

Tran, Nancy (CPC)

received at CPC Hearing 9/28/17
N. Tran

From: Jenny Wang <leekinwoo@sbcglobal.net>
Sent: Monday, September 25, 2017 11:15 AM
To: Tran, Nancy (CPC)
Subject: 711 Corbett Ave, S.F., CA 94131 - Planning Commissioner's Hearing Meeting on 9/28, 2017

Dear Ms. Nancy Tran
Re: 711 Corbett Avenue, San Francisco, CA 94131
Permit Application 2016.05.03.6398

Due to a previous engagement, I will not attend the Planning Commissioner's Hearing meeting. I like to express my opinion. I do not agree that 711 Corbett Ave. should be allowed to build the 5th floor on the top of their remodeled building. It will look odd, like a watchtower, watching over all of the neighbors both on the Romain Street and surrounding neighbors. Thank you for your kind consideration.

From,
Jenny Wang

Tran, Nancy (CPC)

From: Mike <sfo.mike@gmail.com>
Sent: Monday, September 25, 2017 11:26 AM
To: Tran, Nancy (CPC)
Subject: Planning Commission Mtg Sep 28th RE 711 Corbett Ave.

Item 24a 711 Corbett Ave. Building Permit Application No. 2016.05.03.6398

I want to thank the Commissioners for giving us the one month continuance. As a result seventeen neighbors attended a meeting with the owner and architect. I also want to give the owner credit for solutions to two of the three major neighborhood concerns.

At the meeting when we did a walk-thru we found out there was a 25' wide by 14' deep "Storage Room" behind and part of the ground floor unit. They pulled the ground floor unit and above deck 6 feet back into this 14' deep storage room. This was a win-win. The rear yard still does not meet code but now we have NO objections to the revised plans rear set-back.

Everyone is now OK with the quantity of floor to ceiling windows. The revised window design still does not relate to other buildings in the neighborhood but at least approaches the planning guidelines of void vs. solid. We no longer object to the revised plans number of floor to ceiling windows on three sides.

The final item where unfortunately there was no movement at all is the 5th floor extra bedroom in a glass box sitting on top. Last month the Commissioners questioned their use of the uphill neighbor's Windscreens as being the adjacent roof line. They indicated this is counter to normal practice to indicate building height. Even though a 40' height in front is allowed it is not required and Planning Dept Guidelines say the height is supposed to be compatible with the height of surrounding

buildings. There is not one single building on the entire 700 block of Corbett Ave. that is 40' high.

The only access to this 5th floor 3rd bedroom is from inside the 4th floor owner's unit. This unit on the 4th floor already has two full size bedrooms and 2 full size bathrooms. Removing the 5th floor extra 3rd bedroom would make the building no higher than any other bldg on the 700 block of Corbett Ave. The proposed new building would still have 3 decent size legal living units.

We do not object to the four variances but he is Overreaching to max out the building wanting it all with 4 variances plus 5 floors, whereas 4 floors would be compatible with the existing surrounding building scale.

We recommend you take DR and approve the revised drawings as submitted without the 5th floor. Thank you.

Mike Shaughnessy - 707 Corbett Ave.
San Francisco, CA 94131-1332
Mobile iPhone: 415-694-1771

Received at CPC Hearing 9/28/17
H. Kwiatkowski

ONE HILLS PLAZA RESIDENTIAL OWNERS ASSOCIATION
75 Folsom Street, San Francisco, CA 94105

Date: September 27, 2017
To: SF Planning Commission
Re: Case# 2017-006420CUA, permit ap# 2017.0308.0996

Dear Commissioners,

Our Board has reviewed the application materials provided by Ernie Selander-Architect and fully supports Mr. Obershaw's request to merge his two units.

Thank you for your immediate attention to this notice.

Sincerely,



Karol K. Denniston, President

One Hills Plaza Residential Owners Association

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

Received at CPC Hearing 9/28/17
N. Tran

Re: 711 Corbett Av. Permit Application 2016.05.03.6398

As owners of the condominium at 672C Corbett Avenue, we remain extremely concerned about the proposed addition of a 5th floor to the building at 711 Corbett Avenue.

While not ideal, we are fine with the revised rear yard setback and the revised window design. We do object, however, to the 5th floor extra bedroom in a glass box sitting on top of the structure as it is not compatible with the height of surrounding buildings. There is not one single building on the entire 700 block of Corbett that is 40' high and it would be completely out of character relative to the neighborhood. A 5th floor would benefit 1 owner only while disadvantaging several neighbors (whose solar panels would be impacted and/or views might be obstructed).

Based on the plans we saw, it appears that the only access to this proposed 5th floor is from inside the 4th floor owner's unit. It's essentially an expansion of the owner's unit on the 4th floor which already has two full size bedrooms and 2 full size bathrooms. Without the 5th floor the building will be no higher than any other structure on the 700 block of Corbett Avenue, bringing it into compliance with the Planning Department's height guidelines, and the proposed new building would still have 3 decent size legal living units.

In our opinion, the proposed plan is overreaching, with 4 variances plus 5 floors. 4 floors would be compatible with the existing surrounding building scale.

We ask that you approve the revised drawings as submitted **without the 5th floor**. Thank you.

Betsy & Stefan Muhle

672C Corbett Avenue, San Francisco CA 94114



www.sfccc.org

2720 Taylor Street, Suite 430 | San Francisco, CA 94133 | P: 415.355.2222

Received at CPC Hearing

9/28/17
A Penn

September 26, 2017

Rich Hillis
Commission President
San Francisco Planning Commission
Via email richhillissf@gmail.com

Subject: Case No. 2017-001598CUA: NEMS imaging project 580 Green Street

Dear President Hillis,

I am writing on behalf of the San Francisco Community Clinic Consortium to support the North East Medical Services (NEMS) request for a Conditional Use Authorization at 580 Green Street.

SFCCC and its member clinics, including NEMS, serve a primarily low-income population, providing critical access to primary and specialist services in a culturally and language appropriate environment. We urge the planning commission to consider the service of NEMS and other community health centers to the neighborhoods in which they reside.

This particular project is critical because it will reduce waiting times for NEMS patients who need specific imaging services. NEMS patients referred for imaging by their doctors are not taking part in an elective service: the doctors have determined that they need a specific image to diagnose or treat a serious illness. Most NEMS patients do not have an option to go elsewhere for this service, particularly because NEMS offers unduplicated language access.

In consideration of this project, as well as future projects that may come before you, we urge you to understand that critical health services cannot be re located outside of the neighborhood they serve. Federally Qualified Health Centers and other health centers bring millions of dollars into San Francisco, while using very few local resources. We serve over 10% of San Francisco's population, regardless of ability to pay. We urge you to consider this particular request in the context of the need for health services for San Francisco's most vulnerable populations.

Sincerely,

Deena Lahn
Vice President, Policy and Advocacy
San Francisco Community Clinic Consortium

Cc: Nicholas.foster@sfgov.org
Dennis.richards@sfgov.org
planning@rodneymfong.com
Christine.d.johnson@sfgov.org
Joel.koppel@sfgov.org
Myrna.melgar@sfgov.org
Kathrin.moore@sfgov.org

September 25, 2017

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

Re: Opposition to the Proposed Development of the Moxy Hotel at 1196
Columbus Street.

Dear Planning Commission Members,

On behalf of Kai Ming Head Start Board of Directors and, Parent Policy Council, we would like to voice our opposition and concerns regarding the proposed development of the Moxy Hotel at 1196 Columbus Street, San Francisco.

Kai Ming, Inc. is a non-profit agency established in 1975. We provide comprehensive services to the most at risk children and their families. We serve 341 children: infant, toddler and preschoolers. We have eight (8) centers throughout the City and County of San Francisco. Our service areas include Chinatown, North Beach, Nob Hill, Financial District, Richmond District, and Sunset District.

Our Kai Ming North Beach Center is located at 1170 Columbus Street in close proximity to the proposed Moxy Hotel. This center has been serving this neighborhood since 2005. We receive funding from the Federal, State and City to serve the most vulnerable families with young children, which include low-income families, homeless families and children with disabilities. We provide comprehensive services that include education, health and nutrition, special needs, and parent education to these families. This center is the only facility in the North Beach neighborhood that provides this level of comprehensive services. It serves as learning hub of the neighborhood. It is a dual-language demonstration site that is sponsored by the First 5 San Francisco. It also has partnership with Asian Art Museum to provide aesthetic education. Additionally, it also hosts a library donated by Capital One Bank.

This center is valuable, one-of-a-kind resource for the North Beach community. The proposed Moxy Hotel presents several concerns for Kai Ming. They are as follows:

- (1) the potential atmosphere changes for this resident-dominated block and
- (2) the interruption to Kai Ming services due to the construction

Concerns on the Potential Atmosphere Change

This block always has had a calm atmosphere. With its current design, residents, children and families have resided on one side of the block, with some very small businesses and a Cable Car station on the other side. This design, creates a balanced ecology to protect the health and safety of our families while business are still able to provide services to tourists.

Page 2.

Our major concern about the Moxy Hotel proposal is that it might create a tension to impact the ecology in a negative way. **Children and parents will be exposed to hotel customers who have a different life style, which will adversely affect the children's development.** We certainly embrace the diversity of the City, including different business models in the immediate environment. However, we are concerned the incredible resources Kai Ming brings to this community will be negatively impacted. From the overall community development perspective, there are many other locations that the Hotel can provide services to their target customers. However, there is very limited space available in the City that have the capacity to provide quality early childhood education services for families in this community.

Furthermore, the drop in and off for 40 families will be impacted by the Hotel traffic. The impact is not just on the traffic, but also the exposure for our young children to the Hotel guests' lifestyle, particularly in the children's early learning phases of their lives.

Interruption Due To The Construction

One of the most important aspect of early care and education for the most vulnerable families is to provide a healthy and safe learning environment with a consistent schedule. Our North Beach Center serves these families from 8:00 am to 4:00 pm. With the foreseen noise and dust from the construction, it will bring hardship to our indoor and outdoor instruction time. It will also impact our children's ability to take a nap during the day.

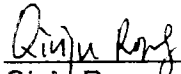
In order to keep the Federal, State and City funding for our services, we are mandated to keep the quality of our services at a high standard. The hardship caused by the construction will definitely jeopardize not only the learning opportunity for the children and parents, but also the funding from all public funders.

We believe community building is a shared responsibility of all stakeholders. We respect and embrace the diverse nature of San Francisco. At the same time, we need to advocate for a positive learning environment for our children and their parents. We urge the investor of this proposed project to consider the community needs and to mitigate the adverse effect on our children or consider different types of investment that can be profitable and in the best interest of the community.

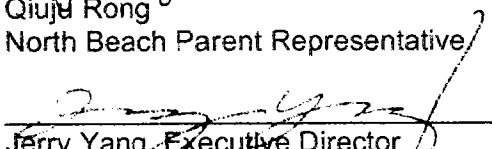
Sincerely,



Karen Chin
Board of Directors Chairperson




Qiuji Rong
North Beach Parent Representative



Jerry Yang, Executive Director



Mimi Yan
Policy Council Chairperson



Mei Ying Lin
North Beach Parent Representative

Wai Hu
Tie Hua Tang
Kang yin

Shuen Au
Wing Sun & Cheong
Ting Yan Zhen

Aicko Lin
~~Al~~
~~Al~~
~~Al~~

W Kong Zhou
Jing Shien Zhao
Yue Yee Wu
De Guang Mei
Hong Heke

~~Handwritten signature~~
Sandy

Long Luong
Loan Ly
Li Hong Chen
Ru Yang Liu
Clay 222

Mei Juan
Chen Yan Yu
Jesse

Esther Tang
Elaine
Nui Faw Ma
Garry Shi

9/27/2017

北岸區擬建娛樂酒店 周邊社區拒接受

一座四層高、標榜以千禧新世代年輕人為主要服務對象的娛樂性質酒店Moxy Hotel，將落戶北岸區。雖然這類酒店能夠吸引不同的消費族群並創造工作機會，但是啟明啟蒙學校以及許多鄰近的社區住戶對區內該項目表達反對意見。

在Columbus與Bay街交叉口興建的Moxy Hotel，不同於一般酒店，它講究新潮的設計與豐富的夜生活，是標榜面向千禧新世代年輕人的娛樂性酒店。啟明校長楊承達(Jerry Yang)表示，Moxy Hotel的興建，將會影響啟明北岸分校的服務質量。

在Moxy Hotel旁邊的啟明啟蒙幼兒園，接受來自聯邦、州、以及市等各級政府經費、向低收入家庭提供全方位服務的幼兒園，同時也提供家庭教育服務，是三藩市First 5中英雙語教學示範學校；附近的300餘住戶，80%是華裔耆老，有許多低收入、或是行動不便的新移民，附近還有一個青少年中心為高風險的青少年族群提供課後服務。

Moxy Hotel的落成「將影響該區整體的生態」，楊校長指出，該酒店帶來的顧客有特殊的生活方式，與幼兒教育所講求的安全、不受污染、良好的學習環境大相徑庭。「我們擔心孩子與家長暴露在這種環境當中，將會有負面的影響。」尤其在加州娛樂性大麻合法化，沒有人能保證接踵而來的年輕顧客在酒精、大麻與豐富的夜生活的催化之下，會對該區的治安、生活環境帶來哪些負面影響。

施工期間，幼兒

的活動與午休睡眠將受噪音與粉塵的嚴重影響。楊校長表示，許多家長來自華埠，他們非常感謝啟明北岸分校提供給孩子一個受到良好庇護的學習環境，尤其華埠地區這幾年因持續有工程進行而深受噪音與粉塵所苦。對許多來自華埠的孩子而言，上學是一個愉悅的過程，因為不但能有一個學習的機會，更能有一個安靜的午休機會。

啟明家長Ivy Rong和Mei Ying表示，三藩市尚有許多商業區可以提供類似Moxy Hotel的服務，但是在華埠周遭地區，由於托兒執照要求嚴格，幾乎很難再找到能夠提供幼兒教育的場地。因此，家長們希望能夠保留這區的人文與住屋環境特色，希望社區居民瞭解他們不贊成該提案的理由。

當地居民Chris Darst抗議Moxy酒店入駐北岸區。她指出，若這家娛樂性質為主要服務內容的度假酒店落成，將極大影響當地社區生活，大大加劇青少年、長者、殘疾人和低收入家庭之間的矛盾與對立。當地許多居民不諳英文，無法瞭解他們的生活將面臨危險，不瞭解這個酒店對本地社區的重大影響，所以強烈希望華人社區能參加公聽會，表達自己的心聲。

社區行動組織Community Activist代表表示，三藩市計劃委員會公聽會將於9月28日從下午1時起在市政廳400室舉辦。議程代號是#20 (1196 Columbus Avenue)，估計涉及Moxy Hotel的公聽會，將不會早於當天下午2時30分。希望社區各界、居民、家長一起去表達反對意見。

本報記者黃偉江三藩市報道



■照片中綠色建築部份即是Moxy Hotel提案所在地。 圖片由當地居民提供

Sing Tao Metro 星島日報
星島美西 Sing Tao Daily B2

9/27/2017 Wed.

OPPOSITION EMAIL to Christopher Espiritu 7/5

in:sent

Move to Inbox

More

155 of 830

Inbox (53)
Starred
Important

marla

See Bastien Ruiz, Delino
Unread video call

RE 1860 Columbus ~~1860~~ ~~1860~~ Case #
2014-002849 ~~1860~~ CUA

christopher.es
christopher.espiri

marla bastien knight <marlabastienknight@gmail.com> Jul 5
to Christopher.Espiritu@sf.gov.org

Dear Mr. Espiritu,

The North beach Tenants Committee just became aware this afternoon of the proposed boutique hotel at 1860 Columbus hence this breach of appeal procedure. We feel that this project will have a definite adverse effect on the environment. In addition to the fact that this hotel is next to both senior housing (roof decks plus tourists means high decibel noise) and a preschool, there is no allowance for parking in an already highly impacted area. We feel that if residents are to put up with a year and a half of demolition and building that the property should be used for much needed affordable housing rather than lodging for visitors.

We appreciate your attention to our concerns. North Beach is primarily a residential area that is struggling to keep its community in tact. We need more permanent housing for those who are being evicted, not more hotels for visitors.

Received at CPC Hearing 9/28/17
C. G. G.

MOXY PHILOSPHY

(taken from their website)

“#atthemoxy we don’t make any excuses. Because we don’t make any rules”

“A free spirited place where you can do all that crazy stuff you wouldn’t do at home.”

“...but more importantly the bar is always open and the crew is always on.”

“Our lobbies are like living rooms with bartenders.”

“When the clock strikes club, we’ll kickstart your night with crazy cocktails.”

“There will be twerking, wiener games, booze and it’ll get awkward - we promise.”

“a bar that never closes”

“Where the crew runs amok and duels are decided by whoever hangs onto the chandeliers the longest.”

“With a lounge that comes alive after dark, 24/7 food and drinks...you’ll be blown out of your kilt soon enough!

Received at CPC Hearing 9/20/17
C. Grob



September 22, 2017
(Via email: Ross@lh-pa.com)

Ross Guehring
Lighthouse Public Affairs, LLC
857 Montgomery Street
San Francisco, CA 94133

RE: **THD Board Comments – Moxy Hotel (1196 Columbus Avenue), Case No. 2014-002849CUAENVTD**

Dear Ross,

On behalf of the Board of the Telegraph Hill Dwellers (THD), I want to thank you and your colleagues again for your presentation at our board meeting last week, this despite the logistical challenges of our venue. We appreciate each of you taking the time to meet with us to provide additional information regarding Marriott's proposed Moxy Hotel project.

Board members regard the site of the proposed hotel as an especially important one, located as it is at a gateway intersection travelled by millions of residents and visitors each year. Because of its prominence, we strongly believe that this location warrants a treatment that takes full advantage of this unique opportunity to upgrade that site.

We appreciate your efforts to address our earlier feedback. However, to better realize the promise of that site, if it is to be used for a hotel (see later comment), we recommend that you further revise the design to be less generic (and perhaps less corporate) in appearance, more compatible with the size and exterior treatment of buildings in the adjacent area, and less urban and hard-edged in your choice of exterior materials.

During the meeting and in our later discussion, board members have offered a number of comments, among which are the following:

- **Hotel use.** Board members continue to be concerned that the proposed hotel use, even as revised, remains a missed opportunity for housing, particularly given the residential nature of buildings throughout that entire block.

- **Building size and shape.** Board members expressed concern that the proposed hotel appears “boxy,” and that it is taller than adjacent buildings. For reference, we understand that the proposed hotel would be on the order of 50 feet in height or more at the corner of Jones and Bay, with a large rooftop structure extending an additional nearly 7 feet above the roof edge. This is taller than the roof edges of immediately adjacent buildings on Bay (35 feet) and Columbus (40 feet).

We recommend that you further revise the shape, articulation, and height of the hotel, and in particular, reduce or eliminate the rooftop structure to minimize the apparent height of the building.

- **Color.** We prefer your revised exterior color palette to the originally proposed purple-and-black one.

We recommend that you consider still-warmer façade colors, ones that are more fully compatible with those used in the adjacent area.

- **Materials.** Despite the color palette revision, we continue to be concerned about your proposed exterior materials. To us, they still seem hard-edged and metallic, a characterization that matches their description as “shiny” during the board meeting.

We recommend that you use an exterior treatment that is more closely compatible with those on buildings in the adjacent area.

- **Roof deck.** We appreciate your efforts to move the roof deck further from affected residents in adjacent buildings, as well as your use of rooftop vegetation to help preserve that increased buffer separation. We also understand that you do not propose to serve food or alcohol on that deck, nor will you have music, amplified or otherwise. However, we remain concerned that the buffer separation still is not enough, and that, in any event, the roof deck inevitably will attract guests, whose voices and other noise-generating activity will carry to, and likely disturb, nearby residents.

We recommend that you eliminate the roof deck, which should also have as an additional benefit reduction in the size of the large rooftop structure.

- **Parking.** We continue to be concerned about the hotel’s reliance (over-reliance in the view of some board members) on ridesharing services (e.g., Lyft and Uber), as a result you do not provide any permanent parking arrangements, either for guests of employees. This is particularly a concern in light of the large traffic volume and street parking demand that area.

We recommend that you implement means to provide fixed parking at least for employees (e.g., through an agreement with adjacent hotels) and that you consider hiring a valet parking company if needed for guests (as you mentioned in your presentation to our board).

September 22, 2017

Page 3

- **Street activation.** We strongly encourage street activation. We want to be certain that ground-level windows and their treatment are sufficient to ensure visual activation, and without blockage.

We recommend that you continue to develop and implement means to further activate ground floor activity.

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Again, thank you for coming to our board meeting. We much appreciate your presentation. And, we look forward to discussing these matters further with you, if you would like.

Sincerely,



Co-Chair, Planning & Zoning Committee
Immediate Past President
Telegraph Hill Dwellers

cc: Carly Grob carly.grob@sfgov.org
Jonas P. Ionin Commissions.Secretary@sfgov.org
Supervisor Aaron Peskin, District 3 aaron.peskin@sfgov.org

Received at CPC Hearing 9/28/17
C. Grob.

September 28, 2017

S. F. Planning Commission

RE: Agenda item #20. 2014-002849CUA --- 1196 COLUMBUS AVENUE

Dear Commissioners,

A tourist hotel, Moxy Hotel, is not an appropriate use of the site.

There are negative impacts on nearby residential sites, a senior center and a youth center.

A tourist hotel, especially one from a 'chain' (Marriott hotels) is not appropriate for the site.

I oppose granting a Conditional Use (CU) permit for Moxy Hotel or any such hotels.

There is a need for housing --- not 'chain' tourist hotels --- at that location in the city, which is predominantly residential.

Respectfully submitted,



Lance Carnes
SF property owner

SPRINKLER FITTERS AND APPRENTICES

LOCAL 483

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



Stanley M. Smith
Business Manager

Dylan M. Boldt
Tony Rodriguez
Dan Torres
Business Agents

Jeffrey M. Dixon
John Medina
Organizers

Bill Bourgeois
*Market Development
Representative*

September 25, 2017

Ms. Carly Grob
San Francisco Planning Department
1650 Mission Street, Ste 400
San Francisco, CA 94103

RE: 1196 Columbus Avenue, San Francisco (Case #2014.002849CUA)

Dear Ms. Grob,

Sprinkler Fitters, UA Local 483 supports Urban Communities/Presidio Development Partner's proposed project at 1196 Columbus Avenue, San Francisco. We believe this project will be a benefit to the local community and the City of San Francisco for the following reasons:

- Stimulate the local economy by providing Union construction jobs for San Francisco residents
- Employ state of California certified building trades apprentices during construction, ensuring middle-class career pathways for our local youth
- Developer was open to discuss our concerns and has committed to partner with our local union construction community

For all of the aforementioned reasons, we urge the Planning Commission to approve this Project as proposed.

Respectfully,

~~SPRINKLER FITTERS AND APPRENTICES~~

STANLEY M. SMITH
Business Manager/Financial Secretary

SMS/dk
OPEIU-29-AFL-CIO

September 25, 2017

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

Re: Opposition to the Proposed Development of the Moxy Hotel at 1196
Columbus Street.

Dear Planning Commission Members,

On behalf of Kai Ming Head Start Board of Directors and, Parent Policy Council, we would like to voice our opposition and concerns regarding the proposed development of the Moxy Hotel at 1196 Columbus Street, San Francisco.

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- (1) the potential atmosphere changes for this resident-dominated block and
- (2) the interruption to Kai Ming services due to the construction

Concerns on the Potential Atmosphere Change

This block always has had a calm atmosphere. With its current design, residents, children and families have resided on one side of the block, with some very small businesses and a Cable Car station on the other side. This design, creates a balanced ecology to protect the health and safety of our families while business are still able to provide services to tourists.

Page 2.

Our major concern about the Moxy Hotel proposal is that it might create a tension to impact the ecology in a negative way. **Children and parents will be exposed to hotel customers who have a different life style, which will adversely affect the children's development.** We certainly embrace the diversity of the City, including different business models in the immediate environment. However, we are concerned the incredible resources Kai Ming brings to this community will be negatively impacted. From the overall community development perspective, there are many other locations that the Hotel can provide services to their target customers. However, there is very limited space available in the City that have the capacity to provide quality early childhood education services for families in this community.

Furthermore, the drop in and off for 40 families will be impacted by the Hotel traffic. The impact is not just on the traffic, but also the exposure for our young children to the Hotel guests' lifestyle, particularly in the children's early learning phases of their lives.

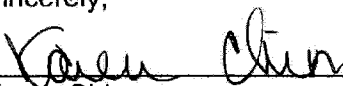
Interruption Due To The Construction

One of the most important aspect of early care and education for the most vulnerable families is to provide a healthy and safe learning environment with a consistent schedule. Our North Beach Center serves these families from 8:00 am to 4:00 pm. With the foreseen noise and dust from the construction, it will bring hardship to our indoor and outdoor instruction time. It will also impact our children's ability to take a nap during the day.

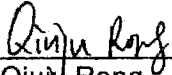
In order to keep the Federal, State and City funding for our services, we are mandated to keep the quality of our services at a high standard. The hardship caused by the construction will definitely jeopardize not only the learning opportunity for the children and parents, but also the funding from all public funders.

We believe community building is a shared responsibility of all stakeholders. We respect and embrace the diverse nature of San Francisco. At the same time, we need to advocate for a positive learning environment for our children and their parents. We urge the investor of this proposed project to consider the community needs and to mitigate the adverse effect on our children or consider different types of investment that can be profitable and in the best interest of the community.

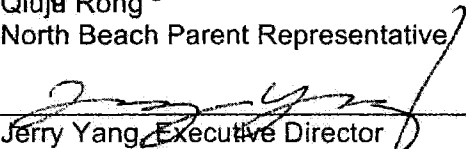
Sincerely,



Karen Chin
Board of Directors Chairperson



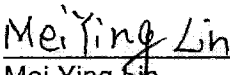
Qiuju Rong
North Beach Parent Representative



Jerry Yang, Executive Director



Mimi Yan
Policy Council Chairperson



Mei Ying Lin
North Beach Parent Representative

cc: Supervisor Aaron Peskin

Wick Hu

Jiehua Tang

Ying yu

Shuren An

Wiao sun zhang

Tao Tian zhen

Aichen Lin

~~Ally~~
~~Peter~~
~~W~~

W Kong zhou

Jing shun zhao

Yue ting Wu

De Guang mei

Hong shen

~~Sandy~~

Long Luong

Loan Lu

Li Hong Chen

Qu Yang Liu

Chang zhen

MEI JUN

Chen Yan Yu

~~Jess~~

Esther Tang

Elaine ~~Chen~~

Rui Faw man

Georg Shi

