Lupine Ave #404

San Francisco, CA 94113

2jrinca@comcast.net <2jrinca@comcast.net>

Wed, Nov 22, 2017 at 9:07 AM

To: 2jrinca@comcast.net

Cc: Commission secretary <commissions.secretary@sfgov.org>, Jonas Ionin <jonas.ionin@sfgov.org>, Rich Hillis <richhillissf@gmail.com>, Dennis Richards <dennis.richards@sfgov.org>, Rodney Fong <planning@rodneymfong.com>, Christine Johnson <christine.d.johnson@sfgov.org>, Joel Koppel <joel.koppel@sfgov.org>, myrna Melgar

<myrna.melgar@sfgov.org>, Kathrin Moore <kathrin.moore@sfgov.org>, "Devincenzi, Kathy" <krdevincenzi@gmail.com>, "Frisbie, Richard" <frfbegle@gmail.com>, Christopher May <christopher.may@sfgov.org>

November 21, 2017,

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2670 Geary Boulevard – Lucky Penny site

Planning Commission Hearing: November 30, 2017

We would like to express our appreciation to the developer for their consideration in working with our neighborhood regarding the 80-ft height limit of the proposed structure on the Lucky Penny site.

We do ask the planning commission to give our neighborhood consideration also. The zoning for this pending SUD has morphed from 21 units to 95 units. We understand there is a housing crisis and support a larger project. However, as homeowners who have lived on Emerson Street in the neighborhood for 24 years we have watched the traffic congestion swell to dangerous levels. This project's very limited parking (16 spaces) will increase this problem; particularly for our dead-end street and the very busy Geary Corridor. The logistics of navigating this will greatly impact our neighborhood. We respectfully ask for additional parking in keeping with the SUD planning code of .5 spaces per unit.

The city should be **very proud** of a new building with 95 units and affordable housing on a small 12,684 sq. ft. lot!

We are also happy to hear that the developer has agreed to keep the roof screening and wind control components of the structure transparent or translucent in color, so as to allow more light over the adjacent areas. Also, that the framing/support for the screening will be the minimum needed so as to minimize the impact in the neighborhood.

We ask the planning commission to consider a project that addresses the housing crisis but also respects us as members of this neighborhood too.

Thank you for your consideration,

Jim and Colleen Ryan

19 Emerson Street

San Francisco, CA 94118

**Application Number 2014-002181CUA-Lucky Penny Site- Planning Commission
Hearing Nov. 30, 2017**

1 message

Arlene <arlenefilippi@yahoo.com>

Wed, Nov 22, 2017 at 4:50 PM

Reply-To: Arlene <arlenefilippi@yahoo.com>

To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "planning@rodnevfong.com" <planning@rodnevfong.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, Jim & Colleen Ryan <2jrinca@comcast.net>, "May Christopher (CPC)" <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners
Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA
2876 Geary Boulevard -Lucky Penny Site
Planning Commission Hearing: November 30, 2017

My family and I have lived on Wood Street for over 90 years. Our neighborhood appreciates that the Developer has listened to our concerns and is most cooperative. In particular, on the issue of height, we understand that the proposed building would be within the 80 foot height limit and would be approximately the height of the adjacent building. It is not exceeding the height limit.

We also understand that since the lot is small and of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units. Undoubtedly, this would serve the City's goals for additional housing units. The project would build 18% affordable housing on site, with about 1/3 of the units being two bedroom units.

We have also learned that the Developer has agreed to a condition of approval that (if permitted by applicable building and planning codes), all roof screening and/or wind control measures visible from neighboring streets will be transparent or translucent so that light will be able to pass through the screening.

We do think it unfortunate that more parking spaces will not be made available. Unfortunate, because just a block down from this proposed project is a rather large assisted living complex. Daily, we see visitors circle the neighborhood trying to find parking places so that they can visit with the residents inside this building. Parking is extremely difficult now. We can only imagine the nightmare it will become.

We thank you for your time.

Arlene Filippi

42 Wood Street
San Francisco, CA 94118



Kathy Devincenzi <krdevincenzi@gmail.com>

2670 Geary Blvd - Lucky Penny site

1 message

Theresa Cole <tcolehome@yahoo.com>

Wed, Nov 22, 2017 at 4:44 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, richhillissf@gmail.com, dennis.richards@sfgov.org, planning@rodnevfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org

Cc: Kathy Devincenzi <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, 2jrinca@comcast.net, Christopher.May@sfgov.org

11/22/2017

To: President Rich Hillis and Commissioners
Mr. Jonas Ionian, Commission Secretary

Re: Application #. 2014-002181CUA / 2670 Geary Blvd-Lucky Penny Site / Planning commission hearing Nov 30, 2017

First, we thank the developer for working with our neighborhood on issues pertaining to height and roof screening which directly impacts our neighborhood. We are homeowners on Emerson for the past 16 years.

We see the many changes our City has undergone and we realize there is a need for more housing. We support the plan for more housing at the lucky penny site, but do object to the building being higher than the adjacent Public Storage building. We support the fact that the proposed building would be within the 80 foot height limit and not exceeding the height limit. No higher than the adjacent Public Storage building.

In addition to the height limit, the developers also agreed to work with the neighborhood on the roof screening/wind control measures visible from Emerson, Wood and Lupine. We agreed to have some type of transparent or translucent screening so light can pass through. We also ask that the support for the screening would be at a minimum. The developers also agreed to our request to move the mechanical screening to the south so it will be behind the Public Storage building and not visible by the neighbors.

Of course, another large impact to our neighborhood will be the increase traffic and parking. The Geary/Masonic intersection is already congested and adding this many additional units at this location will exacerbate the issue! We ask the planning commission to evaluate the number of parking units for this project and increase the number available to keep our neighborhood a nice place to live.

Thank you for your consideration.

Theresa Cole & Eric LeBoa
1 Emerson Street
San Francisco, CA 94118

**Application Number 2014-002181CUA-2670 Geary Blvd.-Lucky Penny site-Planning
Commission Hearing: Nov. 30, 2017**

1 message

Roger Miles <rmiles1600@comcast.net>

Wed, Nov 22, 2017 at 4:01 PM

To: commissions.secretary@sfgov.org, jonas.ionin@sfgov.org, Rich Hillis <richhillissf@gmail.com>, dennis.richards@sfgov.org, planning@rodneyfong.com, christine.d.johnson@sfgov.org, joel.koppel@sfgov.org, myrna.melgar@sfgov.org, kathrin.moore@sfgov.org
Cc: KRDevincenzi@gmail.com, frfbeagle@gmail.com, 2jrinca@comcast.net, christopher.may@sfgov.org

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

I am pleased to say that the developer has worked with the neighbors regarding the height of the building and the screening of the equipment on the roof.

Maintaining the height of the building so that it does not exceed the 80 foot height limit is what I and my neighbors support.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

- The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.
-

Roger D. Miles

**Application Number 2014-002181CUA - Lucky Penny Site - Planning Commission
Hearing Nov. 30, 2017**

1 message

Michael Coholan <michael@hilltopllc.com>

Wed, Nov 22, 2017 at 2:27 PM

To: "commissions.secretary@sfgov.org" <commissions.secretary@sfgov.org>, "jonas.ionin@sfgov.org" <jonas.ionin@sfgov.org>, "richhillissf@gmail.com" <richhillissf@gmail.com>, "dennis.richards@sfgov.org" <dennis.richards@sfgov.org>, "christine.d.johnson@sfgov.org" <christine.d.johnson@sfgov.org>, "planning@rodnevfong.com" <planning@rodnevfong.com>, "joel.koppel@sfgov.org" <joel.koppel@sfgov.org>, "myrna.melgar@sfgov.org" <myrna.melgar@sfgov.org>, "kathrin.moore@sfgov.org" <kathrin.moore@sfgov.org>
Cc: "krdevincenzi@gmail.com" <krdevincenzi@gmail.com>, Richard Frisbie <frfbeagle@gmail.com>, "2jrinca@comcast.net" <2jrinca@comcast.net>, "christopher.may@sfgov.org" <christopher.may@sfgov.org>

To: President Rich Hillis and Commissioners

Mr. Jonas Ionin, Commission Secretary

Re: Application Number 2014-002181CUA

2570 Geary Boulevard - Lucky Penny site

Planning Commission Hearing: November 30, 2017

We appreciate that the developer has worked with the neighbors on the issue of height and the nature of roof screening and treatments that would be visible from the neighborhood.

We support the fact that the proposed building would be within the 80-foot height limit and is not exceeding the height limit. It would be approximately the height of the adjacent Public Storage building.

Since the lot is a small 12,700 foot lot of an irregular size, the density increase through the Special Use District would allow the housing units to be increased from 21 units to 95 units, which would serve the City's goals for additional housing units. We think this density accommodation is reasonable as long as the building would conform with the applicable height limit. This would strike a reasonable balance.

The project would build 18% affordable housing units on site, with about 1/3 of the units being 2-bedroom units. It would have some family-friendly amenities such as stroller storage and parcel storage.

The developers Cyrus and Kabir of SOMA DP have responded to our requests for information and heard our concerns and have collaborated with the neighbors on roof treatments and height issues. As a result, where they could find common ground, they have forged an alliance with the neighbors.

The developers also agreed to our request for a condition of approval that to the extent permitted by applicable building and planning codes, all roof screening and/or wind control measures visible from Emerson Street, Wood Street or Lupine Avenue shall be transparent or translucent (semi-transparent) so that light will be able to pass through the screening and that any framing or support for the screening will be the minimum needed to secure the screening or wind control measures. We would like to make sure that the Commission includes that condition of approval.

The developers also agreed to the neighbors' request to move the mechanical screen to the south so it will be behind the Public Storage building and not visible from the neighborhood.

The balance struck will allow this project to be built quickly and provide needed housing along the Geary Boulevard transit-rich corridor.

Thank you,

Michael Coholan

Homeowner - Wood Street