File No. 240228 **Committee Item No.** 3
Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation **Date:** June 3, 2024
Board of Supervisors Meeting: **Date:** June 11, 2024

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Prepared by: John Carroll **Date:** May 30, 2024
Prepared by: John Carroll **Date:** June 3, 2024
Prepared by: **Date:**

[Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 240228 and is incorporated herein by reference. The Board affirms this determination.

(b) On May 2, 2024, the Planning Commission, in Resolution No. 21554, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 240228, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21554, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. 240228 and is incorporated herein by reference.

Section 2. Background and Findings.

(a) On December 12, 2023, the Board of Supervisors passed the Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") (Ordinance No. 241-23, on file with the Clerk of the Board in File No. 230505) to facilitate the redevelopment of the Irish Cultural Center, subject to certification by the California Coastal Commission ("Coastal Commission"). That ordinance, which amended the Planning Code, Zoning Map, and Local Coastal Program ("LCP"), having been signed by the Mayor on December 13, 2023, is now effective, but is not operative because it has not been certified by the Coastal Commission. See Section 5 of Ordinance No. 241-23.

(b) On December 12, 2023, the Board of Supervisors also adopted Resolution No. 571-23, on file with the Clerk of the Board in File No. 231137. That resolution, which was signed by the Mayor on December 13, 2023, authorized the Director of the Planning Department to transmit Ordinance No. 241-23 to the Coastal Commission for certification.

(c) Coastal Commission staff have recommended that the City define the principal permitted use ("PPU") under the City's LCP for both the SUD and all other zoning districts within the City's Coastal Zone to specify whether certain coastal development permitting decisions are appealable to the California Coastal Commission. The City will continue to evaluate the PPUs identified in this ordinance within the City's Coastal Zone, and may seek to amend those PPUs in the future.

(d) The existing 100-foot height limit for the SUD (Assessor's Parcel Block No. 2513, Lot No. 026) has been in effect since 1970 (see Ordinance No. 177-70, on file with the Clerk of the Board in File No. 240228), 16 years before the Coastal Commission's certification of the City's LCP in 1986. That height limit is depicted on the Zoning Map in Sectional Map No. HT13. The City's Coastal Zone Issue Papers (on file with the Clerk of the Board in File No. 240228) discussed the 100-foot height limit in the years leading up to the certification of the LCP. However, neither the City nor the Coastal Commission can locate a certified copy of Sectional Map No. HT13. As such, out of an abundance of caution, the controls of this SUD also reaffirm the 100-foot height limit for the purposes of this LCP amendment. This amendment does not modify height limits in the SUD, but instead clarifies the height limit for the purposes of the LCP.

(e) Because Ordinance No. 241-23 is now effective, although not yet operative and thus not published in the Planning Code, the ordinance in this Board File No. 240228 shows in "existing text" font (plain Arial) Planning Code Section 249.96, which established the SUD in Ordinance No. 241-23. The ordinance shows the amendments clarifying the maximum height in the SUD and principal permitted use in "addition to Code" font (single-underline italics Times New Roman) or "deletion to Code" font (strikethrough italics Times New Roman), as applicable.

(f) The Board of Supervisors finds that the Planning Code amendments in this ordinance will fulfill a public purpose and serve the public convenience and general welfare by facilitating the continued operation and expansion of the Cultural Center, a longstanding San Francisco community center. The continuation of this use is important to retain existing neighborhood character and will benefit area residents, visitors, and the broader community for years to come. The Board of Supervisors also finds that specifying PPUs for purposes of potential appeal to the Coastal Commission is consistent with the Coastal Act's intent, and will help to ensure that only the types of coastal development permitting decisions that are specified in the Coastal Act are appealable to the Coastal Commission.

(g) The Board of Supervisors finds that the Wawona Street and 45th Avenue Cultural Center Special Use District and its controls, as shown in Section 3 of this ordinance, constitute an amendment to the City's LCP. The Board of Supervisors finds that the LCP amendment conforms with the applicable provisions of the Coastal Act of 1976, and that the amendment is consistent with and adequate to carry out the provisions of the City's certified LCP Land Use Plan – the Western Shoreline Area Plan. The Board further finds that the amendment will be implemented in full conformance with the Coastal Act's provisions.

Section 3. The Local Coastal Program and Articles 2 and 3 of the Planning Code are hereby amended by revising Sections 249.96, 330.9, and 330.10 to read as follows:

SEC. 249.96. WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT.

(a) **General**. A special use district entitled the "Wawona Street and 45th Avenue Cultural Center Special Use District" consisting of Assessor's Parcel Block No. 2513, Lot No. 026, is hereby established for the purposes set forth below. The boundaries of the Wawona

Street and 45th Avenue Cultural Center Special Use District are designated on Sectional Map No. SU13 of the Zoning Map.

(b) **Purpose**. The purpose of this special use district is to provide for the development of a community center with related educational, cultural, social, entertainment, recreational, and retail uses to serve both the immediate neighborhood and the larger San Francisco community.

(c) **Development Controls**. Applicable provisions of the Planning Code shall control except as otherwise provided in this Section 249.96. If there is a conflict between other provisions of the Planning Code and this Section 249.96, this Section 249.96 shall prevail.

(1) The following uses and use categories shall be permitted as principal uses on all floors: General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment.

(2) The provisions of Planning Code Sections 121.1 (Development of Large Lots, Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood Commercial and Neighborhood Commercial Transit Districts) shall not apply.

(3) For the purposes of compliance with Planning Code Section 169 (Transportation Demand Management Program), development projects shall be subject to 30% of the applicable target. All other provisions of Section 169 shall apply.

(4) The applicable height limit shall be 100 feet.

(d) ***~~Conditional Use Authorization~~Additional Exceptions***. *The following e~~E~~*xceptions from otherwise applicable requirements of th*e~~is~~ Planning* Code may be appropriate to further the purpose of the Wawona Street and 45th Avenue Cultural Center Special Use District. The Planning Commission may authorize *the following* exceptions from *~~the following~~Planning* Code requirements through a Conditional Use Authorization:

(1) **Floor Area Ratio.** The maximum Floor Area Ratio shall be 7.0:1.

(2) **Rear Yard Setbacks.** The provisions of Section 134 do not apply*, and thus there shall be no required rear yard*.

(3) **Bulk.** The applicable Bulk limits shall be a maximum length of 130 feet and a maximum diagonal of 176 feet, applying at a height of 40 feet and above.

(e) ***Principal Permitted Use Under the Local Coastal Program****. Notwithstanding any other provisions of this Code or the City and County's Local Coastal Program Implementation Plan that identify principal permitted, conditional, and other types of uses, within the Wawona Street and 45th Avenue Cultural Center Special Use District, the principal permitted use for the purposes of California Public Resources Code Section 30603(a)(4) shall be Commercial, where, solely for the purposes of this Special Use District, that shall be understood to mean a community center with related educational, cultural, social, office, entertainment, recreational, wireless telecommunications services, and retail uses. The designation of the principal permitted use for the purpose of the Local Coastal Program does not alter the uses permitted on the site under the Planning Code or applicable requirements under the Planning Code to establish such uses.*

SEC. 330.9. APPEAL PROCEDURES.

(a) All Coastal Zone Permit Applications may be appealed to the Board of Appeals as described in Section 308.2 of this Code. Local appeal of a Coastal Zone Permit is not subject to the aggrieved party provisions in Section 330.2(a) of this Code, but must comply with the appeal review procedures of Section 330.5.1(b) and Section 330.5.2 of this Code.

(b) Appeal to the California Coastal Commission is available only for approved projects in the appealable area of the Coastal Zone, as designated in Sectional Maps CZ4, CZ5 and CZ13 of the Zoning Map*; under California Public Resources Code Section 30603(a)(4), for approved projects that involve a use that is not the principal permitted use designated in Planning Code Section 330.9(c); and under California Public Resources Code Section 30603(a)(5), for approved*

or~~.~~ ~~D~~*d*isapproved *projects that involve a major public works project or a major energy facility, all as further described in Section 330.10*~~*Coastal Zone Permit Applications are not appealable to the California Coastal Commission*~~.

(c) ***Principal Permitted Use Under the Local Coastal Program****. Notwithstanding any other provisions of this Code or the City and County's Local Coastal Program Implementation Plan that identify principal permitted, conditional, and other types of uses, the principal permitted use for the purposes of California Public Resources Code Section 30603(a)(4) shall be as described in this subsection (c). The designation of the principal permitted use for the purpose of the Local Coastal Program does not alter the uses permitted on any site under the Planning Code or applicable requirements under the Planning Code.*

(A) Residential Districts: Residential Uses.

(B) Parkmerced Residential District: Residential Uses.

(C) Neighborhood Commercial Districts: Commercial Uses.

(D) Public Districts: Public Uses, where that shall be understood to mean a Public Facility, Open Recreation Area, or Passive Outdoor Recreation.

(E) Wawona Street and 45th Avenue Cultural Center Special Use District: Commercial Uses, as defined in Section 249.96(e).

(~~c~~*d*) A Coastal Zone Permit *decision* which may be appealed to the California Coastal Commission can be appealed by filing with the California Coastal Commission within 10 working days after the California Coastal Commission receives notice of final action from the Planning Department. Appeals to the California Coastal Commission are subject to the aggrieved party provisions in Section 330.2(a).

(~~d~~*e*) An applicant is required to exhaust local appeals before appealing to the California Coastal Commission.

(~~e~~f) Major public works and energy facilities within the Coastal Zone may be appealed to the California Coastal Commission whether approved or not by the local government.

SEC. 330.10. APPEALABLE PROJECTS

The following projects may be appealed to the California Coastal Commission:

(a) Projects approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, or as otherwise indicated in Sectional Maps CZ4, CZS, and CZ13 of the Zoning Map.

(b) Projects approved and located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

(c) Any project which constitutes a major public works project or a major energy facility, including the following:

(1) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. A railroad whose primary business is the transportation of passengers shall not be considered public works nor a development if at least 90 percent of its routes located within the coastal zone utilize existing rail or highway rights-of-way.

(3) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

(4) All community college facilities.

(5) Major public works or energy facility with an estimated cost of $100,000 or more.

(6) Energy facilities is any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

(d) Projects proposing a use that is not designated as the principal permitted use in the applicable Zoning District in subsection 330.9(c).

Section 4. Ordinance No. 241-23 included, pursuant to Sections 106 and 302(c) of the Planning Code, an amendment of Sheet SU 13 of the Zoning Map of the City and County of San Francisco. The Zoning Map amendment is hereby reprinted:

Assessor's Parcel (Block/Lot Numbers)	**Special Use District Hereby Approved**
2513/026	Wawona Street and 45th Avenue Cultural Center Special Use District

Section 5. Local Coastal Program. The Local Coastal Program is hereby amended to add Planning Code Section 249.96 and to modify Planning Code Sections 330.9 and 330.10, as set forth above in Section 3, including the Zoning Map amendment as reprinted above in Section 4.

Section 6. Effective Date; Operative Date.

(a) This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

(b) Upon enactment pursuant to this Section 6, the Director of the Planning Department shall submit this ordinance to the California Coastal Commission for certification as a Local Coastal Program Amendment. This ordinance, which constitutes both the unamended and amended text of Planning Code Section 249.96 in Section 3 and the reprinted Zoning Map amendment in Section 4, shall be operative upon final certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative 30 days after enactment of the modifications.

Section 6. Transmittal of Ordinance. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 240228. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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FILE NO.

LEGISLATIVE DIGEST

[Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The property at 2700 45th Avenue (Assessor's Parcel Block No. 2513, Lot. No. 026) is subject to the controls in the Planning Code that govern the Small-Scale Neighborhood Commercial District (NC-2), and the controls that govern the 100-A height and bulk district. On December 12, 2023, the Board of Supervisors passed the Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") (Ordinance No. 241-23, on file with the Clerk of the Board in File No. 230505) to facilitate the redevelopment of the Irish Cultural Center, subject to certification by the California Coastal Commission ("Coastal Commission"). That ordinance, which amended the Planning Code, Zoning Map, and Local Coastal Program ("LCP"), having been signed by the Mayor on December 13, 2023, is now effective, but is not operative because it has not been certified by the Coastal Commission.

Under the California Coastal Act of 1976 (Public Resources Code Section 30000 et seq., "Coastal Act"), the City administers the LCP, which has been certified by the Coastal Commission. The LCP addresses coastal access, public recreation, transportation, land use, and habitat protection within the San Francisco Coastal Zone. Under the LCP, the City is authorized to issue coastal development permits for projects proposing development within a portion of the Coastal Zone. Certain coastal development permits issued by the City are appealable to the Coastal Commission, including coastal development permits for projects that involve a use that is not the designated principal permitted use for the project site under California Public Resources Code Section 30603(a)(4).

Amendments to Current Law

This ordinance would amend the SUD to clarify the applicable height limit and to designate the principal permitted use for the SUD for the purposes of California Public Resources Code Section 30603(a)(4) as Commercial, where, solely for the purposes of the SUD, that term

shall be understood to mean a community center with related educational, cultural, social, office, entertainment, recreational, wireless telecommunications services, and retail uses.

This ordinance would also designate the principal permitted use for the purposes of California Public Resources Code Section 30603(a)(4) for all zoning districts with the City's coastal zone.

This ordinance would constitute an amendment to the City's Local Coastal Program, subject to certification by the California Coastal Commission.

Background Information

The Irish Cultural Center has operated at 2700 45th Avenue for more than 45 years. The two-story building not been significantly renovated since it was first constructed. The amendments to the SUD would facilitate the permitting and construction of a modern, state-of-the-art community center that will reactivate the street frontages, beautify the neighborhood, and provide the public with additional educational, cultural, social, entertainment, recreational, and retail opportunities.

This ordinance will become operative upon certification by the Coastal Commission. If the Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative 30 days after enactment of the modifications.

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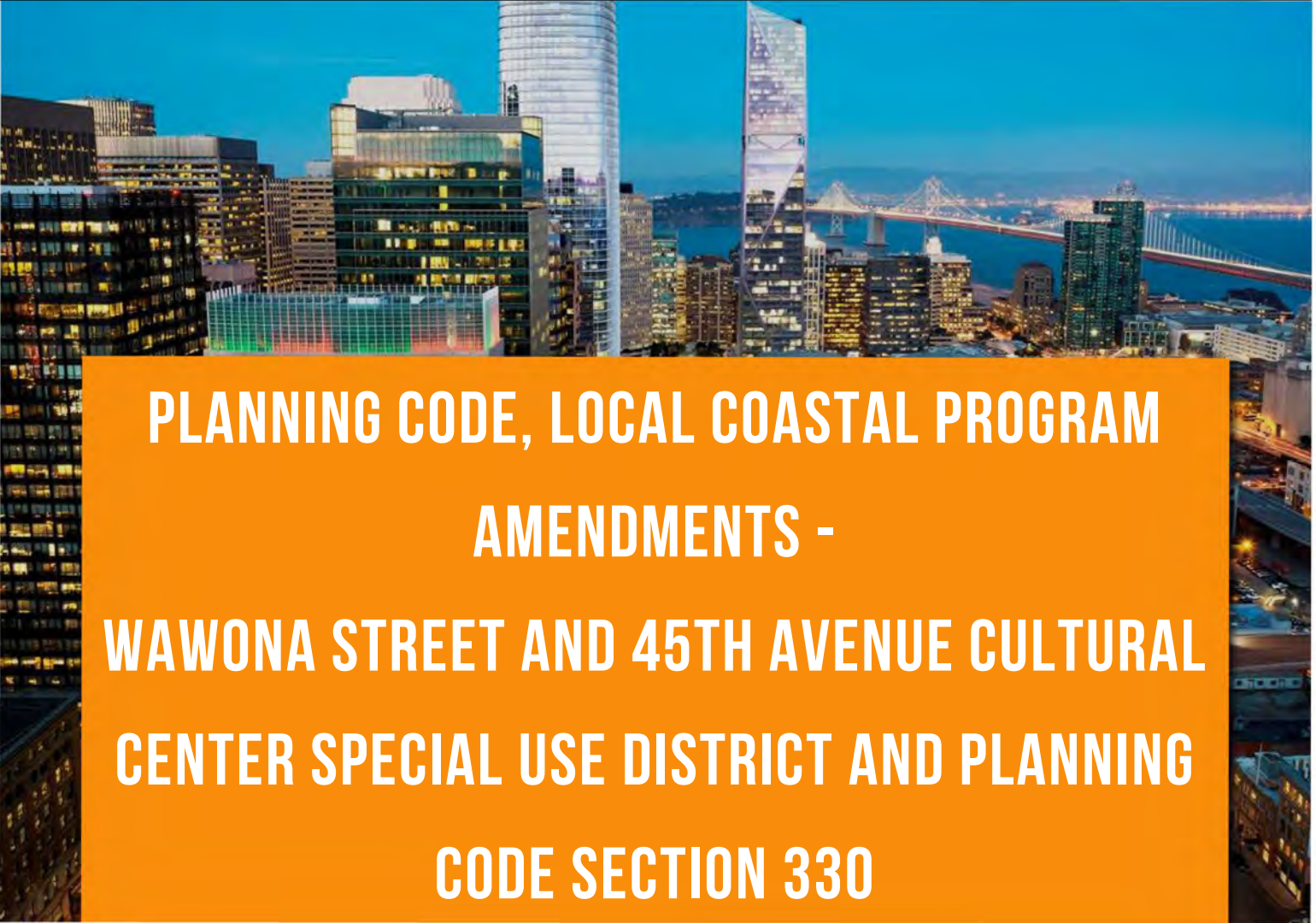

PLANNING CODE, LOCAL COASTAL PROGRAM AMENDMENTS - WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT AND PLANNING CODE SECTION 330

San Francisco Planning

Gabriela Pantoja
Senior Planner /
June 3, 2024 /
Land Use and Transportation Hearing

Action Items

1. Subsequent Planning Code Amendments to the already effective but not operative Wawona St. and 45th Ave. Cultural Center Special Use District clarifying the 100 foot height limit for the subject property

2. Planning Code Amendments to Section 330 to designate principal permitted uses within the City's Coastal Zone for purposes of appeal to the California Coastal Commission

3. Local Coastal Program (LCP) Amendments to add the Wawona St. and 45th Ave. Cultural Center SUD and amendments to Planning Code Section 330

4. Resolution transmitting to the California Coastal Commission for review and certification an amendment to the Implementation Program portion of the certified Local Coastal Program add the Wawona Street and 45th Avenue Cultural Center Special Use District and to designate the principal permitted use within the City's Coastal Zone

45TH AVE & SLOAT BLVD

45TH AVE & WAWONA ST

Local Coastal Program Amendments Timeline

THANK YOU

San Francisco Planning

Gabriela Pantoja
Senior Planner
San Francisco Planning

Gabriela.Pantoja@sfgov.org
www.sfplanning.org

Wawona St. and 45th Ave. Cultural Center Special Use District

0 0.015 0.03 0.06 Mile

30 April 2024

- Wawona St. and 45th Ave. Cultural Center SUD Location
- Coastal Zone Boundary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

May 3, 2024

Ms. Angela Calvillo, Clerk
Honorable Supervisor Engardio
Honorable President Peskin

Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2024-002677PCA / Board File No. 240228:
Planning Code, Local Coastal Program Amendment - Wawona St. and 45th Ave. Cultural Center SUD

Planning Commission Recommendation: **Approval**

Dear Ms. Calvillo, Supervisor Engardio, and President Peskin,

On May 2, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Joel Engardio and Board President Aaron Peskin, that would amend the Planning Code to clarify the Wawona Street and 45th Avenue Cultural Center Special Use District's height limit, and amend the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District and to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission. At the hearing the Planning Commission recommended approval.

The proposed Ordinance and associated Project have been determined exempt from the California Environmental Quality Act ("CEQA") as an Infill Exemption per CEQA Guidelines Section 15183.3.

Please find attached documents relating to the Commission's action. If you have any questions or require further information please do not hesitate to contact me or Gabriela Pantoja at gabriela.pantoja@sfgov.org.

Sincerely,

Daniel A. Sider, AICP
Chief of Staff

cc: Peter Miljanich, Deputy City Attorney
Jonathan Goldberg, Aide to Supervisor Joel Engardio
Nate Horrell, Aide to President Aaron Peskin
Erica Major, Office of the Clerk of the Board

Attachments :
Planning Commission Resolution
Planning Department Executive Summary
Environmental Review Document

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION RESOLUTION NO. 21554

HEARING DATE: MAY 2, 2024

Project Name:	Wawona Street and 45th Avenue Cultural Center Special Use District
Case Number:	2024-002677PCA [Board File No. 240228]
Initiated by:	Supervisors Joel Engardio, Aaron Peskin / Introduced March 12, 2024
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, 628-652-7380

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CLARIFY THE WAWONA STREET AND 45TH AVENUE SPECIAL USE DISTRICT'S (ORDINANCE NO. 241-23) HEIGHT LIMIT AND PRINCIPAL PERMITTED USE FOR PURPOSES OF THE CITY'S LOCAL COASTAL PROGRAM, AMEND THE CITY'S LOCAL COASTAL PROGRAM TO ADD THE WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT, AND AMEND THE LOCAL COASTAL PROGRAM (PLANNING CODE SECTION 330) TO DESIGNATE THE PRINCIPAL PERMITTED USE WITHIN THE CITY'S COASTAL ZONE FOR PURPOSES OF APPEAL TO THE CALIFORNIA COASTAL COMMISSION; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on March 12, 2024, Supervisors Joel Engardio and Board President Aaron Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 240228, which would amend the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's (Ordinance No. 241-23) height limit and principal permitted use for purposes of the City's Local Coastal Program, amend the City's Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, and amend the Local Coastal Program (Planning Code Section 330) to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 2, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be exempt under Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 on July 17, 2023 (Planning Case No. 2022-001407ENV); and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance.

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:

The Commission finds that the proposed Ordinance will support social, recreational, athletic, and cultural needs of the San Francisco and greater Bay Area Irish community and facilitate the redevelopment of a distinctive building that reflects the Irish heritage helps maintain a sense-of-place for the community. The Commission also finds that the proposed Ordinance will remove an unintended consequence of the Coastal Act and remove uncertainty in the regulatory review process for developments that advance the City's goals of providing housing, job, and business opportunities, fostering community, and promoting recreational activities.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Goals, Objectives, and Policies

GOAL 5. PROMOTE NEIGHBORHOODS THAT ARE WELL-CONNECTED, HEALTHY, AND RICH WITH COMMUNITY CULTURE.

OBJECTIVE 5.C
ELEVATE EXPRESSION OF CULTURAL IDENTITIES THROUGH THE DESIGN OF ACTIVE AND ENGAGING NEIGHBORHOOD BUILDINGS AND SPACES.

Policy 37
Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 3
ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1
Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3
Develop centers to serve an identifiable neighborhood.

Policy 3.4
Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5
Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 3.6
Base priority for the development of neighborhood centers on relative need.

Policy 3.8
Provide neighborhood centers with a network of links to other neighborhood and citywide services.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.
Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 3
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1
Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2
Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Ordinance will facilitate the development of an expanded community facility for the United Irish Cultural Center, a longtime community member of the Outer Sunset neighborhood, within proximity to public transportation. The Ordinance will foster the development of a high-quality design and prominent mixed-use building that better meets the needs of an established community facility that provides recreational, educational, and civic opportunities for the residents of the Outer Sunset neighborhood. The Ordinance will also preserve an important part of San Francisco and its Irish community's history.

WESTERN SHORELINE AREA PLAN

TRANSPORTATION AND ACCESS

OBJECTIVE 1
IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

Policy 1.2
Provide transit connections amongst the important coastal recreational destinations.

Policy 1.4
Provide incentives for transit usage.

Located less than a block from the 18 and 23 bus lines and less than a quarter mile from L-MUNI line, the proposed Ordinance and associated development will increase transit usage and further increase public access to the immediate neighborhood and coast. The associated development will implement a Transportation Demand

Management (TDM) plan that intends to decrease the number of single occupancy vehicle trips, and the pressures they add to San Francisco's limited public streets and rights-of-way, contributing to congestion, transit delays, and public health and safety concerns caused by motorized vehicles, air pollution, greenhouse gas (GHG) emissions, and noise, thereby negatively impacting the quality of life in the City. Specifically for the immediate neighborhood of the subject site, the concern is the pressure that potential increase in demand for on-street parking associated with private businesses spills over to public beach parking, thereby limiting coastal access to only those people who live within walking or biking distance of the shoreline. The TDM plan includes providing real time transportation information displays at the site, multimodal wayfinding signage, tailored marketing and communication campaigns for employees and attendees of the site and improving walking conditions. As part of the development, the adjacent sidewalk will increase in width, new street trees will be planted, and new ADA ramps and bulbout will be provided at the intersection of Wawona Street and 45th Avenue.

In addition to incentivizing transit usage, the proposed Ordinance and associated development will also encourage other means of transportation to the site and immediate neighborhood. As part of the TDM plan, the development will provide four car-share spaces on site and 86 bicycle parking spaces either on site or within the adjacent public-right-of-way. Bicycle parking is a prominent form of transportation in the immediate neighborhood. The location of the development is located less than four blocks from Great Highway, a prominent recreational and bike trail along the coast. Attendees and employees traveling by bicycle and looking to enjoy the Great Highway can easily access it via a connecting bike lane along Sloat Boulevard, directly south of the site.

The proposed Ordinance will facilitate a development that includes 54 off-street parking spaces, including ADA passenger spaces, and commercial loading spaces along the public-right-of-way. As identified in the project specific transportation study, the proposed development will generate an estimated 352 net new vehicle trips during the weekday p.m. peak hour, including 334 trips by vehicle and 18 trips by taxi or transportation network company. However, the project site is located in an area where existing vehicle miles traveled (VMT) is more than 15 percent below the existing Bay Area regional average VMT per capita (or employee). The associated development would not cause substantial additional VMT nor create significant public transit delay impacts. The number of proposed off-street parking spaces at the site will not generate a significant volume of vehicular traffic such that public transit operations on nearby roadways would be affected.

OCEAN BEACH

OBJECTIVE 6

MAINTAIN AND ENHANCE THE RECREATIONAL USE OF SAN FRANCISCO'S OCEAN BEACH SHORELINE.

Policy 6.1
Continue Ocean Beach as a natural beach area for public recreation.

Policy 6.5
Enhance the enjoyment of visitors to Ocean Beach by providing convenient visitor-oriented services, including take-out food facilities.

The proposed Ordinance and associated development will also not significantly impact the enjoyment of the adjacent recreation areas or parks nor impact any candidate, sensitive, or special-status species, wetlands as

defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations. The site does not contain any candidate, sensitive, or special-status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations.

A geotechnical investigation was prepared for the proposed development that reviewed available geologic and geotechnical data in the site vicinity to develop preliminary recommendations regarding soil and groundwater conditions, site seismicity and seismic hazards, the most appropriate foundation type(s) for the proposed structure, and construction considerations, among other topics. The geotechnical report includes recommendations related to construction, including site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors, site drainage, underpinning, temporary and finished slopes, and temporary shoring. Implementation of these recommendations, which would be overseen by the Department of Building Inspection, would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The potential for risk of loss, injury, or death related to landslides of liquefaction would be low as the site is also not in within landslide or liquefaction hazard zones, Alquist-Priolo Earthquake Fault Zone, nor within a 100-year flood hazard zone, or a tsunami or seiche hazard area.

Additionally, the proposed Ordinance and associated development is the culmination of a collaborative effort between the applicants, United Irish Cultural Center, and the community. Prior to the submittal of the required applications, the applicants conducted a Pre-Application Meeting on August 4, 2021 and subsequently held a kick-off meeting on August 28, 2021. Both meetings were well attended. Since the kick-off meeting, the applicants have continued to provide community members with updates via a monthly newsletter and a dedicated website.

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

OBJECTIVE 11
PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 11.3
Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to residents of all income levels, especially low- and moderate-income people.

Policy 11.7
Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.

The proposed Ordinance will eliminate an unintended consequence of the Coastal Act. By identifying a principally permitted land use for the purposes of the Coastal Act, an uncertainty from regulatory review processes will be removed for the identified land uses (i.e. housing) that are already permitted by the Planning Code within their respective Zoning Districts. The identified land uses reflect the City's goals in advancing housing, business, and job opportunities, and in fostering community within neighborhoods.

The proposed Ordinance and associated Project will also reinforce and enhance the existing commercial corridor along Sloat Boulevard that includes the Zoo and Ocean Beach by introducing new patrons to the area. The surrounding neighborhood includes variety of land uses including residential, restaurant, motel, retail, and the Zoo. As one of the few community facilities on the west side of the City, the proposed new and improved community facility, operated by the United Irish Cultural Center, will continue to serve as a recreational outlet aside from the coast and Zoo and continue to enhance the lives of its community members by providing a space for informal activities and programs related to recreation, education and civic concerns of all age groups. While the center's programming will have a focus on preserving and reflecting the history of Irish community, the center will continue to enhance the community life of Outer Sunset residents by providing a space for all reactional, educational, and civic activities. Having served the community for more than 45 years, the United Irish Cultural Center, a non-profit organization, has deep roots in the neighborhood and is a respected and beloved member of the Parkside and Outer Sunset communities. For these reasons, supporters of the center include Cub Scout Park 0108, the Kennelly School of Irish Dance, Michel Dillion School of Irish Dance, SF Connaught Social and Athletic Club, and more than 260 public members,

Designed with an eye on reflecting the history and aspirations of the Irish community, the proposed mixed-use building to be facilitated by the proposed Ordinance will be prominent high-quality design that incorporate elements of the Irish culture including blue Kilkenny limestone and a rooftop that represents the four provinces of Ireland. The rooftop will be designed to include a roof deck that faces the coast and provides a view onto the Pacific Ocean. Located more than four blocks from the coast, the proposed building will not impact protected views to and along the ocean and scenic coastal areas. As a new and improved United Irish Cultural Center with public and civic importance, the building warrants a prominent design. The surrounding neighborhood is characterized by a mix of buildings with a variety of building heights, architectural styles, and materials. While there is a majority of smaller scale, one-to-three story residential and commercial buildings immediately adjacent to the subject property, the property is located within close proximity to a commercial corridor that includes buildings that are taller and bigger in size including a five-story-over-basement development at 2800 Sloat Boulevard.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 2, 2024.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2024.05.02 15:43:50 -07'00'

Jonas P. Ionin
Commission Secretary

AYES: Williams, Braun, Imperial, Koppel, Moore, Diamond

NOES: None

ABSENT: None

ADOPTED: May 2, 2024

San Francisco Planning

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San Francisco, CA 94103
628.652.7600
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EXECUTIVE SUMMARY
PLANNING CODE TEXT AMENDMENT

HEARING DATE: MAY 2, 2024

90-Day Deadline:	June 10, 2024

Project Name:	Wawona Street and 45th Avenue Cultural Center Special Use District
Case Number:	**2024-002677PCA [Board File No. 240228]**
Initiated by:	Supervisors Joel Engardio, Aaron Peskin / Introduced March 12, 2024
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, 628-652-7380
Environmental Review:	Exemption

Recommendation:	Approval

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's (Ordinance No. 241-23) height limit and principal permitted use for purposes of the City's Local Coastal Program, amend the City's Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, and amend the Local Coastal Program (Planning Code Section 330) to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission.

The Way It Is Now:

On December 12, 2023, the Board of Supervisors passed the Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") (Ordinance No. 241-23, Board File No. 230505) to facilitate the redevelopment of the Irish Cultural Center, subject to certification by the California Coastal Commission ("Coastal Commission"). That ordinance, which amended the Planning Code, Zoning Map, and Local Coastal Program ("LCP"), having been signed by the Mayor on December 13, 2023, is now effective, but is not operative because it has not been certified by the Coastal Commission.

Under the California Coastal Act of 1976 (Public Resources Code Section 30000 et seq., "Coastal Act"), the City administers the LCP, which has been certified by the Coastal Commission. The LCP addresses coastal access, public recreation, transportation, land use, and habitat protection within the San Francisco Coastal Zone. Under the LCP, the City is authorized to issue coastal development permits for projects proposing development within a portion of the Coastal Zone. Certain coastal development permits issued by the City are appealable to the Coastal Commission, including coastal development permits for projects that involve a use that is not the designated principal permitted use for the project site under California Public Resources Code Section 30603(a)(4).

The Way It Would Be:

This Ordinance will amend the Wawona Street and 45th Avenue Cultural Center Special Use District (SUD) to clarify for the purposes of the LCP Amendment the applicable height limit to be 100 feet and designate the principal permitted use for the SUD for the purposes of California Public Resources Code Section 30603(a)(4) as Commercial, where, solely for the purposes of the SUD, that term shall be understood to mean a community center with related educational, cultural, social, office, entertainment, recreational, wireless telecommunications services, and retail uses.

The Ordinance will amend Planning Code Section 330.9 to designate principal permitted uses for the purposes of California Public Resources Code Section 30603(a)(4) for all zoning districts with the City's Coastal Zone. The designation of the principal permitted use for the purpose of the Local Coastal Program does not alter the uses permitted on any site under the Planning Code or applicable requirements under the Planning Code.

Within the Residential Zoning Districts, Residential Uses shall be principally permitted use.

Within the Parkmerced Residential Zoning Districts, Residential Uses shall be principally permitted use.

Within the Neighborhood Commercial Zoning Districts, Commercial Uses shall be principally permitted use.

Within the Public Zoning District, Public Uses, where that shall be understood to mean a Public Facility, Open Recreation Area, or Passive Outdoor Recreation, shall be principally permitted use.

Background

Local Coastal Program

The Local Coastal Program (LCP) is a policy and regulatory document required by the California Coastal Act that establishes land use, development, natural resource protection, coastal access, and public recreation policies for San Francisco's Coastal Zone. The Coastal Zone extends approximately 6 miles along the City's western shoreline,

from the Point Lobos recreational area in the north to the Fort Funston cliff area in the south and includes 2700 45th Avenue (Irish Cultural Center location). San Francisco's LCP was originally certified in 1986 and consists of two components the Implementation Plan and the Land Use Plan. The former is comprised of the City's Planning Code provisions that relate to development within the Coastal Zone including Planning Code Section 330. The latter consists of those portions of the Western Shoreline Area Plan as certified by the Coastal Commission.

Timeline

On July 27, 2023, the Planning Commission heard and recommended approval to the Board of Supervisors of an Ordinance amending the Planning Code to create the Wawona Street and 45th Avenue Cultural Center Special Use District (SUD)at 2700 45th Avenue, Assessor's Parcel Block No. 2513, Lot No. 026, to facilitate the redevelopment of the Irish Cultural Center and amend the Zoning Map to illustrate the Wawona Street and 45th Avenue Cultural Center SUD. To facilitate the redevelopment, the Wawona St. and 45th Ave. Cultural Center SUD outlined permitted land uses, including General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment, reduced Transportation Demand Management (TDM) requirements, eliminated applicability of Large Lot Development and Non-Residential Use Size Limit requirements, and allowed exceptions from the Floor Area Ratio (FAR), Rear Yard, and Bulk Planning Code requirements via the issuance of a Conditional Use Authorization. At the same hearing, the Commission granted said Conditional Use Authorization under Motion No. 21376 for the demolition of an existing two-story, community facility and new construction of a six-story-over-basement, 91-ft tall, mixed-use building (approximately 129,538 square feet (sq. ft.)) operated by the United Irish Cultural Center that contains Public and Private Community Facilities, Restaurant, Bar, Office, Nighttime Entertainment, and Instructional land uses.

On December 12, 2023, the Board of Supervisors passed the Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") (Ordinance No. 241-23, on file with the Clerk of the Board File No. 230505) to facilitate the redevelopment of the Irish Cultural Center, subject to certification by the California Coastal Commission ("Coastal Commission"). That ordinance, which amended the Planning Code, Zoning Map, and Local Coastal Program ("LCP"), having been signed by the Mayor on December 13, 2023, is now effective, but is not operative because it has not been certified by the Coastal Commission.

Similarly, on December 12, 2023, the Board of Supervisors also adopted Resolution No. 571-23, on file with the Clerk of the Board in File No. 231137. That resolution, which was signed by the Mayor on December 13, 2023, authorized the Director of the Planning Department to transmit Ordinance No. 241-23 to the Coastal Commission for certification.

Since the transmittal to the City's Local Coastal Program Amendment to the Coastal Commission, Coastal Commission staff have recommended that the City define principal permitted uses ("PPU") under the City's Local Coastal Program for both the Wawona Street and 45th Avenue Special Use District and all other zoning districts within the City's Coastal Zone to specify whether certain coastal development permitting decisions are appealable to the California Coastal Commission.

Additionally, the Coastal Commission staff have recommended the inclusion of reiterative language with regard to the Wawona Street and 45th Avenue Cultural Center SUD location's (Assessor's Parcel Block No. 2513, Lot No. 026) applicable height limit for the purposes of the Local Coastal Program (LCP). Since 1970, the subject location's applicable height limit has been 100 feet. That height limit is depicted on Zoning Map Sectional Map No. HT13. However, neither the City nor the Coastal Commission can locate a certified copy of said map within the 1986

initial Local Coastal Program certification for the City. The proposed amendment does not modify height limits in the SUD, but instead clarifies the height limit for the purposes of the LCP Amendment.

Issues and Considerations

General Plan Compliance

The proposed Ordinance will help facilitate the development of a state-of-the-art community facility for San Francisco's Irish population and larger community. As one of the few community facilities on the west side of the City, the new and improved community facility, operated by the United Irish Cultural Center, will continue to serve as a center that enhances the lives of its community members by providing a space for informal activities and programs related to recreation, education and civic concerns for all age groups. While the center's programming focus on preserving and reflecting the history of Irish community, the center will continue to enhance the community life of Outer Sunset residents by providing a space for all reactional, educational, and civic activities. Having served the community for more than 45 years, the United Irish Cultural Center, a non-profit organization, is a proven manager and operator of a large community facility.

The development will also expand the existing community facility's ability to serve the neighborhood with additional neighborhood serving retail use opportunities, job opportunities, and business opportunities and reinforce and enhance the nearby neighborhood serving commercial corridor by introducing additional patrons to the area.

As a prominent high-quality design, the development to be facilitated by the proposed Ordinance will serve as a new visual focal point that marks the presence of the Irish community in San Francisco and the greater Bay Area and will also beautify the immediately adjacent public right of way with improved pedestrian walkways that include new ADA curb ramps, street trees, and bicycle parking spaces.

The proposed Ordinance will also remove an unintended consequence of the Coastal Act and provide more certainty in the regulatory review process for land uses that directly advance the City's goals of providing housing, business, and job opportunities, and in fostering recreational activities and community within neighborhoods in the Coastal Zone.

In conclusion, on balance, the proposed Ordinance is consistent with the Objectives and Policies of the General Plan and the Western Shoreline Area Plan.

Racial and Social Equity Analysis

Understanding the benefits, burdens, and opportunities to advance racial and social equity that proposed Planning Code and Zoning Map amendments provide is part of the Department's Racial and Social Equity Initiative. This is also consistent with the Mayor's Citywide Strategic Initiatives for equity and accountability and with the forthcoming Office of Racial Equity, which will require all Departments to conduct this analysis.

Since 1974, the establishment of the United Irish Cultural Center within the Outer Sunset neighborhood was a testament to the significant Irish-Celtic population in San Francisco and the greater Bay Area at the time. For decades, the Irish population was one of San Francisco's largest demographics and one of the most influential. Many notable Irish took part in the City's economic, political, and cultural history. However, since the late 1970's, the Irish population in San Francisco has been on a decline. By the 2000s, the Outer Sunset neighborhood was

compromised mainly by the Asian American community. As of today, the United Irish Cultural Center remains one of the few active storytellers and anchor points of the long history of the Irish in San Francisco.

For more than 45 years, the United Irish Cultural Center has been a space that enhances the lives of both the Irish and non-Irish community. Although focused on providing programming that helps preserve and reflect the history of Irish community, the Center provides programming of all ages related to recreation, education, and civic concerns.

The Planning Code Text and Local Coastal Program Amendments will help preserve a key component of San Francisco's history and maintain a longstanding community facility in the Outer Sunset neighborhood. As one of the last remaining community facilities on the western section of San Francisco, the previously approved Special Use District (SUD) and its subsequent amendments will permit the development of an expanded space that better fits the needs of the Center and its partnering associations and offers the Center the ability to thrive during a challenging time. Without the previously approved Special Use District (SUD) and its subsequent amendments, the redevelopment of the Irish Cultural Center will not achieve its optimal massing, scale, and use. Thus, both the Planning Code Text and Local Coastal Program Amendments are required for the Center to remain an anchoring point of San Francisco's Irish history and to better serve the larger community.

The Planning Code Text and Local Coastal Program Amendments will also eliminate an unintended consequence of Section 30603 of the Coastal Act. Section 30603 states that the approval action by a local government on a coastal development application for "any development approved by a coastal county that is not designated as the principal permitted use under the zoning ordinance or zoning district map approved pursuant to Chapter 6 (commencing with Section 30500)" may be appealed to the Coastal Commission. By identifying a principally permitted land use for the purposes of the Coastal Act, an uncertainty from regulatory review processes will be removed for the identified land uses (i.e. housing) that are already permitted by the Planning Code within their respective Zoning Districts. The identified land uses reflect the City's goals in advancing housing, business, and job opportunities, and in fostering community within neighborhoods.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission *approve* the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department finds that the Ordinance is, on balance, consistent with the Western Shoreline Area Plan and the Objectives and Policies of the General Plan. The Ordinance will help maintain a longstanding community member, United Irish Cultural Center, within the Outer Sunset neighborhood and preserve an important part of San Francisco's history. The Ordinance will facilitate the expansion of the Center's ability to enhance lives by providing informal activities for all ages related to recreation, education, and civic concerns with a focus on preserving and reflecting the history of the Irish community. The Ordinance will also remove uncertainty in the regulatory review

process for developments that advance the City's goals of providing housing, job, and business opportunities, fostering community, and promoting recreational activities.

Required Commission Action

The proposed Ordinance is before the Commission so that it may approve it, reject it, or approve it with modifications.

Environmental Review

The proposed Ordinance was determined to be exempt under Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 on July 17, 2023 (Planning Case No. 2022-001407ENV).

Public Comment

As of the date of this report, the Planning Department has received two correspondence from members of the public regarding the proposed Ordinance. Members of the public have expressed concerns regarding the clarification height limit language for the Wawona St. and 45th Ave. Cultural Center SUD location.

Attachments:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 240228

San Francisco Planning

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PLANNING COMMISSION DRAFT RESOLUTION

HEARING DATE: MAY 2, 2024

Project Name:	Wawona Street and 45th Avenue Cultural Center Special Use District
Case Number:	2024-002677PCA [Board File No. 240228]
Initiated by:	Supervisors Joel Engardio, Aaron Peskin / Introduced March 12, 2024
Staff Contact:	Gabriela Pantoja, Senior Planner Gabriela.Pantoja@sfgov.org, 628-652-7380

RESOLUTION APPROVING A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO CLARIFY THE WAWONA STREET AND 45TH AVENUE SPECIAL USE DISTRICT'S (ORDINANCE NO. 241-23) HEIGHT LIMIT AND PRINCIPAL PERMITTED USE FOR PURPOSES OF THE CITY'S LOCAL COASTAL PROGRAM, AMEND THE CITY'S LOCAL COASTAL PROGRAM TO ADD THE WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT, AND AMEND THE LOCAL COASTAL PROGRAM (PLANNING CODE SECTION 330) TO DESIGNATE THE PRINCIPAL PERMITTED USE WITHIN THE CITY'S COASTAL ZONE FOR PURPOSES OF APPEAL TO THE CALIFORNIA COASTAL COMMISSION; ADOPTING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, PLANNING CODE SECTION 302 FINDINGS, AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, on March 12, 2024, Supervisors Joel Engardio and Aaron Peskin introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 240228, which would amend the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's (Ordinance No. 241-23) height limit and principal permitted use for purposes of the City's Local Coastal Program, amend the City's Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District, and amend the Local Coastal Program (Planning Code Section 330) to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 2, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be exempt under Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 on July 17, 2023 (Planning Case No. 2022-001407ENV); and

WHEREAS, the Planning 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 Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby approves the proposed ordinance. The Commission's proposed recommendation(s) is/are as follows:

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:

The Commission finds that the proposed Ordinance will support social, recreational, athletic, and cultural needs of the San Francisco and greater Bay Area Irish community and facilitate the redevelopment of a distinctive building that reflects the Irish heritage helps maintain a sense-of-place for the community. The Commission also finds that the proposed Ordinance will remove an unintended consequence of the Coastal Act and remove uncertainty in the regulatory review process for developments that advance the City's goals of providing housing, job, and business opportunities, fostering community, and promoting recreational activities.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Goals, Objectives, and Policies

GOAL 5. PROMOTE NEIGHBORHOODS THAT ARE WELL-CONNECTED, HEALTHY, AND RICH WITH COMMUNITY CULTURE.

OBJECTIVE 5.C
ELEVATE EXPRESSION OF CULTURAL IDENTITIES THROUGH THE DESIGN OF ACTIVE AND ENGAGING NEIGHBORHOOD BUILDINGS AND SPACES.

Policy 37

Facilitate neighborhoods where proximity to daily needs and high-quality community services and amenities promotes social connections, supports caregivers, reduces the need for private auto travel, and advances healthy activities.

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 3
ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1
Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.3
Develop centers to serve an identifiable neighborhood.

Policy 3.4
Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5
Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

Policy 3.6
Base priority for the development of neighborhood centers on relative need.

Policy 3.8
Provide neighborhood centers with a network of links to other neighborhood and citywide services.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1
MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1
Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 3
PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1
Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2
Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The Ordinance will facilitate the development of an expanded community facility for the United Irish Cultural Center, a longtime community member of the Outer Sunset neighborhood, within proximity to public transportation. The Ordinance will foster the development of a high-quality design and prominent mixed-use building that better meets the needs of an established community facility that provides recreational, educational, and civic opportunities for the residents of the Outer Sunset neighborhood. The Ordinance will also preserve an important part of San Francisco and its Irish community's history.

WESTERN SHORELINE AREA PLAN

TRANSPORTATION AND ACCESS

OBJECTIVE 1
IMPROVE PUBLIC TRANSIT ACCESS TO THE COAST.

Policy 1.2
Provide transit connections amongst the important coastal recreational destinations.

Policy 1.4
Provide incentives for transit usage.

Located less than a block from the 18 and 23 bus lines and less than a quarter mile from L-MUNI line, the proposed Ordinance and associated development will increase transit usage and further increase public access to the immediate neighborhood and coast. The associated development will implement a Transportation Demand Management (TDM) plan that intends to decrease the number of single occupancy vehicle trips, and the pressures they add to San Francisco's limited public streets and rights-of-way, contributing to congestion, transit delays,

and public health and safety concerns caused by motorized vehicles, air pollution, greenhouse gas (GHG) emissions, and noise, thereby negatively impacting the quality of life in the City. Specifically for the immediate neighborhood of the subject site, the concern is the pressure that potential increase in demand for on-street parking associated with private businesses spills over to public beach parking, thereby limiting coastal access to only those people who live within walking or biking distance of the shoreline. The TDM plan includes providing real time transportation information displays at the site, multimodal wayfinding signage, tailored marketing and communication campaigns for employees and attendees of the site and improving walking conditions. As part of the development, the adjacent sidewalk will increase in width, new street trees will be planted, and new ADA ramps and bulbout will be provided at the intersection of Wawona Street and 45th Avenue.

In addition to incentivizing transit usage, the proposed Ordinance and associated development will also encourage other means of transportation to the site and immediate neighborhood. As part of the TDM plan, the development will provide four car-share spaces on site and 86 bicycle parking spaces either on site or within the adjacent public-right-of-way. Bicycle parking is a prominent form of transportation in the immediate neighborhood. The location of the development is located less than four blocks from Great Highway, a prominent recreational and bike trail along the coast. Attendees and employees traveling by bicycle and looking to enjoy the Great Highway can easily access it via a connecting bike lane along Sloat Boulevard, directly south of the site.

The proposed Ordinance will facilitate a development that includes 54 off-street parking spaces, including ADA passenger spaces, and commercial loading spaces along the public-right-of-way. As identified in the project specific transportation study, the proposed development will generate an estimated 352 net new vehicle trips during the weekday p.m. peak hour, including 334 trips by vehicle and 18 trips by taxi or transportation network company. However, the project site is located in an area where existing vehicle miles traveled (VMT) is more than 15 percent below the existing Bay Area regional average VMT per capita (or employee). The associated development would not cause substantial additional VMT nor create significant public transit delay impacts. The number of proposed off-street parking spaces at the site will not generate a significant volume of vehicular traffic such that public transit operations on nearby roadways would be affected.

OCEAN BEACH

OBJECTIVE 6
MAINTAIN AND ENHANCE THE RECREATIONAL USE OF SAN FRANCISCO'S OCEAN BEACH SHORELINE.

Policy 6.1
Continue Ocean Beach as a natural beach area for public recreation.

Policy 6.5
Enhance the enjoyment of visitors to Ocean Beach by providing convenient visitor-oriented services, including take-out food facilities.

The proposed Ordinance and associated development will also not significantly impact the enjoyment of the adjacent recreation areas or parks nor impact any candidate, sensitive, or special-status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations. The site does not contain any candidate, sensitive, or special-

status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations.

A geotechnical investigation was prepared for the proposed development that reviewed available geologic and geotechnical data in the site vicinity to develop preliminary recommendations regarding soil and groundwater conditions, site seismicity and seismic hazards, the most appropriate foundation type(s) for the proposed structure, and construction considerations, among other topics. The geotechnical report includes recommendations related to construction, including site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors, site drainage, underpinning, temporary and finished slopes, and temporary shoring. Implementation of these recommendations, which would be overseen by the Department of Building Inspection, would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The potential for risk of loss, injury, or death related to landslides of liquefaction would be low as the site is also not in within landslide or liquefaction hazard zones, Alquist-Priolo Earthquake Fault Zone, nor within a 100-year flood hazard zone, or a tsunami or seiche hazard area.

Additionally, the proposed Ordinance and associated development is the culmination of a collaborative effort between the applicants, United Irish Cultural Center, and the community. Prior to the submittal of the required applications, the applicants conducted a Pre-Application Meeting on August 4, 2021 and subsequently held a kick-off meeting on August 28, 2021. Both meetings were well attended. Since the kick-off meeting, the applicants have continued to provide community members with updates via a monthly newsletter and a dedicated website.

RICHMOND AND SUNSET RESIDENTIAL NEIGHBORHOODS

OBJECTIVE 11
PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.

Policy 11.3
Continue the enforcement of citywide housing policies, ordinances and standards regarding the provision of safe and convenient housing to residents of all income levels, especially low- and moderate-income people.

Policy 11.7
Maintain a community business district along Sloat Boulevard within the Coastal Zone to provide goods and services to residents of the outer Sunset and visitors to the Zoo and Ocean Beach.

The proposed Ordinance will eliminate an unintended consequence of the Coastal Act. By identifying a principally permitted land use for the purposes of the Coastal Act, an uncertainty from regulatory review processes will be removed for the identified land uses (i.e. housing) that are already permitted by the Planning Code within their respective Zoning Districts. The identified land uses reflect the City's goals in advancing housing, business, and job opportunities, and in fostering community within neighborhoods.

The proposed Ordinance and associated Project will also reinforce and enhance the existing commercial corridor along Sloat Boulevard that includes the Zoo and Ocean Beach by introducing new patrons to the area. The surrounding neighborhood includes variety of land uses including residential, restaurant, motel, retail, and the

Zoo. As one of the few community facilities on the west side of the City, the proposed new and improved community facility, operated by the United Irish Cultural Center, will continue to serve as a recreational outlet aside from the coast and Zoo and continue to enhance the lives of its community members by providing a space for informal activities and programs related to recreation, education and civic concerns of all age groups. While the center's programming will have a focus on preserving and reflecting the history of Irish community, the center will continue to enhance the community life of Outer Sunset residents by providing a space for all reactional, educational, and civic activities. Having served the community for more than 45 years, the United Irish Cultural Center, a non-profit organization, has deep roots in the neighborhood and is a respected and beloved member of the Parkside and Outer Sunset communities. For these reasons, supporters of the center include Cub Scout Park 0108, the Kennelly School of Irish Dance, Michel Dillion School of Irish Dance, SF Connaught Social and Athletic Club, and more than 260 public members,

Designed with an eye on reflecting the history and aspirations of the Irish community, the proposed mixed-use building to be facilitated by the proposed Ordinance will be prominent high-quality design that incorporate elements of the Irish culture including blue Kilkenny limestone and a rooftop that represents the four provinces of Ireland. The rooftop will be designed to include a roof deck that faces the coast and provides a view onto the Pacific Ocean. Located more than four blocks from the coast, the proposed building will not impact protected views to and along the ocean and scenic coastal areas. As a new and improved United Irish Cultural Center with public and civic importance, the building warrants a prominent design. The surrounding neighborhood is characterized by a mix of buildings with a variety of building heights, architectural styles, and materials. While there is a majority of smaller scale, one-to-three story residential and commercial buildings immediately adjacent to the subject property, the property is located within close proximity to a commercial corridor that includes buildings that are taller and bigger in size including a five-story-over-basement development at 2800 Sloat Boulevard.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

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

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

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

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. 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 proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

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

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

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

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby APPROVES the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 2, 2024.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: May 2, 2024

[Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]

Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in ~~*strikethrough italics Times New Roman font*~~.
Board amendment additions are in double-underlined Arial font.
Board amendment deletions are in ~~strikethrough Arial font~~.
Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. CEQA and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 240228 and is incorporated herein by reference. The Board affirms this determination.

(b) On _____, the Planning Commission, in Resolution No. _____, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City's General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. _____, and the Board adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the Board of Supervisors in File No. _____and is incorporated herein by reference.

Section 2. Background and Findings.

(a) On December 12, 2023, the Board of Supervisors passed the Wawona Street and 45th Avenue Cultural Center Special Use District ("SUD") (Ordinance No. 241-23, on file with the Clerk of the Board in File No. 230505) to facilitate the redevelopment of the Irish Cultural Center, subject to certification by the California Coastal Commission ("Coastal Commission"). That ordinance, which amended the Planning Code, Zoning Map, and Local Coastal Program ("LCP"), having been signed by the Mayor on December 13, 2023, is now effective, but is not operative because it has not been certified by the Coastal Commission. See Section 5 of Ordinance No. 241-23.

(b) On December 12, 2023, the Board of Supervisors also adopted Resolution No. 571-23, on file with the Clerk of the Board in File No. 231137. That resolution, which was signed by the Mayor on December 13, 2023, authorized the Director of the Planning Department to transmit Ordinance No. 241-23 to the Coastal Commission for certification.

(c) Coastal Commission staff have recommended that the City define the principal permitted use ("PPU") under the City's LCP for both the SUD and all other zoning districts within the City's Coastal Zone to specify whether certain coastal development permitting decisions are appealable to the California Coastal Commission. The City will continue to evaluate the PPUs identified in this ordinance within the City's Coastal Zone, and may seek to amend those PPUs in the future.

(d) The existing 100-foot height limit for the SUD (Assessor's Parcel Block No. 2513, Lot No. 026) has been in effect since 1970 (see Ordinance No. 177-70, on file with the Clerk of the Board in File No. _____), 16 years before the Coastal Commission's certification of the City's LCP in 1986. That height limit is depicted on the Zoning Map in Sectional Map No. HT13. The City's Coastal Zone Issue Papers (on file with the Clerk of the Board in File No. _____) discussed the 100-foot height limit in the years leading up to the certification of the LCP. However, neither the City nor the Coastal Commission can locate a certified copy of Sectional Map No. HT13. As such, out of an abundance of caution, the controls of this SUD also reaffirm the 100-foot height limit for the purposes of this LCP amendment. This amendment does not modify height limits in the SUD, but instead clarifies the height limit for the purposes of the LCP.

(e) Because Ordinance No. 241-23 is now effective, although not yet operative and thus not published in the Planning Code, the ordinance in this Board File No. 240228 shows in "existing text" font (plain Arial) Planning Code Section 249.96, which established the SUD in Ordinance No. 241-23. The ordinance shows the amendments clarifying the maximum height in the SUD and principal permitted use in "addition to Code" font (single-underline italics Times New Roman) or "deletion to Code" font (strikethrough italics Times New Roman), as applicable.

(f) The Board of Supervisors finds that the Planning Code amendments in this ordinance will fulfill a public purpose and serve the public convenience and general welfare by facilitating the continued operation and expansion of the Cultural Center, a longstanding San Francisco community center. The continuation of this use is important to retain existing neighborhood character and will benefit area residents, visitors, and the broader community for years to come. The Board of Supervisors also finds that specifying PPUs for purposes of potential appeal to the Coastal Commission is consistent with the Coastal Act's intent, and will help to ensure that only the types of coastal development permitting decisions that are specified in the Coastal Act are appealable to the Coastal Commission.

(g) The Board of Supervisors finds that the Wawona Street and 45th Avenue Cultural Center Special Use District and its controls, as shown in Section 3 of this ordinance, constitute an amendment to the City's LCP. The Board of Supervisors finds that the LCP amendment conforms with the applicable provisions of the Coastal Act of 1976, and that the amendment is consistent with and adequate to carry out the provisions of the City's certified LCP Land Use Plan – the Western Shoreline Area Plan. The Board further finds that the amendment will be implemented in full conformance with the Coastal Act's provisions.

Section 3. The Local Coastal Program and Articles 2 and 3 of the Planning Code are hereby amended by revising Sections 249.96, 330.9, and 330.10 to read as follows:

SEC. 249.96. WAWONA STREET AND 45TH AVENUE CULTURAL CENTER SPECIAL USE DISTRICT.

(a) **General**. A special use district entitled the "Wawona Street and 45th Avenue Cultural Center Special Use District" consisting of Assessor's Parcel Block No. 2513, Lot No. 026, is hereby established for the purposes set forth below. The boundaries of the Wawona

Street and 45th Avenue Cultural Center Special Use District are designated on Sectional Map No. SU13 of the Zoning Map.

(b) **Purpose**. The purpose of this special use district is to provide for the development of a community center with related educational, cultural, social, entertainment, recreational, and retail uses to serve both the immediate neighborhood and the larger San Francisco community.

(c) **Development Controls**. Applicable provisions of the Planning Code shall control except as otherwise provided in this Section 249.96. If there is a conflict between other provisions of the Planning Code and this Section 249.96, this Section 249.96 shall prevail.

(1) The following uses and use categories shall be permitted as principal uses on all floors: General Office, Institutional, Retail Sales and Service, Wireless Telecommunications Facility, and Nighttime Entertainment.

(2) The provisions of Planning Code Sections 121.1 (Development of Large Lots, Neighborhood Commercial Districts) and 121.2 (Non-Residential Use Size Limits in Neighborhood Commercial and Neighborhood Commercial Transit Districts) shall not apply.

(3) For the purposes of compliance with Planning Code Section 169 (Transportation Demand Management Program), development projects shall be subject to 30% of the applicable target. All other provisions of Section 169 shall apply.

(4) The applicable height limit shall be 100 feet.

(d) ~~***Conditional Use Authorization***~~***Additional Exceptions***. *The following e*~~*E*~~xceptions from otherwise applicable requirements of th*e*~~*is*~~ *Planning* Code may be appropriate to further the purpose of the Wawona Street and 45th Avenue Cultural Center Special Use District. The Planning Commission may authorize *the following* exceptions from ~~*the following*~~*Planning* Code requirements through a Conditional Use Authorization:

(1) **Floor Area Ratio.** The maximum Floor Area Ratio shall be 7.0:1.

(2) **Rear Yard Setbacks.** The provisions of Section 134 do not apply*, and thus there shall be no required rear yard*.

(3) **Bulk.** The applicable Bulk limits shall be a maximum length of 130 feet and a maximum diagonal of 176 feet, applying at a height of 40 feet and above.

(e) ***Principal Permitted Use Under the Local Coastal Program****. Notwithstanding any other provisions of this Code or the City and County's Local Coastal Program Implementation Plan that identify principal permitted, conditional, and other types of uses, within the Wawona Street and 45th Avenue Cultural Center Special Use District, the principal permitted use for the purposes of California Public Resources Code Section 30603(a)(4) shall be Commercial, where, solely for the purposes of this Special Use District, that shall be understood to mean a community center with related educational, cultural, social, office, entertainment, recreational, wireless telecommunications services, and retail uses. The designation of the principal permitted use for the purpose of the Local Coastal Program does not alter the uses permitted on the site under the Planning Code or applicable requirements under the Planning Code to establish such uses.*

SEC. 330.9. APPEAL PROCEDURES.

(a) All Coastal Zone Permit Applications may be appealed to the Board of Appeals as described in Section 308.2 of this Code. Local appeal of a Coastal Zone Permit is not subject to the aggrieved party provisions in Section 330.2(a) of this Code, but must comply with the appeal review procedures of Section 330.5.1(b) and Section 330.5.2 of this Code.

(b) Appeal to the California Coastal Commission is available only for approved projects in the appealable area of the Coastal Zone, as designated in Sectional Maps CZ4, CZ5 and CZ13 of the Zoning Map*; under California Public Resources Code Section 30603(a)(4), for approved projects that involve a use that is not the principal permitted use designated in Planning Code Section 330.9(c); and under California Public Resources Code Section 30603(a)(5), for approved*

or~~.~~ ~~D~~*d*isapproved *projects that involve a major public works project or a major energy facility, all as further described in Section 330.10*~~*Coastal Zone Permit Applications are not appealable to the California Coastal Commission*~~.

(c) ***Principal Permitted Use Under the Local Coastal Program****. Notwithstanding any other provisions of this Code or the City and County's Local Coastal Program Implementation Plan that identify principal permitted, conditional, and other types of uses, the principal permitted use for the purposes of California Public Resources Code Section 30603(a)(4) shall be as described in this subsection (c). The designation of the principal permitted use for the purpose of the Local Coastal Program does not alter the uses permitted on any site under the Planning Code or applicable requirements under the Planning Code.*

(A) Residential Districts: Residential Uses.

(B) Parkmerced Residential District: Residential Uses.

(C) Neighborhood Commercial Districts: Commercial Uses.

(D) Public Districts: Public Uses, where that shall be understood to mean a Public Facility, Open Recreation Area, or Passive Outdoor Recreation.

(E) Wawona Street and 45th Avenue Cultural Center Special Use District: Commercial Uses, as defined in Section 249.96(e).

(~~c~~*d*) A Coastal Zone Permit *decision* which may be appealed to the California Coastal Commission can be appealed by filing with the California Coastal Commission within 10 working days after the California Coastal Commission receives notice of final action from the Planning Department. Appeals to the California Coastal Commission are subject to the aggrieved party provisions in Section 330.2(a).

(~~d~~*e*) An applicant is required to exhaust local appeals before appealing to the California Coastal Commission.

(~~e~~f) Major public works and energy facilities within the Coastal Zone may be appealed to the California Coastal Commission whether approved or not by the local government.

SEC. 330.10. APPEALABLE PROJECTS

The following projects may be appealed to the California Coastal Commission:

(a) Projects approved between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line of the sea where there is no beach, or as otherwise indicated in Sectional Maps CZ4, CZS, and CZ13 of the Zoning Map.

(b) Projects approved and located on tidelands, submerged lands, public trust lands, within 100 feet of any wetland, estuary, stream or within 300 feet of the top of the seaward face of any coastal bluff.

(c) Any project which constitutes a major public works project or a major energy facility, including the following:

(1) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

(2) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. A railroad whose primary business is the transportation of passengers shall not be considered public works nor a development if at least 90 percent of its routes located within the coastal zone utilize existing rail or highway rights-of-way.

(3) All publicly financed recreational facilities, all projects of the State Coastal Conservancy, and any development by a special district.

(4) All community college facilities.

(5) Major public works or energy facility with an estimated cost of $100,000 or more.

(6) Energy facilities is any public or private processing, producing, generating, storing, transmitting, or recovering facility for electricity, natural gas, petroleum, coal, or other source of energy.

(d) Projects proposing a use that is not designated as the principal permitted use in the applicable Zoning District in subsection 330.9(c).

Section 4. Ordinance No. 241-23 included, pursuant to Sections 106 and 302(c) of the Planning Code, an amendment of Sheet SU 13 of the Zoning Map of the City and County of San Francisco. The Zoning Map amendment is hereby reprinted:

Assessor's Parcel (Block/Lot Numbers)	**Special Use District Hereby Approved**
2513/026	Wawona Street and 45th Avenue Cultural Center Special Use District

Section 5. Local Coastal Program. The Local Coastal Program is hereby amended to add Planning Code Section 249.96 and to modify Planning Code Sections 330.9 and 330.10, as set forth above in Section 3, including the Zoning Map amendment as reprinted above in Section 4.

Section 6. Effective Date; Operative Date.

(a) This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

(b) Upon enactment pursuant to this Section 6, the Director of the Planning Department shall submit this ordinance to the California Coastal Commission for certification as a Local Coastal Program Amendment. This ordinance, which constitutes both the unamended and amended text of Planning Code Section 249.96 in Section 3 and the reprinted Zoning Map amendment in Section 4, shall be operative upon final certification by the California Coastal Commission. If the California Coastal Commission certifies this ordinance subject to modifications, this ordinance, as so modified, shall become operative 30 days after enactment of the modifications.

Section 6. Transmittal of Ordinance. Upon certification by the California Coastal Commission, the Director of the Planning Department shall transmit a copy of the certified Local Coastal Program Amendment to the Clerk of the Board for inclusion in File No. 240228. The Planning Department shall also retain a copy of the certified Local Coastal Program Amendment in its Local Coastal Program files.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Peter R. Miljanich
PETER R. MILJANICH
Deputy City Attorney

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San Francisco Planning

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STREAMLINED REVIEW FOR INFILL PROJECTS

Case No.:	**2022-001407ENV, 2700 45th Avenue (United Irish Cultural Center)**
Zoning:	NC-2 (Neighborhood Commercial, Small Scale) 100-A Height and Bulk District
Prior EIR:	San Francisco Housing Element 2022 Update EIR
Block/Lot:	2513/026
Lot Size:	16,120 square feet
Project Sponsor:	Dane Bunton, Studio BANAA, 510.612.7758
Staff Contacts:	Josh Pollak, josh.pollak@sfgov.org, 628.652.7493 Ryan Shum, ryan.shum@sfgov.org, 628.652.7542

A. Project Description

Existing Project Site and Uses

The project site at 2700 45th Avenue is located in San Francisco's Parkside neighborhood. The project site (Assessor's Block 2513, Lot 026) is a 16,120-square-foot, rectangular-shaped corner parcel on the northwest corner of the block bound by 45th Avenue to the west, Wawona Street to the north, 44th Avenue to the east, and Sloat Boulevard to the south. The San Francisco Zoo is approximately one block away, across Sloat Boulevard, and Ocean Beach and the Pacific Ocean are four blocks away to the west. The project site is located within a quarter mile of the Great Highway, Sloat Boulevard, and Skyline Boulevard/California State Route 35. The L-Taraval Muni light rail and Muni 23-Monterey bus lines run within a quarter mile of the project site. The project site is located within the NC-2-Small Scale Neighborhood Commercial zoning district. The site has a permitted floor area ratio (FAR) of 2.5. It is within the 100-A Height and Bulk district, the Scenic Streets Special Sign district and the Sunset Chinese Cultural district.

The site is presently developed with an existing 21,263-square-foot, 35-foot-tall (to the top of the roof ridgeline), three-story United Irish Cultural Center (Irish Center) building, which was constructed in 1975 and covers approximately 70 percent of the parcel. The Irish Center is a nonprofit corporation that provides various aspects of Irish culture, San Francisco Irish history, and event space to the local community. The existing structure contains several facilities, including a ballroom and several meeting spaces and offices, a library, restaurant space (currently vacant), and catering kitchens. The Irish Center hosts large events, which attract approximately 400 people to the site, about four times a year. Smaller events, such as workshops, performances, and sporting events, as well as ongoing programming, such as summer camp sessions, occur

more frequently throughout the year and host an average of 30 people (although attendance varies widely depending on the specific event).

There are 12 off-street parking spaces located in an on-site parking lot at the rear of the building, accessed via an approximate 23-foot-wide curb cut along Wawona Street. There is one approximately 30-foot-long passenger loading zone in front of the existing building entrance on 45th Avenue. There are also three street trees along the 45th Avenue sidewalk, and seven street trees adjacent to the building and parking lot along Wawona Street. The eastern perimeter of the parking lot includes nine brick planters.

Project Characteristics

The project would demolish the existing building and construct a new 91-foot-tall, six-story-over-two-basement-levels building containing approximately 129,540-gross-square-feet of mixed-use cultural/institutional/educational uses with office, restaurant, recreational/fitness facilities, and event space. **Table 1,** Project Description, below presents a summary of the existing and proposed project characteristics. Plans associated with the proposed project are provided in Attachment A.

Table 1: Project Description

	EXISTING	PROPOSED	NET CHANGE
GENERAL			
Number of Building(s)	1	1	0
Building Stories	3	6	3
Building Height (feet-inches)	35	91	56
LAND USE			
Cultural, Institutional or Educational (gsf)	18,163	97,730	+79,567
Restaurant/Bar (gsf)	1,200	15,040	+13,840
Office (gsf)	1,900	8,831	+6,931
OTHER			
Class 1 Bicycle Parking Spaces	0	42 spaces	+42 spaces
Class 2 Bicycle Parking Spaces	0	44 spaces	+44 spaces
Vehicular Parking Spaces	13 spaces	54 spaces	+ 41 spaces
Car Share Parking Spaces	0	2 spaces	+2 spaces
Passenger Loading (on 45th Avenue)	30-foot-wide white zone	90-foot-wide dual-use zone	+60 feet
Passenger Loading (on Wawona Street)	n/a	1 80-foot wide dual-use zone	+80 feet
Curb Cuts/Driveway Width (on Wawona Street)	1 23-foot-wide	1 10-foot-wide	-13 feet

An approximately 39,200-gross-square-foot two-level **basement** with a mezzanine would provide 54 vehicle parking spaces and two standard accessible vehicle parking spaces, 42 Class 1 bicycle parking spaces, trash rooms and an electrical/solar meter room on the first level. The second level of the basement would include a swimming pool and community/recreation facilities.

Above the basement, the project would provide six levels of mixed-use commercial, office, and institutional space. The **first floor** would provide three points of pedestrian entry along the building's 45th Avenue frontage, including a public entry, a members-only entry, and a restaurant entry. The first floor would also contain a lobby, two reception areas and a coat closet along with a 1,720-square-foot Irish shop and café , a 1,210-square-foot digital gallery, restrooms, a 3,140-square-foot restaurant with a 260-square-foot stage area, a 160-square-foot bar area, a 640-square-foot commercial kitchen with a 570-square-foot restaurant dry storage space, a 80-square-foot office space, mechanical, electrical and storage space, and a delivery space, also accessed from the building's Wawona Street frontage, with an adjoining interior 270-square-foot vestibule space .

The **second floor** would provide a 5,810-square-foot St. Patricks' Room banquet hall with an adjoining 850-square-foot retractable stage surrounded by three backstage areas and a 690-square-foot warming kitchen. On this floor would also be a 99-person theater with a 310-square-foot stage area, a 1,090-square-foot bar with bar seating and a 570-square-foot deck, restrooms, storage and mechanical space.

The **second-floor mezzanine** level would mostly be open space to the floor below but would also allow for additional seating for the St. Patrick's Room in a 3,310-square-foot area. There would also be a 630-square-foot green room for performer use, restrooms, storage and mechanical space.

The **third floor** would house four art galleries for a total of approximately 5,900 square feet, a library with two reading rooms (one for research) totaling 2,620 square feet, a 200 square foot librarian's office, a 1,080-square-foot reception/lobby area, a 1,010-square-foot children's play room, an approximately 100-square-foot kitchenette, restrooms, storage and mechanical space, a 50-square-foot janitor's closet, a 610-square-foot balcony and a 1,310-square-foot garden/deck area.

The **fourth floor** would provide a lobby area, 2,530 square feet of non-profit use and 2,940 square feet of administrative office space, 2,540 square feet of flexible classroom and dance studio space, a 310 square-foot conference room, a 1,038 square-foot children's classroom, restrooms, storage and mechanical space, and a 310-square-foot deck.

The **fifth floor** would have a 5,290-square-foot gym, two exercise studios totaling 1,100 square feet, a 1,290 square-foot café with tables and chairs, a 280-square-foot physical therapy area, two locker rooms with showers, lockers and bathrooms, a 260-square-foot lounge, storage and mechanical space, and a 210-square-foot balcony.

The **sixth floor** would provide a roof deck with 1,130 square feet for two outdoor dining areas, a fire pit table and 1,570 square feet of restaurant seating, a 1,270 square foot commercial kitchen, a 1,320 square foot lounge with seating area, a 1,328 square foot green roof and children's garden, two bars and two cold rooms, a 1,580 square foot member's lounge, and restrooms and storage areas.

The project would provide approximately 6,000 square feet of shared open space, distributed amongst decks, balconies, a garden and outdoor dining areas.

Event Uses and Staffing

Once constructed, the Irish Center would continue to host a range of events in the proposed three larger event rooms and in smaller rooms throughout the building. In general, future event types and programming would

be similar to those currently held at the existing facility, although events would be held more frequently, as discussed below.

Smaller meetings, classes, workshops, and similar programs (of around 30 people) would occur regularly throughout the year, potentially weekly or multiple times a week. Large events, attracting upwards of 400 people and utilizing one or more of the three larger event rooms, would occur approximately four times a month. During the larger events, the Irish Center would use valet services, with parking facilities provided in the basement. Overflow parking demand would be met along Sloat Boulevard near the zoo, as such events would typically occur in the evening hours after the zoo is closed and street parking is more widely available.

To be able to accommodate large events, the new structure would increase capacity of the existing event spaces by a total of approximately 227 people in a theater seating configuration (from 690 people to 917 people), and by 98 people in a table seating configuration (from 358 people to 456 people). Theater seating refers to chairs in rows, used for a minority of events, while table refers to banquet-style events with tables. Most events would be table-style events.

The proposed project would employ a total of approximately 45 permanent employees, which would consist of 25 to 30 employees to support cultural/institutional/educational uses and approximately 15 employees to support other uses, such as non-profit offices and café/restaurant/bar uses. In addition, approximately 5 to 7 temporary employees would be hired to support smaller events and approximately 10 to 12 temporary employees would be hired to support larger events.

Parking and Loading

The project would provide a yellow curb approximately 45-feet-long adjacent to an approximate 36-foot-long parallel parking area west of the garage entry on Wawona Street, and a hybrid white and yellow curb approximately 90-feet-long along the building frontage on 45th Avenue. The hybrid white/yellow curb on 45th Avenue is intended for passenger loading (white curb) during the Irish Center's business hours, and for commercial loading (yellow curb) during hours outside of the Irish Center's operations (approximately 10 p.m. to 7 a.m.). Additional streetscape improvements along Wawona Street would include 52 Class 2 bicycle parking spaces, two PG&E transformer vaults, one new 10-foot curb cut for access to the first level basement parking garage, and a sidewalk bulb-out with two new curb ramps at the corner of Wawona Street and 45th Avenue. Additional proposed streetscape improvements along 45th Avenue would also include sidewalk uplighting on both the 45th Avenue and Wawona sides of the building, and removal of the existing power pole on the corner of 45th and Wawona (with electric utilities to be diverted underneath the sidewalk). Street trees would also be planted along both 45th Avenue and Wawona Street sidewalks.

Project Construction

The proposed construction is estimated to last approximately 20 months. The proposed project has been accepted for priority processing pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects. Pursuant to this program, the project sponsor has committed to using Tier 4 engines on all diesel-fueled

construction equipment.[1] The proposed foundation would consist of conventional spread footings or a mat foundation, potentially coupled with the use of drilled piers and/or retaining walls for additional support. The maximum depth of excavation would be approximately 52 feet below grade (if drilled piers are used to support the foundation) or 40 feet below grade if drilled piers are determined not to be necessary. Total area of excavation would be approximately 16,120 square feet for a total volume of 19,860 cubic yards.

Project Approvals

The proposed 2700 45th Avenue project would require the following approvals:

Actions by the Board of Supervisors

- Approval of Planning Code and zoning map amendments to establish a Special Use District to allow for modification of Planning Code requirements regarding uses and use categories, floor area ratio, rear yard setbacks, and bulk.

Actions by the Planning Commission

- Adoption of findings with the recommendation of the Recreation and Park Commission, that net new shadow on San Francisco Zoo would not be adverse
- Recommendation to the San Francisco Board of Supervisors to approve Planning Code and zoning map amendments adopting a special use district and associated zoning map amendments
- Approval of a Conditional Use Authorization for the construction on large lot and use size exceedance.

Actions by Department of Building Inspection

- Approval of building permits

Actions by the Recreation and Park Commission

- Recommendation to the Planning Commission that net new shadow on San Francisco Zoo would not be adverse

Actions by the Department of Public Works

- Approval of permits for passenger and freight loading zone and streetscape modifications in the public right-of-way
- Approval of new and removed street trees
- Approval of encroachment permits for private project improvements in the public right-of-way, including a transformer vault

Actions by the Department of Public Health

- Approval of Phase I environmental site assessment report and site mitigation plan, if necessary, pursuant to Maher Ordinance
- Issuance of well permit(s) for dewatering and soil boring

1 San Francisco Planning Department, *Application for Priority Application Processing, 2700 45th Avenue*, April 4, 2022. Project-specific studies prepared for the 2700 45th Avenue project are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental case number 2022-001407ENV and then clicking on the "Related Documents" link.

Actions by San Francisco Public Utilities Commission

- Approval of a stormwater control plan

Approval Action: Approval of the Conditional Use Authorization would constitute the approval action for the proposed project. The approval action date establishes the start of the 30-day appeal period for this CEQA determination pursuant to section 31.04(h) of the San Francisco Administrative Code.

B. Streamlining for Infill Projects Overview

California Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 provide~~s~~ a streamlined environmental review process for eligible infill projects by limiting the topics subject to review at the project level where the effects of infill development have been previously addressed in a planning level environmental impact report (EIR) or by uniformly applicable development policies.[2] Further review of the effects of an eligible infill project is not required under CEQA under two circumstances. First, if an effect was addressed as a significant effect in the prior EIR for a planning level decision,[3] then that effect need not be analyzed again for an individual infill project, even when that effect was not reduced to a less than significant level in the prior EIR. Second, an effect need not be analyzed, even if it was not analyzed in a prior EIR or is more significant than previously analyzed, if the lead agency makes a finding that uniformly applicable development policies or standards, adopted by the lead agency or a city or county, apply to the infill project and would substantially mitigate that effect. Depending on the effects addressed in the prior EIR and the availability of uniformly applicable development policies or standards that apply to the eligible infill project, the streamlined environmental review would range from a determination that no further environmental review is required to a narrowed, project-specific environmental document.

Pursuant to CEQA Guidelines Section 15183.3, an eligible infill project is examined in light of the prior EIR to determine whether the infill project will cause any effects that require additional review under CEQA. The evaluation of an eligible infill project must address the following:

(1) whether the project satisfies the performance standards of Appendix M of the CEQA Guidelines;
(2) the degree to which the effects of the infill project were analyzed in the prior EIR;
(3) an explanation of whether the infill project will cause new specific effects[4] not addressed in the prior EIR;
(4) an explanation of whether substantial new information shows that the adverse effects of the infill project are substantially more severe than described in the prior EIR; and

2 Uniformly applicable development policies are policies or standards adopted or enacted by a city or county, or by a lead agency, that reduce one or more adverse environmental effects.

3 Prior EIR means the environmental impact report certified for a planning level decision, as supplemented by any subsequent or supplemental environmental impact reports, negative declarations, or addenda to those documents.

4 A new specific effect is an effect that was not addressed in the prior EIR and that is specific to the infill project or the infill project site. A new specific effect may result if, for example, the prior EIR stated that sufficient site-specific information was not available to analyze the significance of that effect. Substantial changes in circumstances following certification of a prior EIR may also result in a new specific effect.

(5) if the infill project would cause new specific effects or more significant effects than disclosed in the prior EIR, the evaluation shall indicate whether uniformly applied development standards substantially mitigate[5] those effects.

No additional environmental review is required if the infill project would not cause any new site-specific or project-specific effects or more significant effects, or if uniformly applied development standards would substantially mitigate such effects.[6]

Infill Project Eligibility

The proposed project at 2700 45th Avenue would contain mixed-use cultural/institutional/educational uses with office, restaurant, recreational/fitness facilities, and event space. While the project would be classified as an "institutional" use under the Planning Code (specifically, as a "community facility"), the underlying uses are similar to commercial uses. Specifically, the predominant uses of the proposed project would be event space, recreational/fitness facilities, and restaurant/bar/café uses. The Planning Code classifies a commercial use as "a land use with the sole or chief emphasis on making financial gain"[7] Although the Irish Center would continue to operate as a non-profit organization, the majority of the proposed uses would function similarly to a commercial use – for example, offering food, drink, exercise and health, cultural, and event services to the public for a fee. Because the proposed project uses would function similarly to a commercial use – and the for-profit versus non-profit distinction is not relevant for the purposes of CEQA – the proposed project would meet the criteria of a commercial project for purposes of this streamlined review. Therefore, for purposes of project's eligibility pursuant to Appendix M performance standards, Table 3b, Commercial Projects would apply to the proposed project. As shown below, the proposed project meets the performance standards for all applicable criteria.

To be eligible for the streamlining procedures prescribed in CEQA Guidelines section 15183.3, an infill project must meet criteria specified in subsection b (listed below). As explained, the proposed project at 2700 45th Avenue satisfies these criteria and is therefore considered an eligible infill project.

a) *The project site must be located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least seventy-five percent of the site's perimeter.*

   The project site is located within an urban area and has been previously developed. According to historical Sanborn maps, the project site has been developed since approximately 1975 with the current three-story rectangular building and an adjoining asphalt-paved parking lot.

b) *The proposed project must satisfy the performance standards provided in Appendix M of the CEQA Guidelines.*

5 More significant means an effect will be substantially more severe than described in the prior EIR. More significant effects include those that result from changes in circumstances or changes in the development assumptions underlying the prior EIR's analysis. An effect is also more significant if substantial new information shows that: (1) mitigation measures that were previously rejected as infeasible are in fact feasible, and such measures are not included in the project; (2) feasible mitigation measures considerably different than those previously analyzed could substantially reduce a significant effect described in the prior EIR, but such measures are not included in the project; or (3) an applicable mitigation measure was adopted in connection with a planning level decision, but the lead agency determines that it is not feasible for the infill project to implement that measure.

6 Substantially mitigate means that the policy or standard will substantially lessen the effect, but not necessarily below the levels of significance.

7 San Francisco Planning Code, Section 102. *https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-17783*, accessed on July 15, 2023.

The proposed project satisfies the applicable performance standards provided in Appendix M of the CEQA Guidelines. The Appendix M performance standards that apply to the proposed project are discussed below. As noted, the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (i.e., the "Cortese" list), the project site is located within one-half mile of at least 1,800 dwelling units, and the proposed project would include on-site renewable power generation in the form of a photovoltaic system.

c) *The proposed project is consistent with the general use designation, density, building intensity, and applicable policies specified in the Sustainable Communities Strategy.*

Plan Bay Area is the current Sustainable Communities Strategy and Regional Transportation Plan that was adopted by the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG) in July 2013, in compliance with California's governing greenhouse gas reduction legislation, Senate Bill 375.[8] To be consistent with Plan Bay Area, a proposed project must be located within a Priority Development Area (PDA) or must meet all of the following criteria:

- Conform with the jurisdiction's General Plan and Housing Element;
- Be located within 0.5 miles of transit access;
- Be 100% affordable to low- and very-low income households for 55 years; and
- Be located within 0.5 miles of at least six neighborhood amenities.

The project site is located within the Sunset Corridors PDA; therefore, the project is consistent with the general use designation, density, building intensity, and applicable policies specified in Plan Bay Area.

Plan-Level Environmental Impact Report

For purposes of this Streamlined Review for Infill Projects document, the analysis considers the impacts of the proposed 2700 45th Avenue project relative to those described in the San Francisco Housing Element 2022 Update EIR (Housing Element EIR).[9] The Housing Element EIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the housing element, which is a planning level decision. The Housing Element EIR evaluated the physical impacts on the environment that could result from adoption and implementation of the housing element update, which established goals, policies, and actions to address existing and future housing needs, including the regional housing targets allocated to San Francisco by regional agencies for the 2023–2031 cycle.

The Housing Element is a plan-level document that primarily focused on infill development throughout the City that is residential in nature; however, it also acknowledged that other non-residential uses that support residential uses would continue to be implemented. While the Housing Element EIR did not analyze project-specific environmental impact of any individual project, as part of its underlying assumptions, it considered certain building typologies associated with future development as well as increases in the number of residents and jobs over time. The Housing Element assumed that residential neighborhoods would be interspersed with

8 California Legislative Information, Senate Bill 375, September 30, 2008. Available: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080SB375, Accessed July 2023.

9 City and County of San Francisco, Planning Department Case No. 2019-016230ENV and State Clearinghouse No. 2021060358, San Francisco Housing Element 2022 Update. Available at: https://sfplanning.org/environmental-review-documents?title=&field_environmental_review_categ_target_id=212&items_per_page=10. Accessed: May 5, 2023.

commercial and institutional uses that would be compatible with and supported by the surrounding residential uses.

As discussed below, the project at 2700 45th Avenue would be generally consistent with the types of uses that were anticipated on the site as part of the Housing Element. Moreover, the proposed project would provide land uses that are compatible with the already present mixed-use character of the neighborhood. The surrounding neighborhood includes variety of land uses, including residential, restaurant, motel, retail, and the Zoo. The proposed project would provide restaurant, bar, and office uses along with a private and public community facility that includes a ballroom, library, gym, classrooms, theater, and art gallery, and restaurant, bar, and administrative office spaces.

This Streamlined Review for Infill Projects document concludes that the proposed project at 2700 45th Avenue: (1) is eligible for an infill streamlining exemption; (2) the effects of the infill project were analyzed in the Housing Element 2022 Update EIR and applicable mitigation measures from the EIR have been incorporated into the proposed project (through adoption of a Mitigation Monitoring and Reporting Program); (3) the proposed project would not cause new specific effects that were not already addressed in the Housing Element EIR; and (4) there is no substantial new information that shows that the adverse environmental effects of the infill project are more significant than described in the prior EIR. Therefore, no further environmental review is required for the project and this document comprises the full and complete CEQA evaluation necessary for the proposed project.

Potential Environmental Effects

The Housing Element EIR included analyses of environmental issues, including: land use and planning, aesthetics, population and housing, greenhouse gas emissions, recreation, public services, biological resources, geology and soils hydrology and water quality, hazards and hazardous materials, energy, cultural and tribal cultural resources, transportation and circulation, noise and vibration, air quality, wind, shadow, utilities and service systems, and paleontological resources. The project site's community center-related uses were assumed as part of the Housing Element since those uses already exist on-site and the proposed project would continue and expand those uses. Moreover, as noted in the transportation section below, the transportation analysis that was prepared for the Housing Element considered potential population and job increases in transportation analysis zone (TAZ) 99, the TAZ in which the project site is located. The increase of jobs associated with cultural, institutional and educational (CIE) uses was estimated to be 43 for this TAZ. Since TAZ 99 does not contain any other CIE-related uses, this jobs increase could therefore be attributed to the proposed project. Moreover, the proposed use is permitted on the site pursuant to the City's Planning Code and the proposed building would be of scale and construction-type within the range of building typologies studied in the Housing Element EIR for future development projects.

The proposed project would be consistent with all relevant requirements and standards of the Planning Code, pending the approval of the Wawona Street and 45th Avenue Cultural Center Special Use District (SUD) and would be generally consistent with objectives and policies of the Housing Element. While the center's programming would have a focus on preserving and reflecting the history of the Irish community, the center would continue to enhance the community life of Outer Sunset residents by providing a space for all types of reactional, educational, and civic activities. The proposed project would also expand the existing community facility's ability to serve the neighborhood with additional neighborhood-serving retail uses, job

opportunities, and business opportunities. Additionally, the proposed project would reinforce and enhance the nearby neighborhood-serving commercial corridor by introducing additional patrons to the area.

Table 2, below, summarizes impact determinations that were made in the Housing Element EIR. As further discussed in this document, the proposed infill project would not result in adverse environmental effects that are more significant than were identified in the Housing Element EIR. Additionally, the proposed project would not result in new specific environmental effects that were not previously identified. The portions of the Housing Element EIR containing the analysis that would be applicable to a typical infill project's environmental effects are cited in each respective topic section in section E of this document. Applicable mitigation measures identified in the Housing Element EIR are incorporated into the proposed project, as discussed below.

Table 2: Summary of Housing Element EIR Impact Determinations by Topic

Significance Determination	Resource Topic
Not Applicable or No Impact	Noise and Vibration (operational groundborne vibration; airport/airstrip related items); Utilities and Service Systems (natural gas facilities and separate sewer systems); Biological Resources (conservation plans); Geology and Soils (septic tanks or alternative wastewater disposal systems; unique geological features; fault rupture); Hazards and Hazardous Materials (airports; wildland fire); Agriculture and Forestry Resources; Mineral Resources; and Wildfire
Less than Significant	Land Use and Planning; Aesthetics; Population and Housing; Transportation (hazards, accessibility, VMT, parking); Air Quality (air quality plan, operational criteria pollutants); Noise and Vibration (cumulative construction vibration); Greenhouse Gas Emissions; Recreation (increased use); Utilities and Service Systems (compliance with laws); Biological Resources; Geology and Soils (all except paleontological resources); Hydrology and Water Quality; Hazards and Hazardous Materials; and Energy.
Less than Significant with Mitigation	Cultural Resources (archeological resources, including human remains); Tribal Cultural Resources; Noise and Vibration (construction vibration, except cumulative); Air Quality (construction criteria pollutants); Recreation (construction or expansion); Utilities and Service Systems (electric power or telecommunications); Public Services; and Geology and Soils (paleontological resources).
Significant and Unavoidable with Mitigation	Cultural Resources (historical resources); Transportation (public transit, loading); Noise and Vibration (construction noise, operational noise); Air Quality (operation criteria air pollutants, toxic air contaminants); Wind; Shadow; and Utilities and Service Systems (wastewater or stormwater, wastewater treatment capacity).
Significant and Unavoidable	Transportation (construction) and Utilities and Service Systems (water supply).

The Housing Element EIR identified feasible mitigation measures to address significant impacts related to cultural and tribal cultural resources, noise and vibration, air quality, wind, shadow, recreation, utilities and service systems, public services, geology and soils, and transportation. Section E of this Streamlined Review for Infill Projects document (Evaluation of Environmental Effects) discusses the applicability of each mitigation

measure from the Housing Element EIR and identifies uniformly applicable development standards that would reduce environmental effects of the project. Table 3, below, summarizes those mitigation measures identified in the Housing Element EIR that would apply to the proposed project.

Table 3: Applicable Housing Element 2022 Update EIR Mitigation Measures

Mitigation Measure	Applicability	Compliance
Project Mitigation Measure M-CR-1 (implements Housing Element EIR Mitigation Measure M-CR-2a): Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance (implements HE EIR Mitigation Measure M-CR-2a)	Applicable: the project site has moderate to high sensitivity for surface and buried prehistoric resources and proposed excavation could damage or destroy unknown subsurface archeological resources.	The Planning Department has conducted a Preliminary Archeological Review. The project sponsor has agreed to follow procedures for discoveries of archeological resources made in the absence of an archeologist and discoveries made during archeological monitoring or testing.
Project Mitigation Measure M-CR-2 (implements Housing Element EIR Mitigation Measure M-CR-2c): Archeological Testing Program	Applicable: the project site has moderate to high sensitivity for surface and buried prehistoric resources and proposed excavation could damage or destroy unknown subsurface archeological resources.	The project sponsor has agreed to retain the services of an archeologist from the planning department's list of qualified archeological consultants to develop and implement an archeological testing program.
Project Mitigation Measure M-TCR-1 (implements Housing Element EIR Mitigation Measure M-TCR-1): Tribal Cultural Resources Education	Applicable: the project site has moderate to high sensitivity for surface and buried Native American resources.	The project sponsor has agreed to consult with a Native American representative regarding any identified Native American archeological resources.
Project Mitigation Measure M-TR-1 (implements Housing Element EIR Mitigation Measure M-TR-4a): Parking Maximums and Transportation Demand Management	Applicable: the proposed project would contribute considerably to the significant cumulative transit delay impacts.	The project sponsor is proposing reduced parking as compared to what is allowed under the Planning Code and has agreed to implement various other TDM measures.
Project Mitigation Measure M-NO-1 (implementing Housing Element EIR Mitigation Measure M-NO-1): Construction Noise Control	Applicable: temporary construction noise from the use of heavy equipment would be generated.	The project sponsor has agreed to develop and implement a set of noise attenuation measures during construction.
Project Mitigation Measure M-WI-1 (implementing Housing Element EIR Mitigation Measure M-WI-1a): Wind Minimization	Applicable: the project is located in an area that could have wind hazard criterion exceedances	The project sponsor has conducted a wind analysis and has agreed to implement additional recommendations proposed therein.

Project Mitigation Measure M-WI-2 (implementing Housing Element EIR Mitigation Measure M-WI-1b): Landscape Maintenance	Applicable: the project is located in an area that could have wind hazard criterion exceedances	The project sponsor has agreed to maintain landscaping such that it would continue to provide wind attenuation.

As discussed below in Section E, below, none of the other mitigation measures identified in the Housing Element EIR would be applicable to the proposed project. Please see Attachment B, Mitigation Monitoring and Reporting Program (MMRP) for the complete text of the applicable mitigation measures. With implementation of these mitigation measures and uniformly applicable development standards, the proposed project would not result in significant impacts beyond those analyzed in the Housing Element EIR.

Project Eligibility Under Appendix M Performance Standards

The proposed project satisfies the applicable performance standards of Appendix M of the CEQA Guidelines. Requirements outlined in Table 4, below, are applicable to all projects to be eligible for streamlined environmental review. Requirements outlined in Table 5, below, are based on proposed project type and correspond to Appendix M, Section IV, Subsection B (Commercial/Retail), as explained above under Infill Project Eligibility.

All other applicability requirements included in Appendix M of Section IV are not applicable to the proposed project as it does not propose residential, transit, school, or small walkable community project uses. A small amount of office uses is proposed as part of the project; however, pursuant to Appendix M, Section IV, Subsection G, "where a project includes some combination of residential, commercial and retail, office building, transit station, and/or schools, the performance standards in this Section that apply to the predominant use shall govern the entire project." Therefore, for purposes of applicability requirements of Appendix M, the performance standards for commercial projects are applied to the proposed project.

Table 4: Performance Standards Related to Project Design (Applicable to all Projects) To be eligible for infill streamlining, a project must meet all of three criteria below.	
☒	1. Does the non-residential infill project include a renewable energy feature? If so, describe below. If not, explain below why it is not feasible to do so. **The proposed project would include on-site renewable power generation in the form of a photovoltaic system to partially off-set operational electric loads of the project. It would be located on the roof.**
☒	2. If the project site is included on any list compiled pursuant to Section 65962.5 of the Government Code, either provide documentation of remediation or describe the recommendations provided in a preliminary endangerment assessment or comparable document that will be implemented as part of the project. **The project site is not listed on any list complied pursuant to Section 65962.5 of the Government Code. The proposed project is subject to Article 22A of the San Francisco Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). In compliance with the Maher Ordinance, the proposed project would be required to remediate potential soil contamination in accordance with Article**

	22A of the Health Code.
☐	3. If the infill project includes residential units located within 500 feet, or such distance that the local agency or local air district has determined is appropriate based on local conditions, of a high-volume roadway or other significant source of air pollution, describe the measures that the project will implement to protect public health. Such measures may include policies and standards identified in the local general plan, specific plans, zoning code or community risk reduction plan, or measures recommended in a health risk assessment, to promote the protection of public health. Identify the policies or standards, or refer to the site-specific analysis, below. **Not applicable because the proposed project does not include residential units.**

Table 5: Commercial Projects To be eligible for infill streamlining, a commercial project with a single building floor-plate below 50,000 square feet must meet one of the following criteria. See Attachment C for definitions and other terms.	
☐	The project site located within a low vehicle travel area, as defined in Appendix M? **The proposed project does not meet this criterion.**
☒	The project site is within one-half mile of 1,800 dwelling units. **According to the City's Enterprise Addressing System (EAS), the Planning Department's official source for addresses, there are 3,249 units with ½ a mile of the project site. Therefore, the proposed project would meet this criterion.**

Project Specific Studies

The following project-specific studies were prepared and/or reviewed to determine if the project would result in any significant environmental impacts that were not identified in the Housing Element EIR:

Historical resources evaluation, part 1	Greenhouse gas analysis checklist
Historical resources evaluation response	Wind analysis
Archeology review	Shadow analysis
Transportation site circulation review	Geotechnical report
Noise impact analysis	Phase 1 environmental site assessment

C. Project Setting

Site Vicinity

As noted above, the project site is located in San Francisco's Parkside neighborhood, within a quarter mile of the Great Highway, Sloat Boulevard, and Skyline Boulevard/California State Route 35. The San Francisco Zoo is located one block to the south, and Ocean Beach and the Pacific Ocean are located four blocks to the west. The project site is primarily flat, with a gentle grade sloping to the west.

The parcels south and southeast of the project site are with the NC-2 (Neighborhood Commercial) District, while the parcels east of the project site are within the RM-2 (Residential, Mixed) District. North and east of the project block, parcels are within the RH-1 (Residential, House) District, while the parcels in the blocks west of

the project site are located in the NC-2 District. The block the project site is on, as well as those to the west, are within the 100-A height and bulk district, while north and east of the project site is within the 40-X height and bulk district.

Existing development in the vicinity of the project site to the west consists of neighborhood commercial, including the existing Sloat Garden Center west of the project site, a café south of the project site, and a hotel to the southeast of the project site, ranging in height from one- to two-stories. East of the project site are three-story residential buildings. North of the project site is primarily one-story residential uses. South of the project site, across Sloat Boulevard, is the San Francisco Zoo.

Cumulative Setting

CEQA Guidelines section 15130(b)(1) provides two methods for cumulative impact analysis: the "list-based approach" and the "projections-based approach". The list-based approach uses a list of projects producing closely related impacts that could combine with those of a proposed project to evaluate whether the project would contribute to significant cumulative impacts. The projections-based approach uses projections contained in a general plan or related planning document to evaluate the potential for cumulative impacts. This project-specific analysis employs both the list-based and projections-based approaches, depending on which approach best suits the resource topic being analyzed.

The Housing Element EIR's geographic scope is the entire City and County of San Francisco, which includes project site. The EIR evaluated impacts on the environment that could result from the adoption and implementation of the housing element update. The cumulative impact analysis provided in this initial study uses projections from the Housing Element EIR for certain topics, such as population and housing.

The cumulative analysis for certain localized impact topics (e.g., cumulative shadow and wind effects) uses the list-based approach. The following is a list of reasonably foreseeable projects within the project vicinity (approximately one-quarter mile) that are included:

- **2700 Sloat Boulevard (Case Number 2021-012382ENV):** The proposed project would demolish the existing Sloat Garden Center consisting of a commercial building, display areas, storage, and parking lot and construct a new residential development with ground floor commercial/retail and a basement. According to the most recent project application that was considered for purposes of cumulative impact analysis (April 2023), the project proposes a 50-story building with 712 residential units, a 31,075 square-foot fitness center and spa, 21,864 square feet of community facility, 15,302 square feet of retail space, 212 carshare parking spaces, and 327 bicycle parking spaces. The planning department has determined this recent application is incomplete and does not meet the requirements of the planning code and state density bonus law, so there is uncertainty regarding this project. Nonetheless, for the purposes of this environmental review, this project is considered in the cumulative impact analysis as proposed.
- **San Francisco Zoo Recycled Water Pipeline (SFPUC, San Francisco Zoo) (Case Number 2021-006486ENV):** The San Francisco Zoo Recycled Water Pipeline Project would convert the current groundwater supply and distribution system to a recycled water supply and distribution system, except for end uses that need to be converted to potable water (e.g., drinking water for animals). Recycled water would replace groundwater currently used to supply various uses including irrigation, cleaning and replenishment of surface water bodies, animal exhibit washdown and pool refilling, and

general cleaning. A new recycled water pipeline would be installed connecting the zoo's groundwater reservoir to the existing Westside Enhanced Recycled Water Project distribution line. The project would also include a series of small retrofits including signage installation and tagging of fixtures. This project does not include landscaping, irrigation system retrofits, or cross-connection testing.

- **Great Highway Pilot Project (Case Number 2022-007356ENV):** The Great Highway Pilot Project authorized a three-year pilot study using the Upper Great Highway between Lincoln Way and Sloat Boulevard as a car-free promenade on weekends, holidays, and Friday afternoons until 2025.
- **Sloat Boulevard Quick Build Project (Case Number 2023-004188PRJ):** The Sloat Quick-Build Project would upgrade pedestrian crossings, add a two-way protected bikeway, improve accessibility, and consider other measures to reduce vehicle speeds while keeping traffic moving on Sloat Boulevard between the Great Highway and Skyline Boulevard. The two-way protected bikeway would be located on the south side of Sloat Boulevard. Bus boarding islands, painted safety zones at unsignalized intersections, and parking and loading changes near the San Francisco Zoo would also be installed.

D. Summary of Environmental Effects

The proposed project could potentially affect the environmental factor(s) checked below. The following pages present a more detailed checklist and discussion of each environmental topic.

☐ Land Use and Land Use Planning	☐ Greenhouse Gas Emissions	☐ Geology and Soils
☐ Population and Housing	☒ Wind	☐ Hydrology and Water Quality
☒ Cultural Resources	☐ Shadow	☐ Hazards and Hazardous Materials
☒ Tribal Cultural Resources	☐ Recreation	☐ Mineral Resources
☒ Transportation and Circulation	☐ Utilities and Service Systems	☐ Energy Resources
☒ Noise	☐ Public Services	☐ Agriculture and Forestry Resources
☐ Air Quality	☐ Biological Resources	☐ Wildfire

E. Evaluation of Environmental Effects

This Streamlined Review for Infill Projects document was prepared to examine the proposed project in light of a prior EIR to determine whether the project would cause any effects that require additional review under CEQA. As noted above, the prior EIR for this project is the programmatic Environmental Impact Report for San Francisco Housing Element 2022 Update. The Housing Element EIR identified environmental impacts as summarized in Table 2, above. Mitigation measures identified in the Housing Element EIR are discussed under each topic area, and measures that are applicable to the proposed project are shown in the attached Mitigation, Monitoring and Reporting Plan (Attachment B).

The proposed project would include demolition of the existing building and construction of a new 129,540-gross-square-foot, six-story over two-level basement, mixed-use cultural/institutional/educational building with 100,560 square feet of cultural/commercial/retail use and 8,830 square feet of office use. As discussed below in this initial study, the effects of the proposed infill project have already been analyzed and disclosed in the Housing Element EIR and are not substantially greater than previously analyzed.

CEQA Section 21099

In accordance with CEQA section 21099 – Modernization of Transportation Analysis for Transit Oriented Projects – aesthetics and parking shall not be considered in determining if a project has the potential to result in significant environmental effects, provided the project meets the following three criteria:

a) The project is in a transit priority area;
b) The project is on an infill site; and
c) The project is residential, mixed-use residential, or an employment center.

As documented in the project-specific transportation study, the proposed project meets each of the above three criteria and thus, this checklist does not consider aesthetics or parking in determining the significance of project impacts under CEQA.[10]

E.1 Land Use and Land Use Planning

Housing Element Land Use and Planning Findings

The Housing Element EIR land use and planning findings are discussed in the EIR on pages 4.1-19 through 4.1-24. The EIR determined that future development consistent with the housing element update would not create any new physical barriers in established communities. Future development consistent with the housing element update would generally be required to be consistent with applicable zoning, height and bulk district, and land use designations. Future actions consistent with the housing element update would be required to adhere to all applicable environmental regulations and therefore would not be expected to conflict with plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects. Based on this, the Housing Element EIR found impacts to land use and land use planning to be less than significant.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Physically divide an established community?	☒	☐	☐	☐	☐
b) Cause a significant physical environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐	☐

10 Kittelson & Associates, *Transportation Study, United Irish Cultural Center, 2700 45th Avenue, Case No. 2022-001407ENV*, July 2023.

E.1.a) The proposed project would not result in the construction of a physical barrier to neighborhood access or the removal of an existing means of access as it would replace an existing structure with a new larger building that would be constructed within established lot boundaries. The proposed project would not alter the established street grid or permanently close any streets or sidewalks. Therefore, the proposed project would not physically divide an established community.

E.1.b) Land use impacts could be considered significant if the proposed project would conflict with a mandated plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental impact. The determination as to whether a conflict with a land use plan, policy, or regulation is significant under CEQA is based on whether that conflict would result in a significant physical environmental impact.

Plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental effect are those that directly address environmental issues and/or contain targets or standards that must be met in order to maintain or improve characteristics of the City's physical environment. Examples of such plans, policies, or regulations include the Bay Area Air Quality Management District's Bay Area Air Quality Management District 2017 Clean Air Plan and the San Francisco Regional Water Quality Control Board's San Francisco Basin Plan.

The proposed project is in the Small-Scale Neighborhood Commercial zoning district, which allows for community facilities and commercial and retail uses. The proposed project and its proposed uses are consistent with the general plan and the planning code and most of the proposed uses currently exist on the project site. As part of project approvals, a zoning text and map amendment would be undertaken to establish a Special Use District on the project site. This Special Use District would accommodate exceptions to the planning code involving permitted uses, floor area ratio, required rear yard setback, and bulk. The proposed project would not be expected to conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect as the proposed project would continue to be subject to all such applicable regulations.

For these reasons, the project would not result in impacts related to conflicts with land use plans, policies, or regulations adopted for the purpose of mitigating an environmental effect, and no mitigation would be required.

Cumulative

Cumulative development in the project vicinity (within a quarter-mile radius of the project site) includes projects for which the planning department has a project application on file. Nearby cumulative development projects, including the proposed project at 2700 Sloat Avenue, may require temporary closure of streets and sidewalks; however, all construction within San Francisco is required to comply with *Regulations for Working in San Francisco Streets*, which would maintain safe access through the community. Further, upon completion of construction activities, cumulative projects would not be expected to physically divide an established community by constructing a physical barrier to neighborhood access or removing a means of access.

Like all projects proposed in San Francisco, the nearby cumulative development projects would be required to comply with applicable plans, policies, and regulations, including those adopted for the purpose of avoiding or mitigating an environmental effect. For these reasons, the proposed project would not combine with past, present, and reasonably foreseeable future projects to conflict with such plans, policies, or regulations and would not create a significant cumulative land use impact, and no mitigation measures are required.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to land use and land use planning, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.2 Population and Housing

Housing Element Population and Housing Findings

The Housing Element EIR population and housing findings are discussed in the EIR on pages 4.1-73 through 4.1-78. The EIR found that increases in population in San Francisco are forecasted to continue through 2050, and that implementation of the housing element update would not directly induce substantial unplanned population growth but, rather, would address an existing need for housing and plan for future housing demand in San Francisco. The housing element update is the City's proposed plan to accommodate anticipated growth, and, as such, would not induce unplanned population growth. Implementation of the housing element update would reduce both direct and indirect displacement compared to the environmental baseline and, therefore, would not be expected to displace substantial numbers of existing people or housing units necessitating the construction of replacement housing.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐	☐
b) Displace substantial numbers of existing people or housing units necessitating the construction of replacement housing?	☒	☐	☐	☐	☐

E.2.a) The project would demolish the existing 21,263-square-foot, 35-foot-tall, three-story United Irish Cultural Center building and construct a new 91-foot-tall, six-story over two-basement level building with approximately 129,540-gross-square-foot of mixed-use cultural/institutional/educational uses with office, restaurant, recreational/fitness facilities, and event space. As discussed in the Project Description, the proposed project would employ a total of approximately 45 permanent employees, which would consist of 25 to 30 employees to support cultural/institutional/educational uses and approximately 15 employees to support other uses, such as non-profit offices and café/restaurant/bar uses. In addition, approximately 5 to 7

temporary employees would be hired to support smaller events and approximately 10 to 12 temporary employees would be hired to support larger events.

The Association of Bay Area Governments (ABAG) prepares projections of employment and housing growth for the Bay Area. The latest projections were prepared as part of Plan Bay Area 2050, adopted by ABAG and the Metropolitan Transportation Commission in 2021. ABAG's growth projections anticipate that by 2050 San Francisco will have approximately 918,000 employees.[11]

The project's cultural/institutional/educational uses, fitness center, restaurant/bar/café and office space would contribute to growth that is projected by ABAG. As part of the planning process for Plan Bay Area, San Francisco identified *priority development areas*, which are areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. The project site is located within a priority development area (Sunset Corridors);[12] thus, it would be implemented in an area where new population and employment growth is both anticipated and encouraged.

The project would also be located in a developed urban area with available access to necessary infrastructure and services (transportation, utilities, schools, parks, hospitals, etc.). Since the project site is located in an established urban neighborhood and is not an infrastructure project, it would not indirectly induce substantial population growth. The physical environmental impacts resulting from employment growth generated by the project are evaluated in the relevant resources topics in this Streamlined Review for Infill Projects document.

E.2.b) The proposed project would not displace any residents or housing units because no housing units currently exist on the project site. Therefore, the proposed project would have no direct impact related to the displacement of housing units or people and would not necessitate the construction of replacement housing elsewhere that could result in physical environmental effects.

Cumulative Analysis

The cumulative context for the population and housing topic is the City and County of San Francisco. The proposed project would provide mixed-use cultural/institutional/educational uses with office, restaurant, recreational/fitness facilities, and event space, which would result in increases in population (jobs). As discussed above, ABAG projects that by 2050 San Francisco will have 918,000 employees.[13,14] According to 2020 census information (based on 2020 data) San Francisco's population is 873,965 with 720,508 employees. As of the third quarter of 2022, approximately 68,348 net new housing units are in the development pipeline, i.e.,

11 Metropolitan Transportation Commission and Association of Bay Area Government, Plan Bay Area 2050: The Final Blueprint: Growth Pattern: Projected Household and Job Growth, By County: San Francisco. Updated January 21, 2021. Available online at: https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf. Accessed: April 26, 2023.

12 Metropolitan Transportation Commission, Priority Development Areas (Plan Bay Area 2050). Available online at: https://opendata.mtc.ca.gov/datasets/priority-development-areas-plan-bay-area-2050/explore?location=37.899147%2C-122.289021%2C8.81. Accessed: April 26, 2023.

13 Metropolitan Transportation Commission and Association of Bay Area Government, Plan Bay Area 2050: The Final Blueprint: Growth Pattern: Projected Household and Job Growth, By County: San Francisco. Updated January 21, 2021. Available online at: https://www.planbayarea.org/sites/default/files/FinalBlueprintRelease_December2020_GrowthPattern_Jan2021Update.pdf. Accessed January 4, 2023.

14 Population is estimated based on the total number of households projected as part of the Plan Bay Area 2050 multiplied by the citywide average persons per household from the U.S. Census for San Francisco County, currently 2.34 persons per household. Available online at: https://www.census.gov/quickfacts/sanfranciscocountycalifornia. Accessed January 4, 2023.

are either under construction, have building permits approved or filed, or applications filed, including remaining phases of major multi-phased projects.[15] The pipeline also includes projects with land uses that would result in an estimated 76,841new employees.[16] As shown in **Table 6** below, cumulative employment growth is below the ABAG projections for planned growth in San Francisco. Therefore, the proposed project in combination with citywide development, would not be expected to result in significant cumulative environmental effects associated with inducing unplanned population growth or displacing substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere.

Table 6: Citywide Employee Pipeline Projections as Compared to ABAG 2050 Projections

Data Source	Employees
2022 Q3 Development Pipeline	76,841
2020 Census	720,508
Cumulative Total Population/Jobs	797,349
ABAG 2050 Projections	918,000
Pipeline Development within ABAG 2050 Projection? (Y/N)	**Y**; Cumulative development within planned growth

[1] References to information presented in this table are included in the text above.

Conclusion

The proposed project would contribute a small portion of the growth in employment anticipated for San Francisco as a whole under Plan Bay Area. The project's incremental contribution to this anticipated growth would not result in a significant individual or cumulative impact related to population and housing. As discussed above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to population and housing, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.3 Cultural Resources

Housing Element Cultural Resources Findings

The Housing Element EIR cultural resource findings are discussed in the EIR on pages 4.2-78 through 4.2-127. The EIR found that future development could cause a substantial adverse change in the significance of a historical resource. Mitigation measures M-CR-1a through M-CR-1l would reduce this significant impact. However, the Housing Element EIR found that demolition of built-environment historic resources or alteration in an adverse manner could still occur because the design of future development is uncertain and it is unknown whether mitigation measures can be implemented; therefore, this impact was found to be significant and unavoidable with mitigation. The EIR also found that future development consistent with the

15 Data SF. SF Development Pipeline 2022 Q3. Available online at: https://sfplanning.org/project/pipeline-report#current-dashboard. Accessed January 4, 2023.

16 Data SF. SF Development Pipeline 2022 Q3. Available online at: https://sfplanning.org/project/pipeline-report#current-map-and-data-set. Accessed January 4, 2023.

housing element update could cause a significant impact to archeological resources and human remains if they are encountered during construction activities. However, mitigation measures M-CR-2a through M-CR-2d and M-TCR-1 would reduce these impacts to a less than significant level.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, including those resources listed in article 10 or article 11 of the San Francisco *Planning Code*?	☒	☐	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐	☐

E.3.a) Pursuant to CEQA Guidelines sections 15064.5(a)(1) and 15064.5(a)(2), historical resources are buildings or structures that are listed, or are eligible for listing, in the California Register of Historical Resources or are identified in a local register of historical resources, such as Articles 10 and 11 of the San Francisco Planning Code. The following discussion regarding historical resources at the project site is based on a Part I Historic Resource Evaluation completed for the building at 2700 45th Avenue and the planning department's response[17,18]

The project site consists of a three-story rectangular building constructed in 1975 and an adjoining asphalt-paved parking lot at the rear of the building on the east side. The Part I Historic Resource Evaluation (HRE) for the building was completed in December 2021, and concluded that the existing building on the site is not eligible for listing in the California register, largely because it lacks architectural significance.[19] Planning department staff subsequently issued the Part I Historic Resource Evaluation Response in October 2022, concurring with the Part I HRE's determination that the property at 2700 45th Avenue is not eligible for listing in the California register—not individually, as a stand-alone historic district, or as a district contributor. Therefore, no historical resources are located on the project site. In addition, the project site is not directly

17 Ver Planck Historic Preservation Consulting, Historical Resource Evaluation Part 1, United Irish Cultural Center, 2700 45th Avenue, December 13, 2021.

18 San Francisco Planning Department, Historic Resource Evaluation Response, 2700 45th Avenue, October 25, 2022.

19 Ibid

adjacent to any known historical resources. The nearest historic resources are the following two landmarks: the Doggie Diner Sign, which is located approximately 110 feet to the south of the project site in the median along Sloat Boulevard, and the Mother's Building, which is located approximately 340 feet to the southwest within the San Francisco Zoo property. In addition, the nearest historic district to the project site, the Mid-century Recreation Historic District (discontiguous), is located approximately 1,000 feet to the northeast of the project site along Wawona Street and 41st Avenue, and approximately 2,000 feet to the southeast near the intersection of Skyline and Lake Merced boulevards. Therefore, demolition of the existing structure on the project site and its replacement with a larger building would be less than significant and the proposed project would not contribute to the significant historic resource impacts identified in the Housing Element EIR; thus, no historic resource mitigation measures would apply to the proposed project.

E.3.b) A project-specific preliminary archeological assessment was conducted for the proposed project. The results of this assessment are described in this section. Project construction would require excavation to a maximum depth of 40 feet below grade (approximately 52 feet below grade if drilled piers are used to support the foundation) over an area of approximately 16,120 square feet, for a total disturbance of 19,860 cubic yards of soil. A preliminary archeological review was performed by a planning department staff archeologist to determine the potential for encountering archeological resources during project construction. The review determined that, although no archeological resources have been recorded in the project area, the project site has moderate to high sensitivity for surface and buried prehistoric resources. In addition, the project site has potential for prehistoric resources and low potential for historical resources based on available data. The dune sand is sensitive for surface and buried Native American resources. The preliminary archaeological review indicates that historical maps and aerial photographs from the twentieth century shows that development was not present where the project site is located until the existing building was constructed in 1975. Therefore, historic-period archaeological resources from the nineteenth century occupation of 45th Avenue are not likely present at the project site.

The project site is underlain by poorly graded brown (dune) sand, and potentially fill in the southern part of the project parcel.[20] As noted above, dune sand is sensitive for surface and buried Native American resources. An excavation of 40 to 52 feet in depth would extend into the dune sand (and potential fill) underlying the project site and could damage or destroy unknown subsurface archeological resources, causing a significant impact on these resources if present. Implementation of **Project Mitigation Measure M-CR-1, Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance** (implementing Housing Element EIR Mitigation Measure M-CR-2a) would be required and establishes a set of procedures to be followed for discoveries of archeological resources made in the absence of an archeologist and discoveries made during archeological monitoring or testing. Implementation of **Project Mitigation Measure M-CR-2, Archeological Testing Program** (implementing Housing Element Mitigation Measure M-CR-2c), would require the project sponsor to retain the services of an archeologist from the planning department's list of qualified archeological consultants to develop and implement an archeological testing program. With implementation of project mitigation measures M-CR-1 and M-CR-2, the impact on archeological resources would be reduced to a less-than-significant level. The proposed project would have a less-than-significant impact with mitigation incorporated on archaeological resources and previously unknown human remains.

20 H. Allen Gruen, *Geotechnical Investigation: Planned Development at 2700 45th Avenue, San Francisco, California*, September 23, 2021.

E.3.c) Archeological resources may include human burials. Human burials outside of formal cemeteries often occur in prehistoric or historic period archeological contexts. The potential for the proposed project to affect archeological resources, which may include human burials, is addressed above under E.3.b. Furthermore, the treatment of human remains and of associated or unassociated funerary objects must comply with applicable state laws. This includes immediate notification to the county coroner (San Francisco Office of the Chief Medical Examiner) and, in the event of the coroner's determination that the human remains are Native American, notification of the California Native American Heritage Commission, which shall appoint a most likely descendant.[21]

Cumulative Analysis

As discussed above, the proposed project would have a less-than-significant impact on historic architectural resources and would not have the potential to contribute to any cumulative impacts related to this topic. The cumulative context for archeological resources and human remains is generally site-specific; however, a potentially significant cumulative archeological impact could occur if two projects could combine in a way that could significantly impact the same known or potential resource. The 2700 Sloat Boulevard, which is located across the street from the project site, has the potential to impact the same known or potential archeological resources as the proposed project. For this reason, the proposed project, in combination with cumulative projects, has the potential to result in a significant cumulative impact to archeological resources. The proposed project's contribution to such impact could be cumulatively considerable. However, with implementation of Project Mitigation Measures M-CR-1 and M-CR-2, the proposed project's contribution to this impact would be reduced to a less than significant level. For these reasons, with mitigation measures incorporated, the proposed project, in combination with other cumulative projects, would not result in a cumulatively considerable impact on archeological resources or human remains.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to cultural resources, nor a more severe adverse significant impact due to substantial new information. Project Mitigation Measures M-CR-1 and M-CR-2 would apply to the proposed project to reduce project-specific and cumulative impacts related to archeological resources. Therefore, no additional environmental review is required for this topic.

E.4 Tribal Cultural Resources

Housing Element Tribal Cultural Resources Findings

The Housing Element EIR tribal cultural resources findings are discussed in the EIR on pages 4.3-20 through 4.3-27. Based on tribal consultation conducted for the housing element update, Mitigation Measure M-TCR-1 was developed to require notification of Native American tribal representatives regarding environmental review of future development under the proposed action. If consultation is requested by a Native American tribal representative, Mitigation Measure M-TCR-1 specifies that consultation regarding archeological tribal cultural resources shall focus on, but not be limited to, opportunities for tribal representatives to provide input

21 California Public Resources Code section 5097.98

on the treatment and interpretation of archeological resources and participate in archeological treatment if so desired.

Based on previous tribal cultural resources consultation undertaken for the Housing Element EIR, mitigation measures M-CR-2a, M-CR-2b, M-CR-2c, and M-CR-2d require that tribal representative be afforded the opportunity to consult on development of archeological investigation plans, participate in implementation of such plans as they relate to tribal cultural resources, and present or request that cultural resources awareness training programs for construction workers include Native American tribal representatives and specific training on the treatment of Native American archeological and tribal cultural resources. These measures also identify preservation in place, if feasible, as the preferred treatment for resources that are known or discovered during archeological investigations or during construction and require that tribal representatives be offered the opportunity to consult on preservation-in-place determinations and plans, if requested. In addition, these measures require that tribal representatives be offered meaningful opportunities to participate in the development of public interpretive materials that address Native American archeological and tribal cultural resources and that these materials include acknowledgement that the project is located on traditional Ohlone lands. The Housing Element EIR found that implementation of mitigation measures M-CR-2a, M-CR-2b, M-CR-2c, M-CR-2d and M-TCR-1 would fully mitigate any significant impacts on Native American tribal cultural resources, and impacts would be less than significant with mitigation.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: (i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or (ii) A resource determined by the lead agency in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in this subdivision, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐	☐

E.4.a) As discussed in the Cultural Resources section of this document, the project site is sensitive for prehistoric resources, which may also represent tribal cultural resources. Therefore, the project's proposed excavation may result in a significant impact, should tribal cultural resources be encountered. Consistent with the Housing Element EIR, Native American tribal representatives were notified regarding the proposed project, and **Project Mitigation Measure M-TCR-1, Tribal Cultural Resources Education** (implementing Housing Element EIR Mitigation Measure M-TCR-1) was developed in coordination with tribal representatives. Consistent with this measure, if a significant Native American archeological resource is identified during the course of the archaeological testing program, the project sponsor shall hold an event wherein Native American representatives and the archeological consultant involved in the project mitigation effort educate the landowner, prospective tenants/occupants, and the general public about the archeology and history of the land of the project. With implementation of Project Mitigation Measure M-TCR-1, the proposed project would result in a less than significant impact on tribal cultural resources.

Cumulative Analysis

The cumulative context for tribal cultural resources is generally site specific and limited to the immediate construction area; however, a potentially significant cumulative impact to tribal cultural resources could occur if two projects could combine in a way that could significantly impact the same known or potential resource.

The 2700 Sloat Boulevard, which is located across the street from the project site, has the potential to impact the same known or potential tribal cultural resources as the proposed project. For this reason, the proposed project, in combination with cumulative projects, has the potential to result in a significant cumulative impact to tribal cultural resources. The proposed project's contribution to such impact could be cumulatively considerable. However, with implementation of Project Mitigation Measure M-TCR-1, the proposed project's contribution to this impact would be reduced to a less than significant level. For these reasons, with mitigation measure incorporated, the proposed project, in combination with other cumulative projects, would not result in a cumulatively considerable impact on tribal cultural resources.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to archeological resources that constitute tribal cultural resources, nor a more severe adverse significant impact due to substantial new information. Project Mitigation Measure M-TRC-1 would apply to the proposed project to reduce project-specific and cumulative impacts related to tribal cultural resources. Therefore, no additional environmental review is required for this topic.

E.5 Transportation and Circulation

Housing Element Transportation and Circulation Findings

The Housing Element EIR transportation and circulation findings are discussed in the EIR on pages 4.4-86 through 4.4-135. The EIR found that the potential magnitude of future development could require a substantially extended duration or intense activity due to construction, and the secondary effects of that construction could create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; interfere with emergency access or accessibility for people walking or bicycling; or

substantially delay public transit. City regulations would apply to the construction of future development (e.g., SFMTA blue book regulations and Public Works code and construction work requirements); however, no other measures to reduce impacts are known. Therefore, the Housing Element concluded that this impact would be significant and unavoidable under project-specific and cumulative scenarios.

The Housing Element EIR also found that traffic generated by future development resulting from implementation of the housing element would substantially delay public transit and that some future development projects could contribute considerably to this significant impact. Mitigation measures M-TR-4a, M-TR-4b, and M-TR-4c would reduce the impact, but not fully. The Housing Element concluded this impact to be significant and unavoidable with mitigation for project-specific and cumulative scenarios.

Lastly, the Housing Element EIR found that future development could result in a loading deficit that could create potentially hazardous conditions for people walking, bicycling, or driving; or potentially delay public transit. Mitigation measures M-TR-4b and M-TR-6 would reduce loading impacts, although their feasibility and effectiveness of fully reducing this impact to a less-than-significant level was found to be uncertain. Therefore, this impact was determined to be significant and unavoidable with mitigation for both project-specific and cumulative scenarios.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Involve construction that would require a substantially extended duration or intensive activity, and the effects would create potentially hazardous conditions for people walking, bicycling, or driving, or public transit operations; or interfere with emergency access or accessibility for people walking or bicycling; or substantially delay public transit?	☒	☐	☐	☐	☐
b) Create potentially hazardous conditions for people walking, bicycling, or driving or public transit operations?	☒	☐	☐	☐	☐
c) Interfere with accessibility of people walking or bicycling to and from the project site, and adjoining areas, or result in inadequate emergency access?	☒	☐	☐	☐	☐
d) Substantially delay public transit?	☒	☐	☐	☐	☐

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
e) Cause substantial additional vehicle miles travelled or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (i.e., by adding new mixed-flow travel lanes) or by adding new roadways to the network?	☒	☐	☐	☐	☐
f) Result in a loading deficit, and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or substantially delay public transit?	☒	☐	☐	☐	☐
g) Result in a substantial vehicular parking deficit, and the secondary effects would create potentially hazardous conditions for people walking, bicycling, or driving; or interfere with accessibility for people walking or bicycling or inadequate access for emergency vehicles; or substantially delay public transit?	☒	☐	☐	☐	☐

E.5.a to d) A project-specific site circulation study was prepared for the proposed project.[22] As part of this analysis, PM peak and daily person trip estimates to and from project the site were calculated using methodology in the department's 2019 Transportation Impact Analysis Guidelines (2019 guidelines).[23] Table 7, below, presents weekday PM peak and daily person trip estimates for the proposed project.

Table 7: Person Trip Estimates – PM Peak and Daily

	Weekday PM Peak Hour Person Trips						Daily Person Trips[1]
	Automobile	For-Hire[2]	Transit	Walking	Bicycling	Total	
Community Center	449	13	144	37	4	647	4,792
Office	2	0	0	0	0	2	28
Restaurant/Bar	84	2	24	42	2	154	1,143
Project Total	**534**	**15**	**169**	**79**	**6**	**803**	**5,693**

1 Includes vehicle trips from both automobile person trips and for-hire person trips, accounting for average vehicle occupancy data (persons per vehicle). Source: San Francisco Planning Department, Transportation Impact Analysis Guidelines.

2 For-hire person trips are trips taken by transportation network companies (e.g., Uber/Lyft) and taxis.

22 Kittelson & Associates, *Transportation Study: United Irish Cultural Center. Project Number 22126.018*, July 2023.

23 San Francisco Planning Department. Transportation Impact Analysis Guidelines for Environmental Review. Available: https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update#impact-analysis-guidelines. Accessed: June 27, 2023.

Source: San Francisco Planning Department, Transportation Impact Analysis Guidelines; Kittelson & Associates, 2023

The department used these estimates to inform the analysis of the project's impacts on transportation and circulation during both construction and operational phases. The following analysis discusses the proposed project's impacts related to potentially hazardous conditions, accessibility (including emergency access), public transit delay, vehicle miles traveled, and loading.

Construction

The 2019 guidelines set forth screening criteria for types of construction activities that would typically not result in significant construction-related transportation effects based on project site context[24] and construction duration and magnitude. Project construction would last approximately 20 months. During construction, the project may require temporary closures of public right-of-ways, including portions of street frontages along 45th Avenue and Wawona Street. Nevertheless, given the project site context and construction duration and magnitude, the project meets the screening criteria for not requiring additional analysis on the presumption that it would not result in significant impacts with respect to construction-related transportation effects; thus, no mitigation measures would be required.[25]

Furthermore, the project would be subject to the San Francisco Municipal Transportation Agency's Regulations for Working in San Francisco Streets (the blue book). The blue book establishes rules and guidance so that construction work can be done safely and with the least possible interference to pedestrian, bicycle, transit, and vehicular traffic. Prior to construction of the proposed project, the project sponsor and construction contractor(s) would be required to meet with SFMTA and public works staff to develop and review the project's construction plans in preparation for obtaining relevant construction permits. In addition, the project would be subject to the San Francisco Public Works Code section 724, which addresses temporary occupation of the public right-of-way. Section 724 requires, among other things, the project contractor to provide a minimum clear width of four feet to provide a continuous pedestrian access route.

Potentially Hazardous Conditions and Accessibility

The project would remove the existing driveway on Wawona Street and construct a new driveway leading to the underground parking garage, also from Wawona Street. As shown in Table 7, the proposed project is expected to generate 803 person-trips, including 534 auto person-trips, 15 taxi/TNC (transportation network company) trips, 169 transit trips (including shuttle trips), 79 walking trips, and 6 bicycling trips during the weekday p.m. peak hour. When accounting for average vehicle occupancy, the proposed project would generate approximately 485 vehicle trips and 18 TNC vehicle trips (two-way) for a total of 503 vehicle trips during the weekday p.m. peak hour. These vehicle trips would likely start from or end the project's loading zones or the project's new driveway and be dispersed along nearby streets. This number of vehicle trips that would be accessing the driveway and crossing over the sidewalk along the street shared by nearby emergency

24 "Site context" in relation to construction transportation analysis refers to how people travel to and around the project area and how that may be affected by construction activities. Site context is further defined in the Appendix N of the 2019 guidelines (see Attachment A of Appendix N) available at: https://sfplanning.org/project/transportation-impact-analysis-guidelines-environmental-review-update#impact-analysis-guidelines. Accessed: April 2023.

25 Kittelson & Associates. June 2023. *Transportation Study: United Irish Cultural Center.* Project Number 22126.018.

services is not substantial within the context of existing uses on the site. Given that project-generated vehicle trips would not be substantial, the proposed project is not expected to result in inadequate emergency access.

Drivers would have adequate visibility of people walking and bicycling and transit and private vehicles. Vehicle speed entering and exiting the driveway would be slow given the width of the proposed curb cut (10 feet) to avoid potentially hazardous conditions. In addition, the design of the project's driveway would be able to accommodate the anticipated number of vehicle trips without blocking access to a substantial number of people walking and bicycling within the sidewalk and bicycle lane. Further, the project would include several changes to the public right-of-way that would lessen impacts, including constructing a new bulbout on the corner of 45th Avenue and Wawona Street, as well as new two-directional curb ramps on the project corner and the corners north and west of the project site. Therefore, the project would result in less-than-significant potentially hazardous conditions and accessibility impacts.

Public Transit Delay

The Housing Element EIR identified a significant transit delay for routes along 19th Avenue and Geary Boulevard, which are considered to be transit corridors. The project-specific circulation study (also referenced as transportation study in this document) analyzed the potential for the proposed project to result in delays to transit, which is typically based on the number of net new p.m. peak hour vehicle trips, the location of the project site and its driveways, and proximity to Muni lines and stops. Transit delay impacts from a single project are typically found where there are high volumes of vehicular traffic and high frequency buses lines operating in the same corridor and/or when there are conflicts between a high-volume driveway (such as for a public parking garage) and nearby transit stops.

Streets adjacent to the project site include Wawona Street, 45th Avenue, and Sloat Boulevard. In the Better Streets Plan, Wawona Street and 45th Avenue are classified as neighborhood residential streets, which are quieter residential streets with relatively low traffic volumes and speeds.[26] Sloat Boulevard is classified as a park edge street in the Better Streets Plan; park edge streets characteristically border major parks, have unique spatial constraints, and typically have higher pedestrian volumes associated with them.

The existing transit service and stop locations closest to the project site include the18-Sunset Muni bus line, which travels along Sloat Boulevard (between 47th Avenue and Lake Merced Boulevard), 47th Avenue, Vicente Street, and 46th Avenue and the 23-Monterey bus line, which travels along Sloat Boulevard (between the Lower Great Highway and Santa Clara Avenue). Both bus lines stop at Sloat Boulevard and 45th Avenue, the nearest bus stop to project site. The L Taraval Muni light rail line runs along Taraval Street and 46th Avenue, making a loop on Wawona Street, 47th Avenue, and Vicente Street. Taraval Street is three blocks north of the project site.

As discussed in the transportation study, the proposed project would generate an estimated 352 *net* new vehicle trips during the weekday p.m. peak hour, including 334 trips by vehicle and 18 trips by taxi or transportation network company. This exceeds the Planning Department's screening criterion for potential transit delay impacts, which is 300 net new p.m. peak hour vehicle trips. However, a significant transit delay impact generally occurs when vehicle trips substantially delay a public transit route by adding four or more

26 San Francisco Planning Department. San Francisco Transportation Information Map. Available at: https://sfplanninggis.org/tim/. Accessed July 13, 2023.

minutes to its headway and, as previously discussed, this generally occurs when a substantial number of project-generated vehicle are added to a high-volume roadway where transit operates resulting in a significant delay.

The proposed project would not generate a substantial number of vehicle trips onto a high-volume roadway. The entrance to the proposed underground garage would be located on Wawona Street. However, as previously discussed, Wawona Street is not a high-volume roadway and therefore vehicles entering and exiting the proposed garage would not conflict with transit operations. Furthermore, the proposed project only includes 56 vehicle parking spaces onsite (50 percent of what is allowed under the Planning Code). Generally, vehicle volume to and from the project site would be limited by the amount of parking available onsite and in the immediate project vicinity. Given that the project only includes 56 vehicle parking spaces, it is unlikely that the proposed project would generate a significant volume of vehicular traffic such that public transit operations on nearby roadways would be affected.

Additionally, there are no transit stops on the project site's frontages and, while the 18-Sunset and the 23-Monterey bus lines operate near the project site, they operate with 20- to 30-minute headways. This relatively low service frequency, with two or three buses per hour on each line, reduces the potential for conflicts between project-generated vehicle trips and transit vehicles. In addition, the SFMTA will implement the Sloat Quick-Build project before the end of 2023, which will install transit boarding islands at 47th, 45th and 41st Avenues, and consolidate and relocate nearby transit stops. These improvements are designed to increase transit reliability and reduce transit travel time.[27]

The operation of the L Taraval relative to the project site is west and north such that project traffic is unlikely to adversely affect the L Taraval operation. As such, the project-specific transportation study found that none of the conditions that typically create transit delay impacts are present and transit delay impacts would be less than significant. For these reasons, the proposed project would not result in a substantial transit delay impact.

Vehicle Miles Traveled

The 2019 guidelines set forth screening criteria for types of projects that would typically not result in significant vehicle miles traveled impacts. As discussed in the transportation study, given the project site is located in an area where existing vehicle miles traveled (VMT) is more than 15 percent below the existing Bay Area regional average VMT per capita (or employee), the proposed project would not cause substantial additional VMT. Furthermore, the proposed project would not include features that would be considered to substantially induce automobile travel (e.g., additional roadway capacity). For these reasons, the proposed project would result in less than significant project-level and cumulative impacts related to vehicle miles traveled and a more detailed analysis is not required.[28]

Loading

The proposed project would generate approximately seven daily delivery and service vehicle trips and generate demand for approximately one loading space during the weekday peak hour for freight delivery,

27 Boarding islands reduce or eliminate Muni delays associated with bus re-entry into the travel lane after pulling to the curb for passenger boarding and alighting activities.

28 Kittelson & Associates. *Transportation Study: United Irish Cultural Center*. Project Number 22126.018, July 2023.

which typically occurs between 10 a.m. and 1 p.m. and does not coincide with the weekday peak hour of traffic. The project would provide 90 feet of dual-use loading on 45th Avenue, and approximately 80 feet of dual-use loading on Wawona Street. The project would provide sufficient loading space to accommodate the anticipated demand of loading space during the weekday peak hour for freight delivery. Therefore, the project would meet the demand and the project would not result in secondary effects resulting from insufficient freight loading.

On a typical day, the proposed project would generate a passenger loading demand for up to two spaces during the peak 15-minute period of the peak hour during typical operations. During event conditions, including smaller events that would occur weekly or multiple times a week and larger events that would occur approximately four times a month, the peak 15-minute passenger loading demand would be six spaces. The peak 15-minute passenger loading demand during events would be adequately accommodated by the proposed dual-loading zones on 45th Avenue and Wawona Street along the project frontage. Therefore, the project would not result in secondary effects resulting from insufficient passenger loading. Overall, the project would have a less-than-significant loading impact.[29]

Cumulative Analysis

Construction

The cumulative project at 2700 Sloat Boulevard could have construction timelines that could overlap with the project's construction activities. No other cumulative projects are likely to overlap with the proposed project during construction. Individually and in combination, these projects could result in temporary closures of the public right-of-ways, including portions of 45th Avenue and Wawona Street. Similar to the proposed project, cumulative projects, including one proposed for 2700 Sloat Boulevard, would be subject to the blue book and the public works code section 724 to regulate construction work in the public right-of-ways. Conformance with blue book and existing regulations would ensure that the project, in combination with cumulative projects, would not result in a significant cumulative construction-related transportation impact.

Potentially Hazardous Conditions and Accessibility

The Housing Element EIR disclosed that vehicular and other modes of travel (e.g., walking, bicycling) volumes would increase with the implementation of the housing element update. This increase would result in a potential for more conflicts between various modes of travel. Person and vehicle trips from the cumulative project at 2700 Sloat Boulevard could combine with the project's vehicle trips near the project site, as patrons/residents of both projects would use some of the same streets in the neighborhood.

However, cumulative projects, including 2700 Sloat Boulevard, would be subject to existing regulations and city review processes that would ensure safe turning movements and access and egress points. Furthermore, proposed project's garage entrance is located on Wawona Street. Although the design of the 2700 Sloat Boulevard project has not been finalized yet, the vehicle garage access would not directly conflict with the proposed project's garage entrance. Vehicle trips from this cumulative project would also not combine to result in a potentially hazardous condition at any nearby vehicular turning movement. The cumulative project would also not block access to a substantial number of people walking and bicycling within the sidewalk and bicycle lane. As described above, the project would include several changes to the public right-of-way that

29 Ibid.

would likely lessen potentially hazardous conditions for people driving, walking, bicycling, or public transit operations. Cumulative projects may also include similar changes to the public right-of-way that would lessen such impacts. Therefore, the project, in combination with cumulative projects, would not result in significant cumulative impacts related to potentially hazardous conditions and accessibility.

Public Transit Delay

Public transit delay typically occurs from traffic congestion, including transit reentry, and passenger boarding delay. The Housing Element EIR identified significant and unavoidable traffic congestion impacts to public transit on both 19th Avenue and Geary Boulevard. As discussed in the transportation study, up to 52 project vehicles (18 inbound, 34 outbound) could use 19th Avenue for some part of the journey. As such, the proposed project could make a considerable contribution to the significant cumulative transit delay impact on 19th Avenue identified in the Housing Element EIR (based on the analysis provided in the transportation study, the proposed project would not be expected to make a considerable contribution to the significant cumulative transit delay impact on Geary Boulevard).

Given the project's size and associated estimated number of vehicle trips, as noted above, it would contribute considerably to significant cumulative transit delay impacts. To reduce these impacts, the proposed project would be required to implement **Project Mitigation Measure M-TR-1, Parking Maximums and Transportation Demand Management** (implementing Housing Element EIR Mitigation Measure M-TR-4a) to reduce project-generated vehicle trips. Consistent with Mitigation Measure M-TR-4a, the project would include 56 vehicle parking spaces onsite, which is 50 percent of what is allowed under the Planning Code. In addition, the project would be required to implement various other transportation demand management measures to further reduce project-generated vehicle trips. The project would implement Project Mitigation Measure M-TR-1 to reduce its considerable contribution to the significant cumulative transit delay previously identified in the Housing Element EIR. However, because it is unknown if all of the measures applicable to the proposed project would reduce project's contribution to the cumulative impact, this impact would remain cumulatively considerable. Nevertheless, given that this impact would not be more severe than was previously identified in the Housing Element EIR, no additional analysis is required.

Vehicle Miles Traveled

VMT by its nature is largely a cumulative impact. As described above, the project would meet the project-level screening criteria and therefore would not result in a significant VMT impact. Furthermore, the project site is an area where projected year 2040 VMT per capita is more than 15 percent below the future regional per employee average. Therefore, the project, in combination with cumulative projects, would not result in a significant cumulative VMT impact.

Loading

The cumulative project at 2700 Sloat Boulevard could generate loading demands that interact with the project's loading demand. However, this project would be subject to planning code provisions related to loading and would also be required to include parking and loading spaces. None of the other cumulative projects would combine with the proposed project in a way that could result in a loading deficit. Given that the proposed project and cumulative project would not result in a loading deficit, the project, in combination with the cumulative projects, would not result in a significant cumulative loading impact.

Conclusion

The Housing Element EIR projected substantial increases in public transit delay from future development projects. While the proposed project would not result in a significant project-specific impact related to transit delay and would be required to incorporate Project Mitigation Measure M-TR-1, it would nevertheless contribute to the cumulative impact to transit delay that was identified in the Housing Element EIR. As discussed above, the proposed project would not result in any other transportation-related impacts. Given that the impact to transit delay was already disclosed in the programmatic EIR, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to transportation and circulation, nor a more severe adverse significant impact due to substantial new information. Therefore, no additional environmental review is required for this topic.

E.6 Noise

Housing Element Noise Findings

The Housing Element EIR noise findings are discussed in the EIR on pages 4.5-31 through 4.5-67. The EIR found that future development consistent with the housing element update would result in an increase in construction activity relative to the baseline and could contribute to significant impacts due to construction noise. Implementation of Mitigation Measure M-NO-1 (Construction Noise Control) would reduce construction noise impacts on an individual project basis and impacts would be mitigated to a less-than-significant level. However, simultaneous or consecutive construction of multiple development projects could affect the same sensitive receptors and could result in a significant and unavoidable impact, even with mitigation incorporated.

The EIR identified two mitigation measures addressing operational noise, Mitigation Measure M-TR-4a (Parking Maximums and Transportation Demand Management) and Mitigation Measure M-NO-2 (Noise Analysis and Attenuation) and found there would be significant and unavoidable noise impacts related to traffic noise, but implementing the mitigation measures noted above would ensure that operational sources would be compliant with noise ordinance limits; nevertheless, the impact conclusion for operational noise impacts overall was significant and unavoidable with mitigation. The Housing Element EIR found that impacts to vibration (both construction- and operations-related) would be less than significant with implementation of mitigation measures M-NO-3a (Protection of Adjacent Buildings/Structures and Vibration Monitoring During Construction) and M-NO-3b (Prevent Interference with Vibration-Sensitive Equipment).

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					

		Not Analyzed in the Prior EIR			
Topics:	Analyzed in the Prior EIR	No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
a) Generate substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐	☐
b) Generate excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☒	☐	☐	☐	☐

E.6.a)

Construction Noise

The project's geotechnical investigation indicated that the proposed building's foundation design would consist of conventional spread footings or a mat foundation, potentially coupled with the use of drilled piers and/or retaining walls for additional support.[30] The proposed project would not require impact pile-driving.

As the final foundation and reinforcement design would be determined by the project engineers at the time of engineering design (construction documents), this analysis conservatively assumes the possibility of particularly noisy construction activities during foundation construction, including the use of construction equipment such as jackhammers, concrete/industrial saws, and bulldozers. In addition, implementation of the proposed project could include simultaneous use of two or more loud pieces of equipment.

Construction noise is regulated by Article 29 of the Police Code (noise ordinance). Noise ordinance section 2907(a) limits construction noise from individual pieces of equipment to 80 dBA[31] at 100 feet from the noise source (or equivalent sound level at some other appropriate distance such as 86 dBA at 50 feet). The Department of Building Inspection (building department) is responsible for enforcing the noise ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m., 7 days a week). The Police Department is responsible for enforcing the noise ordinance during all other hours. Nonetheless, during the approximately 20-month construction period for the proposed project, sensitive receptors and occupants of

30 H. Allen Gruen, Geotechnical Investigation: Planned Development at 2700 45th Avenue, San Francisco, California , September 23, 2021.

31 dBA are A-weighted decibels, or a decibel scale based on intensity and how the human ear responds.

nearby properties could be disturbed by construction noise. The closest sensitive receptors are four residential buildings located adjacent to the project side to the east, along 44th Avenue.

There may be times when construction noise could interfere with indoor activities in residences and businesses near the project site. Given the proximity of noise sensitive receptors to the project site, the project's construction activities could result in a significant impact. Therefore, **Project Mitigation Measure M-NO-1, Construction Noise Control** (implementing Housing Element EIR Mitigation Measure M-NO-1), applies to the project. With implementation of Project Mitigation Measure M-NO-1, the increase of noise in the project area during project construction would not be considered a significant impact because construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be required to comply with the noise ordinance and other noise control measures as specified in Project Mitigation Measure M-NO-1. Implementation of Project Mitigation Measure M-NO-1 would reduce construction noise impacts resulting from the project to a less-than-significant level.

Operational Noise

As discussed above, the Housing Element EIR determined that significant and unavoidable noise impacts could occur due to traffic noise, but that implementing noise attenuation measures pursuant to Mitigation Measure M-NO-2 would ensure that operational sources would be compliant with noise ordinance limits. Accordingly, Housing Element EIR Mitigation Measure M-NO-2 requires that project-specific noise studies be completed for new noise-generating uses.

The proposed project would not include excessive noise-generating land uses. The proposed project does not propose any emergency generators, fire pumps, or other equipment that could be considered noise-generating, except for rooftop mechanical equipment. In compliance with Housing Element EIR Mitigation Measure M-NO-2, a project-specific noise study was completed for the proposed project,[32] which analyzed rooftop stationary noise sources for compliance with the noise limits set forth in the noise ordinance. The noise ordinance requires that, for the commercial uses, the noise level shall not exceed 8 dBA above the local ambient noise level at any point outside the property plane, and also sets both daytime and nighttime residential interior noise limits for fixed equipment (noise levels attributable to exterior noise sources shall not exceed 45 dBA Ldn in any habitable room).

Noise measurements were taken at the site between October and November of 2022 to determine the ambient noise levels at the project property plane. The ambient noise levels ranged from 44.5 dBA (L90[33]) along the northern edge of the property plane to 52.5 dBA (L90) along the western edge of the property plane. The rooftop mechanical equipment would be set back a minimum of 30 feet from the property plane, and would include variable refrigerant flow heating and cooling units, as well as supply and exhaust fans. The noise study analyzed a worst-case scenario with all rooftop equipment operating simultaneously. The noise study found that the proposed project would produce a maximum noise level of 45 dBA on the south property plane, which would meet the property plane noise levels specified in the noise ordinance. Additionally, the noise study found that the project would meet the property plane noise limit of 8 dBA above ambient noise level along all property lines, as required by the noise ordinance. With a maximum noise of 45 dBA at the property plane and

32 Robert J. King, *Technical Memorandum: Operational Noise Study—2700 45th Avenue Project*, June 2023.

33 L90 is a statistical descriptor of the sound level exceeded 90 percent of the time during the measurement period. The noise ordinance defines the L90 as the ambient noise level.

assuming a noise reduction of 15 dB from windows open, the noise study determined that the mechanical equipment would also meet the noise ordinance daytime interior residential noise limit of 55 dBA and nighttime residential noise limit of 45 dBA. Therefore, the proposed project's mechanical equipment would meet the limits set forth in the noise ordinance and the project's mechanical equipment would have a less-than-significant noise impact on the surrounding noise-sensitive uses.

In addition, the proposed project would contribute vehicle trips onto the local and regional roadway network. Consequently, traffic noise levels would increase with the project's contribution of additional vehicles. The proposed project would increase traffic on streets surrounding the project site; however, it would be unlikely to double the roadway volumes on nearby roads. Furthermore, the proposed project's traffic-related noise increases were adequately accounted for in the Housing Element EIR traffic noise analysis[34] and therefore, the proposed project would not result in a new project-specific traffic-related noise impact and no further analysis is required.

As noted above, under Project Description, once constructed, the Irish Center would continue to host a range of events in the proposed three larger event rooms and in smaller rooms in the building. In general, future event types and programming would be similar to existing conditions, although events would likely be held more frequently. Smaller meetings, classes, workshops, and similar programs (of around 30 people) would occur regularly throughout the year, potentially weekly or multiple times a week, while large events, attracting upwards of 400 people and utilizing one or more of the three larger event rooms, would occur approximately four times a month (currently, they are held about four times a year). Similar to existing conditions, smaller events under the proposed project would likely occur during both daytime and evening hours, while larger events would generally occur in the evening. All events would be held inside of the proposed building and, while outdoor areas may be available during events, no amplified sound is proposed outside of the building. For these reasons, it is anticipated that all event-related noise, which would be temporary in nature, would meet all applicable regulations and would not result in significant noise impacts. While it is likely that some noise would be generated by people talking outside of the building before, during, and after the smaller and larger events, noise attributed to unamplified human voices is generally not considered a significant impact under CEQA.

E.6.b) Pile driving, usually during construction, generates the greatest amount of vibration. As discussed above, the proposed project does not propose pile driving activities. However, other construction equipment could also result in construction vibration impacts to certain types of buildings, in particular historical and older buildings, if such buildings are located in close proximity to the construction site. Project-related construction activities were evaluated to determine whether such activities could generate vibration at levels that would have the potential to damage nearby buildings. None of the properties adjacent to the project site are considered historical resources, and the proposed project would only directly abut (i.e., not have a setback from) the existing motel at 2600 Sloat Boulevard, which is not considered to be a historic resource and is therefore not considered to be sensitive to groundborne vibration. Moreover, the proposed project's construction activities would not result in excessive groundborne vibration during construction such that it

34 The transportation analysis that was prepared for the Housing Element considered potential population and job increases in transportation analysis zone (TAZ) 99, the TAZ where the project site is located. The increase of jobs associated with cultural, institutional and educational (CIE) uses was estimated to be 43 for this TAZ. Since TAZ 99 does not contain any other CIE-type uses, this jobs increase could therefore be attributable to the proposed project.

could result in damage to the adjacent building at 2600 Sloat Boulevard. Once operational, the project would also likely not result in vibration impacts, as the proposed community center and restaurant uses are not typically considered to be sources of operational vibration. Therefore, the proposed project would not result in significant impacts related to vibration.

E.6.c) The project site is not located within an airport land use plan area, within 2 miles of a public airport, or in the vicinity of a private airstrip. Therefore, initial study checklist question E.6.c is not applicable to the proposed project.

Cumulative Analysis

The construction schedule for the proposed project at 2700 Sloat Boulevard, which is across the street from the project site, is uncertain. However, for purposes of this environmental review, this project is assumed to have a construction timeline that overlaps with the project's construction activities. The 2700 Sloat Boulevard project would likely make the largest contribution to cumulative noise impacts, given its size and proximity. Cumulative construction-related noise impacts could result from the concurrent construction of the proposed project, combined with the proposed project at 2700 Sloat Boulevard, affecting nearby sensitive receptors. The project's contribution to this cumulative impact could be considerable. As discussed above, the proposed project is required to implement Project Mitigation Measure M-NO-1, Construction Noise Control, which would reduce those impacts to a less than cumulatively considerable level. The Housing Element EIR determined that plan-level construction impacts could be significant and unavoidable because of the possibility of multiple projects undergoing construction at the same time. With implementation of Project Mitigation Measure M-NO-1, the proposed project would not make a cumulative considerable contribution to the cumulative construction noise impact than were disclosed in the Housing Element EIR.

The cumulative context for traffic noise analyses is typically confined to the local roadways nearest to the project site. As project-generated vehicle trips disperse along the local roadway network, the contribution of project-generated traffic noise along any given roadway segment would similarly be reduced. As described above, the proposed project would not double vehicle trips on the surrounding roadways. It is also unlikely that vehicle trips would be doubled under the cumulative scenario, given that future projects would be required to minimize off-street parking and implement various TDM measures to maximize transit, walking, and bicycling. Thus, the proposed project, in combination with other cumulative projects in the area, would not result in a cumulative impact related to roadway noise.

All cumulative projects are required to meet the noise limits set forth in the noise ordinance for operational noise associated with the projects' fixed noise sources, such as mechanical equipment. Compliance with the noise ordinance would limit increases in ambient noise and ensure adequate interior daytime and nighttime noise levels for residential uses are maintained. As such, the proposed project, in combination with the cumulative projects, would not result in more severe cumulative operational noise impacts than disclosed in the Housing Element EIR.

Vibration impacts are highly localized and site-specific and generally do not combine with vibration from cumulative projects to create a cumulative vibration impact. Therefore, no cumulative vibration impacts would be expected and no additional analysis is required.

The cumulative context for point sources of noise, such as building heating, ventilation and air conditioning systems and construction noise are typically confined to nearby noise sources located within approximately

900 feet of the project site.[35] Based on the list of projects under the Cumulative Setting section, above, the proposed project across the street at 2700 Sloat Boulevard, given its proposed size and programming, could combine with the proposed project's noise impacts to generate significant cumulative construction or operational noise impacts. However, both projects would be required to comply with the Noise Ordinance, which established noise limits from stationary sources and construction equipment and would ensure that no significant impact would occur. Furthermore, the noise ordinance establishes limits for both construction equipment and operational noise sources. All projects within San Francisco are required to comply with the noise ordinance. Compliance with the noise ordinance would ensure that no significant cumulative noise impact would occur.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to noise and vibration, nor a more severe adverse significant impact due to substantial new information. Mitigation Measure M-NO-1, Construction Noise Control, would apply to the proposed project to reduce project-specific noise impacts. Therefore, no additional environmental review is required for this topic.

E.7 Air Quality

Housing Element Air Quality Findings

The Housing Element EIR air quality findings are discussed in the EIR on pages 4.6-41 through 4.6-73. The EIR found that the housing element update would not conflict with or obstruct implementation of an applicable air quality plan. Future development consistent with the housing element update would result in a cumulatively considerable net increase in criteria air pollutants. The Housing Element EIR identified Mitigation Measure M-TR-4a, addressing parking maximums and transportation demand management, and found that the impact would be significant and unavoidable with mitigation. Construction of future development consistent with the housing element was found to have a less than significant impact with respect to criteria air pollutant with the application of Mitigation Measure M-AQ-3, addressing the use of clean construction equipment. The proposed action was found to expose sensitive receptor to health risk impacts and was found significant and unavoidable with the application of M-TR-4, M-AQ-3 (both described above), and Mitigation Measure M-AQ-5, applying best available control technology for diesel engines.

35 Typical construction noise levels can affect a sensitive receptor at a distance of 900 feet if there is a direct line-of-sight between a noise source and a noise receptor (i.e., a piece of equipment generating 85 dBA would attenuate to 60 dBA over a distance of 900 feet). An exterior noise level of 60 dBA will typically attenuate to an interior noise level of 35 dBA with the windows closed and 45 dBA with the windows open.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard?	☒	☐	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐	☐

E.7.a) The most recently adopted air quality plan for the air basin is the Bay Area Air Quality Management District's 2017 Clean Air Plan. The primary goals of the clean air plan are to: (1) protect air quality and health at the regional and local scale; (2) eliminate disparities among Bay Area communities in cancer health risk from toxic air contaminants; and (3) reduce greenhouse gas emissions. The clean air plan recognizes that to a great extent, community design dictates individual travel modes, and that a key long-term control strategy to reduce emissions of criteria pollutants, air toxics, and greenhouse gases from motor vehicles is to channel future Bay Area growth into vibrant urban communities where goods and services are close at hand, and people have a range of viable transportation options. The compact development of the proposed project and the availability of non-auto transportation options in the project area would ensure that the project would avoid substantial growth in automobile trips and consequent air pollutant emissions. In addition, as discussed above in the Population and Housing resource topic, the project site is located within the Sunset Corridors priority development area. Focusing development within such areas is a key land use strategy under Plan Bay Area to meet statewide greenhouse gas reduction goals pursuant to Senate Bill 375. Furthermore, for the reasons described below under topics E.7.b and c, the proposed project would not result in significant air pollutant emissions or expose sensitive receptors to substantial pollutant concentrations. Therefore, the proposed project would not conflict with or obstruct implementation of the 2017 Clean Air Plan.

E.7.b) In accordance with the state and federal Clean Air Acts, air pollutant standards are identified for the following six criteria air pollutants: ozone, carbon monoxide (CO), particulate matter ($PM_{2.5}$, and PM_{10}[36]), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead. These air pollutants are termed criteria air pollutants

36 PM_{10} is often termed "coarse" particulate matter and is made of particulates that are 10 microns in diameter or smaller. $PM_{2.5}$, termed "fine" particulate matter, is composed of particles that are 2.5 microns or less in diameter.

because they are regulated by developing specific public health- and welfare-based criteria as the basis for setting permissible levels. The bay area air basin is designated as either in attainment or unclassified for most criteria pollutants except for ozone, $PM_{2.5}$, and PM_{10}. For these pollutants, the air basin is designated as non-attainment for either the state or federal standards. By its very nature, regional air pollution is largely a cumulative impact in that no single project is sufficient in size to, by itself, result in non-attainment of air quality standards. Instead, a project's individual emissions contribute to existing cumulative air quality impacts. If a project's contribution to cumulative air quality impacts is considerable, then the project's impact on air quality would be considered significant.[37] Regional criteria air pollutant impacts resulting from the proposed project are evaluated below.

Construction Dust Control

In 2008, the San Francisco Board of Supervisors approved amendments to the San Francisco Building and Health Codes, generally referred to as the Construction Dust Control Ordinance (Ordinance 176-08). The intent of the dust control ordinance is to reduce the quantity of fugitive dust generated during site preparation, demolition, and construction work to protect the health of the general public and of construction workers, minimize public nuisance complaints, and to avoid orders to stop work in response to dust complaints. Project-related construction activities would result in construction dust, primarily from ground-disturbing activities. In compliance with the dust control ordinance, the project sponsor and contractor responsible for construction activities at the project site would be required to control construction dust on the site through a combination of watering disturbed areas, covering stockpiled materials, street and sidewalk sweeping, and other measures.

Criteria Air Pollutants

The Bay Area Air Quality Management District prepared 2022 CEQA Air Quality Guidelines,[38] which provide suggested methodologies for analyzing air quality impacts. These guidelines also provide thresholds of significance for ozone and particulate matter. The planning department uses these thresholds to assist in the evaluation of air quality impacts under CEQA.

The air district has developed screening criteria to determine whether to undertake detailed analysis of criteria pollutant emissions for construction and operations of development projects. Projects that are below the screening criteria would result in less-than-significant criteria air pollutant impacts, and no further project-specific analysis is required. The project would construct a 91-foot-tall, six-story over two-basement level building with 129,540-gross-square-foot of mixed-use cultural/institutional/educational building with office, restaurant, recreational/fitness facilities, and event space. Therefore, because the proposed project is below the construction and operational screening levels for criteria air pollutants, the proposed project would not result in a significant impact with regards to a cumulatively considerable net increase in non-attainment criteria air pollutants. Criteria air pollutant impacts would be less than significant.

E.7.c) In addition to regional criteria air pollutants analyzed above, the following air quality analysis evaluates localized health risks to determine whether sensitive receptors would be exposed to substantial pollutant concentrations. The San Francisco Board of Supervisors approved amendments to the San Francisco Building

37 Bay Area Air Quality Management District (BAAQMD), *2022 CEQA Guidelines Chapters.* Available: https://www.baaqmd.gov/?sc_itemid=CDA5FAE5-BBDC-4337-A10C-5648BCD2D71F Accessed: May 3, 2023.

38 *Ibid*.

and Health Codes, referred to as Enhanced Ventilation Required for Urban Infill Sensitive Use Developments or health code article 38 (Ordinance 224-14, amended December 8, 2014). The purpose of article 38 is to protect the public health and welfare by establishing an *air pollutant exposure zone* and imposing an enhanced ventilation requirement for all new sensitive uses within this zone. The air pollutant exposure zone as defined in article 38 includes areas that exceed health protective standards for cumulative $PM_{2.5}$ concentrations and cumulative excess cancer risk and incorporates health vulnerability factors and proximity to freeways. Projects within the air pollutant exposure zone require special consideration to determine whether the project's activities would expose sensitive receptors to substantial air pollutant concentrations or add emissions to areas already adversely affected by poor air quality.

Construction Health Risk

The project site is not located within an identified air pollutant exposure zone. However, there is a potential that the project may result in the expansion of the geography of the air pollutant zone because of the use of heavy-duty diesel offroad equipment during project construction, which may be considered substantial. The proposed project would require heavy-duty off-road diesel vehicles and equipment during 16 months of the anticipated 20-month construction period. The proposed project has been accepted for priority processing pursuant to Director's Bulletin No. 2 for Type 3, Clean Construction projects. Pursuant to this program, the project sponsor has committed to using Tier 4 engines on all diesel-fueled construction equipment, reducing diesel particulate matter exhaust from construction equipment by 93 to 96 percent compared to uncontrolled construction equipment.[39] Therefore, impacts related to construction health risks would be less than significant.

Operational Health Risk

The project's incremental increase in localized TAC emissions resulting from new vehicle trips would be minor and would not contribute substantially to localized health risks. The proposed project would also not include a backup diesel generator. Therefore, health risk impacts related to the siting of new air pollution sources would be less than significant and no mitigation measures would be required.

E.7.d) Typical odor sources of concern include wastewater treatment plants, sanitary landfills, transfer stations, composting facilities, petroleum refineries, asphalt batch plants, chemical manufacturing facilities, fiberglass manufacturing facilities, auto body shops, rendering plants, and coffee roasting facilities. During construction, diesel exhaust from construction equipment would generate some odors. However, construction-related odors would be temporary and would not persist upon project completion. The proposed project includes community-serving uses that would not be expected to create significant sources of new odors. Therefore, odor impacts would be less than significant.

Cumulative Analysis

As discussed above, regional air pollution is by its nature a cumulative impact. Emissions from past, present, and future projects contribute to the region's adverse air quality on a cumulative basis. No single project by

39 PM emissions benefits are estimated by comparing off-road PM emission standards for Tier 1 and Tier 2 with Tier 4 final emissions standards. Tier 1 PM emissions standards were established for equipment with 25-<50 horsepower and equipment with horsepower <175. Tier 1 emissions standards for these engines were compared against Tier 4 final emissions standards, resulting in a 96 percent reduction in PM. The EPA established PM standards for engines with horsepower between 50-<175 as part of the Tier 2 emission standards. For these engines Tier 2 emissions standards were compared against Tier 4 final emissions standards, resulting in between 93-95 percent reduction in PM.

itself would be sufficient in size to result in regional nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulative adverse air quality impacts.[40] The project-level thresholds for criteria air pollutants are based on levels below which new sources are not anticipated to contribute considerably to cumulative non-attainment criteria air pollutants. Therefore, because the proposed project's construction and operational (Topic E.7.b) emissions would not exceed the project-level thresholds for criteria air pollutants, the proposed project would not result in a cumulatively considerable contribution to regional air quality impacts.

Although the project would add new sources of TACs (e.g., new vehicle trips), the project site is not located within an air pollutant exposure zone and would be subject to requirements articulated in Director's Bulletin No. 2 for Type 3, Clean Construction projects. The project's incremental increase in localized toxic air contaminant emissions resulting from new vehicle trips would be minor and would not contribute substantially to cumulative toxic air contaminant emissions that could affect nearby sensitive land uses. Therefore, cumulative localized health risk impacts would be less than significant.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to air quality, nor a more severe adverse significant impact due to substantial new information. None of the Housing Element EIR air quality mitigation measures are applicable to the proposed project. Therefore, no additional environmental review is required for this topic.

E.8 Greenhouse Gas

Housing Element Greenhouse Gas Findings

The Housing Element EIR greenhouse gas findings are discussed in the EIR on pages 4.1-92 through 4.1-97. The EIR concluded that physical development consistent with the housing element update would emit GHGs during construction and operation and would contribute to annual long-term increases in GHG emissions. New development would be in areas with low VMT levels and would be subject to the city's TDM program as well as applicable building code and other requirements that would reduce GHG emissions and would therefore have a less-than-significant impact with respect to GHG emissions, with no mitigation measures necessary. The Housing Element EIR also found that the future development implementing the housing element update would be consistent with plans, policies, and regulations adopted to reduce GHG emissions, such as Plan Bay Area 2050 and the city's GHG emission reduction strategy. Accordingly, the Housing Element EIR found that impacts related to GHG emissions would be a less than significant with no mitigation measures necessary.

40 BAAQMD, *CEQA Air Quality Guidelines*, May 2017, page 2-1.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐	☐
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐	☐

E.8.a and b) Individual projects contribute to the cumulative effects of climate change by emitting GHGs during demolition, construction, and operation. The following analysis of the proposed project's GHG impact focuses on the project's contribution to cumulatively significant GHG emissions. Because no individual project could emit GHGs at a level that could result in a significant impact on global climate, this analysis is in a cumulative context only, and the analysis of this resource topic does not include a separate cumulative impact discussion.

On April 20, 2022, the air district adopted updated GHG thresholds.[41] Consistent with CEQA Guidelines sections 15064.4 and 15183.5 which address the analysis and determination of significant impacts from a proposed project's GHG emissions, the updated thresholds for land use projects, such as the proposed project, maintains the air district's previous GHG threshold that allow projects that are consistent with a GHG reduction strategy to conclude that the project's GHG impact is less than significant.

San Francisco's 2017 GHG Reduction Strategy Update [42] presents a comprehensive assessment of policies, programs, and ordinances that collectively represent San Francisco's GHG reduction strategy in compliance with the air district's guidelines and CEQA Guidelines. These GHG reduction actions have resulted in a 48 percent reduction in GHG emissions in 2020 compared to 1990 levels,[43] which far exceeds the goal of 2020 GHG emissions equaling those in 1990 set in Executive Order S-3-05[44] and the Global Warming Solutions Act.[45] The

41 Bay Area Air Quality Management District, CEQA Thresholds and Guidelines Update. Available: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines. Accessed: March 2023.

42 San Francisco Planning Department, *2017 Greenhouse Gas Reduction Strategy Update,* July 2017. Available: https://sfplanning.org/project/greenhouse-gas-reduction-strategies. Accessed: March 2023.

43 San Francisco Department of the Environment, *San Francisco's 2019 Carbon Footprint*. Available: https://sfenvironment.org/carbonfootprint. Accessed: June 2023.

44 Office of the Governor, Executive Order S-3-05, June 1, 2005. Available: https://www.library.ca.gov/wp-content/uploads/GovernmentPublications/executive-order-proclamation/5129-5130.pdf. Accessed: March 2023.

45 California Legislative Information, Assembly Bill 32, September 27, 2006. Available: http://www.leginfo.ca.gov/pub/05-06/bill/asm/ab_0001-0050/ab_32_bill_20060927_chaptered.pdf. Accessed: March 2023.

city has also met and exceeded the 2030 target of 40 percent reduction below 1990 levels set in Global Warming Solutions Act of 2016[46] and the air district's 2017 Clean Air Plan[47] more than 10 years before the target date.

San Francisco's GHG reduction goals, updated in July 2021 by ordinance 117-02,[48] are consistent with, or more aggressive than, the long-term goals established under executive orders S-3-05,[49] B-30-15,[50] B-55-18,[51] and Global Warming Solutions Act of 2016.[52] The updated GHG ordinance demonstrates the city's commitment to continued GHG reductions by establishing targets for 2030, 2040, and 2050 and setting other critical sustainability goals. In particular, the updated ordinance sets a goal to reach net-zero sector-based GHG emissions by 2040 and sequester any residual emissions using nature-based solutions.[53] Thus, the city's GHG reduction goal is consistent with the state's long-term goal of reaching carbon neutrality by 2045. The updated GHG ordinance requires the San Francisco Department of the Environment to prepare and submit to the mayor a climate action plan (CAP) by December 31, 2021. The CAP, which was released on December 8, 2021, and will be updated every five years, carries forward the efforts of the city's previous CAPs and charts a path toward meeting the GHG commitments of the Paris Agreement (e.g., limit global warming to 1.5 degrees Celsius) as well as the reduction targets adopted in the GHG ordinance.

In summary, the CEQA Guidelines and air district- adopted GHG thresholds allow projects consistent with an adopted GHG reduction strategy to determine a less than significant GHG impact. San Francisco has a GHG reduction strategy that is consistent with near and long-term state and regional GHG reduction goals and is effective because the city has demonstrated its ability to meet state and regional GHG goals in advance of target dates. Therefore, projects that are consistent with San Francisco's GHG reduction strategy would not

46 California Legislative Information, Senate Bill 32, September 8, 2016. Available: https://leginfo.legislature.ca.gov/faces/billPdf.xhtml?bill_id=201520160SB32&version=20150SB3288CHP. Accessed: March 2023.

47 Bay Area Air Quality Management District. 2017. Clean Air Plan. September 2017. Available: http://www.baaqmd.gov/plans-and-climate/air-quality-plans/current-plans. Accessed: March 2023.

48 San Francisco Board of Supervisors. *Ordinance No. 117-21, File No. 210563*. July 20, 2021. Available: https://sfbos.org/sites/default/files/o0117-21.pdf. Accessed: March 2023. San Francisco's GHG reduction goals are codified in section 902(a) of the Environment Code and include the following goals: (1) by 2030, a reduction in sector-based GHG emissions of at least 61 percent below 1990 levels; (2) by 2030, a reduction in consumption-based GHG emissions equivalent to a 40 percent reduction compared to 1990 levels; (3) by 2040, achievement of net zero sector-based GHG emissions by reducing such emissions by at least 90 percent compared to 1990 levels and sequestering any residual emissions; and (4) by 2050, a reduction in consumption-based GHG emissions equivalent to an 80 percent reduction compared to 1990 levels.

49 Executive Order S-3-05 sets forth a goal of an 80 percent reduction in GHG emissions by 2050. San Francisco's goal of net zero sector-based emissions by 2040 requires a greater reduction of GHG emissions.

50 Office of the Governor, *Executive Order B-30-15*, April 29, 2015. Available: https://www.ca.gov/archive/gov39/2015/04/29/news18938/. Accessed: March 2023. Executive Order B-30-15 sets a state GHG emissions reduction goal of 40 percent below 1990 levels by 2030. San Francisco's 2030 sector based GHG reduction goal of 61 percent below 1990 levels requires a greater reduction of GHG emissions.

51 Office of the Governor, *Executive Order B-55-18*, September 18, 2018. Available: https://www.ca.gov/archive/gov39/wp-content/uploads/2018/09/9.10.18-Executive-Order.pdf Accessed: March 2023. Executive Order B-55-18 establishes a statewide goal of achieving carbon neutrality as soon as possible, but no later than 2045, and achieving and maintaining net negative emissions thereafter. San Francisco's goal of net zero sector-based emissions by 2040 is a similar goal but requires achievement of the target five years earlier.

52 Senate Bill 32 amends California Health and Safety Code Division 25.5 (also known as the California Global Warming Solutions Act of 2006) by adding Section 38566, which directs that statewide greenhouse gas emissions be reduced by 40 percent below 1990 levels by 2030. San Francisco's 2030 sector-based GHG reduction goal of 61 percent below 1990 levels requires a greater reduction of GHG emissions.

53 Nature-based solutions are those that remove remaining emissions from the atmosphere by storing them in natural systems that support soil fertility or employing other carbon farming practices.

result in GHG emissions that would have a significant effect on the environment, and would not conflict with state, regional, or local GHG reduction plans and regulations.

The proposed project would increase the intensity of the use of the site by constructing a new six-story cultural/institutional/educational space with restaurant, bar, gym, and café uses. Thus, the proposed project would contribute to the cumulative effects of climate change by directly or indirectly emitting GHGs during construction and operation. Direct operational effects from the proposed project would include GHG emissions from new vehicle trips. Indirect effects would include GHG emissions from electricity providers, including generation of energy required to pump, treat, and convey water and GHG emissions associated with waste removal, waste disposal, and landfill operations.

The proposed project would be subject to regulations adopted to reduce GHG emissions as identified in the department's GHG reduction strategy and demonstrated in the GHG checklist completed for the proposed project.[54] As documented in the GHG checklist, the proposed project would meet the requirements of the Transportation Demand Management Program, the all-electric building ordinance, the Better Roofs ordinance, and meet a LEED v4 Gold building efficiency standard. The proposed project would also be required to meet requirements of the San Francisco green building code. In addition, the proposed project would comply with other applicable regulations that would reduce the project's GHG emissions related to energy use, waste disposal, wood burning, and use of refrigerants. As discussed above, these regulations have proved effective as San Francisco has reduced its GHG emissions by 48 percent below 1990 levels, which far exceed statewide and regional 2020 GHG reduction targets. Furthermore, the city's GHG emission reductions in 2020 also met statewide and regional 2030 targets more than 10 years in advance of the target year. Therefore, because the proposed project would be subject to regulations adopted to reduce GHG emissions, it would be consistent with San Francisco's GHG reduction strategy and would not generate significant GHG emissions nor conflict with state, regional, and local GHG reduction plans and regulations.

Conclusion

For the reasons stated above, the proposed project would not result in a significant individual or cumulative GHG impact. Therefore, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to greenhouse gas emissions, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.9 Wind

Housing Element Wind Findings

The Housing Element EIR wind findings are discussed in the EIR on pages 4.7-9 through 4.7-13. The EIR analyzed the range of wind impacts that could occur across the city with implementation of the housing element update. Eight key areas were selected to represent the nature and severity of wind impacts that could occur in the city with implementation of the housing element update. This approach provided a screening-

54 San Francisco Planning Department, *Greenhouse Gas Analysis: Compliance Checklist for United Irish Cultural Center (2700 45th Avenue)*, February 10, 2022.

level estimation of potential wind conditions across the city and concluded that significant wind impacts could occur.

The EIR found that implementation of Housing Element Mitigation Measure M-WI-1a, Wind Minimization, and Mitigation Measure M-WI-1b, Maintenance Plan for Landscaping on or off the Project Site and Wind Baffling Measures in the Public Right-of-Way, would be effective at reducing or avoiding the potential for a wind hazard exceedance; both are applicable to the proposed project. Due to uncertainties regarding the design of future projects and the uncertainty for approvals for wind baffling measures, the feasibility of implementing these mitigation measure on a project-by-project basis was found to be uncertain, and impacts were therefore concluded to be significant and unavoidable with mitigation.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Create wind hazards in publicly accessible areas of substantial pedestrian use?	☒	☐	☐	☐	☐

E.9.a) Consistent with Planning Department's practice and **Project Mitigation Measure M-WI-1, Wind Minimization** (implementing Housing Element EIR Mitigation Measure M-WI-1a) and based on the height and location of the proposed approximately 91-foot-tall (101-foot-, nine-inches-tall, including rooftop appurtenances) building, a qualified wind consultant prepared a wind technical analysis for the proposed project which included wind tunnel testing.[55] The wind tunnel test measured wind speeds at 56 sensor locations under each configuration. These sensors were located within an approximately a two-block radius of the project site, along 44th Avenue, 45th Avenue, 46th Avenue, Sloat Boulevard and Wawona Street. Wind speeds were measured at approximately 5 feet above local grade. Wind speeds at these locations were compared to the hazard criterion; an equivalent wind speed of 26 miles per hour as averaged for a single full hour of the year.[56] This wind speed is equivalent to a one-minute average wind speed of 36 mph.[57]

55 Rowan, Williams. Davis & Irwin (RWDI) Inc., *2700 45th Avenue, San Francisco, CA, Pedestrian Wind Study, RWDI #2202636*, July 2023.

56 The wind ordinance comfort criteria are defined in terms of equivalent wind speed, which is an average wind speed (mean velocity), adjusted to include the level of gustiness and turbulence. Equivalent wind speed is defined as the mean wind velocity, multiplied by the quantity (one plus three times the turbulence intensity) divided by 1.45. This calculation magnifies the reported wind speed when turbulence intensity is greater than 15 percent. Unless otherwise stated, use of the term "wind speeds" in connection with the wind-tunnel tests refers to equivalent wind speeds that are exceeded 10 percent of the time.

57 The wind hazard criterion is derived from the 26 mph hourly average wind speed that would generate a 3-second gust of wind at 20 meters per second, a commonly used guideline for wind safety. Because the original federal building wind data were collected with one-minute averages, the 26 mph hourly average is converted to a one-minute average of 36 mph, which is used to determine compliance with the 26 mph one-hour hazard criterion in the planning code. (Arens, E. et al., *Developing the San Francisco Wind Ordinance and Its Guidelines for Compliance, Building and Environment, Vol. 24, No. 4*, p. 297–303, 1989.)

Five different scenarios were tested in the wind tunnel including the existing conditions scenario and four project scenarios. The four project scenarios (I, II, III, and IV) considered same building massing with different combinations of wind-reducing features, including overhangs on the west (45th Avenue) and north (Wawona Street) facades of the building and different landscaping schemes along the 45th Avenue and Wawona Street frontages.

The wind tunnel test results are summarized below in Table 8. As shown, there are hazard exceedances at four test point locations, for a total of 4 hours per year under the existing condition. Of the four project configurations, Existing Plus Project I and III would have hazard exceedances at six test point locations, for a total of 8 hours per year. These two configurations added street trees to the public right-of-way, which reduces pedestrian-level winds. The other two configurations included canopies attached to the building facades; these configurations resulted in more hazard exceedance locations (Project IV) and increased duration of hazard exceedances (Project I and IV).

Table 8: 2700 45th Avenue Wind Assessment Hazard Findings

Configuration	One-Hour Wind Hazard Exceedances	Total Hours	Exceedance Locations
Existing Conditions	4/56	4	Test Points: 2, 27, 37 and 42
Existing Plus Project I	6/56	8	Test Points: 2, 14. 16, 27, 38 and 47
Existing Plus Project II	6/56	9	Test Points: 2, 14. 16, 27, 38 and 47
Existing Plus Project III	6/56	8	Test Points: 2, 14. 16, 27, 38 and 47
Existing Plus Project IV	7/56	9	Test Points: 2, 8, 14. 16, 27, 38 and 47

Source: RWDI, 2023

Wind tunnel testing for the proposed project, including testing of various wind-reducing features, fully implements Housing Element EIR Mitigation Measure M-WI-1a. The project sponsor will include as many street trees as possible to attenuate wind speeds around the proposed building, subject to approval by the Department of Public Works.

Also, consistent with Housing Element EIR, **Project Mitigation Measure M-WI-2, Landscape Maintenance** (implementing Housing Element Mitigation Measure M-WI-1b, Maintenance Plan for Landscaping on or off the Project Site and Wind Baffling Measures in the Public Right-of-Way), would be required to provide a maintenance plan for landscaping features.

Accounting for the wind reduction elements, the proposed project would nevertheless result in multiple exceedances of wind hazard criteria. Although the proposed project would incorporate all feasible wind reduction measures, the project would still result in up to 7 exceedances of the one-hour hazard criteria (for Existing Plus Project IV scenario). Considering that the Housing Element EIR already identified this type of impact as significant and unavoidable, and given that the project sponsor would comply with all applicable Housing Element EIR mitigation measures to reduce this impact, this impact conclusion would be consistent with the findings of the Housing Element EIR and no further environmental review is required.

Cumulative

This configuration includes existing buildings as well as reasonably foreseeable cumulative future buildings, including the proposed project to the immediate west of the site, across 45th Avenue (2700 Sloat Boulevard). The wind memorandum conducted a qualitative analysis of cumulative wind scenario. Based on the results of this analysis, while the curved facades and a large podium of the cumulative project at 2700 Sloat Boulevard may reduce wind impacts at nearby locations, the structure's tall height and small podium setback distance on the east side would likely result in increased wind activity and turbulent flows along 45th Avenue. Overall, the addition of the cumulative building to the west of the site was found to increase the wind speeds around the Irish Center building.

Given the above, the proposed project, in combination with cumulative projects (particularly 2700 Sloat Boulevard), has the potential to result in a significant cumulative wind impact. Based on the qualitative analysis discussed in the wind study, the proposed project's contribution to such impact could be cumulatively considerable. Although the proposed project would incorporate all feasible wind reduction elements into the project design, the project would nevertheless result in exceedances of the one-hour hazard criteria. Therefore, even with mitigation incorporated, the proposed project would make a cumulatively considerable contribution to the significant cumulative wind impact. However, this would not be a new or a more severe impact than disclosed in the Housing Element EIR, no further analysis is required.

Conclusion

The proposed project would result in hazardous wind speeds, consistent with the findings of the Housing Element EIR. The proposed project has implemented Project Mitigation Measure M-WI-1 to reduce hazardous wind speeds and would be required to implement Project Mitigation Measure M-WI-2 to maintain future landscaping along the proposed building's two façades. Consistent with the findings of the Housing Element EIR, the proposed project would result in significant and unavoidable project-level and cumulative wind impacts. The proposed project would not result in a new impact that was not previously identified nor a more severe adverse significant impact due to substantial new information. No additional environmental review is required for this topic.

E.10 Shadow

Housing Element Shadow Findings

The Housing Element EIR shadow findings are discussed in the EIR on pages 4.8-18 through 4.8-43. Planning code section 295 generally prohibits new structures above 40 feet in height that would cast additional shadows on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. A project that adds new shadow to a public open space or exceeds the absolute cumulative limit[58] on a section 295 park does not necessarily result in a significant impact under CEQA; the City's significance criterion used in CEQA review must also determine

58 The absolute cumulative limit represents the maximum percentage of new shadow, expressed as percentage of the theoretical annual available sunlight. The theoretical annual available sunlight is the amount of sunlight, measured in square-foot-hours, that would fall on a given park during the hours covered by planning code section 295.

whether a project would create new shadow in a manner that could substantially affect outdoor recreation facilities or other public areas. Thus, a review of how these facilities and other public areas are used during the time of potential shading is also considered as part of the City's CEQA review.

The Housing Element EIR determined that a range of shadow effects could occur across the city with implementation of the housing element update. Thirty sites were selected to represent the nature and severity of the shadow impacts that could occur in the city with implementation of the housing element update. The closest open space to the project site that was considered in the Housing Element EIR is the open space extending along Sunset Boulevard. Given the approximately half-mile distance of the project site from this open space, shadow from the project site would not cast shadow on this open space. The Housing Element EIR included Mitigation Measure M-SH-1 (Shadow Minimization), which requires modifying designs of future development projects, to the extent feasible, to reduce or avoid significant shadow impacts. The EIR found that there are uncertainties regarding feasibility of redesigning projects to reduce or avoid significant shadow impacts; as such, shadow impact was concluded to be significant and unavoidable with mitigation.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces?	☒	☐	☐	☐	☐

E.10.a) The proposed project would demolish the existing building on the project site and construct a new 91-foot-tall (102-foot-tall to top of elevator penthouse) building in its place. The planning department prepared a preliminary shadow study which showed the proposed project would cast shadow on the San Francisco Zoo, a publicly accessible open space.[59] Therefore, a more detailed shadow analysis was prepared for the proposed project by a qualified consultant, the results of which are summarized below.[60]

The shadow analysis conducted for the proposed project evaluated an existing-plus-project scenario and a cumulative scenario. The cumulative scenario considered shadows that would be cast by other future projects in the vicinity of the project site that are considered by the planning department to be reasonably foreseeable, which are listed in the Cumulative Setting section, above.

The proposed project was found to cast shadow on the San Francisco Zoo, which is subject to section 295. The shadow analysis identified areas that would likely receive net new project shadow (factoring in the presence of

59 San Francisco Planning Department, *Preliminary Project Assessment, 2700 45th Avenue,* 2021-010236PPA, December 2021.

60 Fastcast, Shadow Analysis Memo for the Proposed United Irish Community Center, 2700 45th Avenue, San Francisco, CA, Case No. 2022-001407ENV, June 2023.

current, intervening shadow from existing buildings) between one hour after sunrise through one hour before sunset throughout the year in 15-minute intervals. Overall, the analysis found that the project would result in a shadow increase of approximately 0.0007 percent above the current level of shadow. Net new shadow from the proposed would occur for 83 days per year, from May 11th to August 1st. The maximum potential shadow impact would occur on June 21st at 6:46 a.m., covering approximately 14,500 square feet of access road and maintenance area of the Zoo's Exploration Zone, representing 0.44 percent of the overall Zoo's space. The average duration of the new shadow on the affected dates would be approximately 13 minutes, and at no time during the year would the potential new shadow exceed 30 minutes in duration. The shadow would occur before 8 a.m., before the Zoo's opening to the public at 10 a.m. The area of potential impact is currently restricted to Zoo staff only and is used for service vehicle storage and maintenance. It is not publicly accessible, which was confirmed by a site visit.[61] As the size and duration of the shadow from the proposed project would be minimal, would affect an area of the Zoo that is not publicly accessible (and does not contain animal enclosures), and would occur outside of the Zoo's operating hours, the impact would be less than significant, and no mitigation would be required.

The proposed project would also shade portions of nearby streets and sidewalks and private property at times within the project vicinity. Shadows on streets and sidewalks would not exceed levels commonly expected in urban areas and would be considered a less-than-significant effect under CEQA. Although occupants of nearby properties may regard the increase in shadow as undesirable, the limited increase in shading of private properties as a result of the proposed project would not be considered a significant impact under CEQA.

Cumulative

The cumulate scenario analyzed other nearby projects that could also result in new shadow on the San Francisco Zoo. Based on the cumulative project list, only the proposed project at 2700 Sloat Boulevard has the possibility of shading the Zoo. The project-specific shadow analysis found that, under the cumulative scenario, potential shadows on the Zoo would increase in duration and expand in coverage within the northwestern quarter of the Exploration Zone. The cumulative shadow coverage would extend further west into the northwestern corner of the Zoo as compared to the project alone. Similar to the existing-plus-project scenario, these potential additional shadows would also be isolated to early morning minutes of the summer months, limited in duration to under an hour. There may be a cumulative shadow impact due to uncertainty about future development in the project area, particularly with respect to design of the future project at 2700 Sloat Boulevard. For this reason, the proposed project, in combination with cumulative projects, has the potential to result in a significant cumulative shadow impact. However, given the minimal amount of shadow that would be cast by the proposed project, its contribution to such impact would not be cumulatively considerable.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to shadow, nor a more severe adverse significant

61 Ibid.

impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.11 Recreation

Housing Element Recreation Findings

The Housing Element EIR recreation findings are discussed in the EIR on pages 4.1-107 through 4.1-111. The EIR explained that the housing element update would increase the demand for recreational resources and open space in the city due to increases in population. However, due to San Francisco Recreation and Parks Department's practice of acquiring new open spaces and recreational facilities or expanding existing facilities where needed, the city is anticipated to accommodate future demand from the increase in population associated with the housing element update. No mitigation measures related to recreational resources were identified in the Housing Element EIR. However, the Housing Element EIR noted that construction of any new park land in the future would be subject to project-level environmental review and could result in the application of mitigation measures from other resource topics.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☒	☐	☐	☐	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☒	☐	☐	☐	☐

E.11.a) The neighborhood parks or other recreational facilities closest to the project site are the Lower Great Highway (0.17 miles west), the San Francisco Zoo (0.03 miles south), the South Sunset Playground (0.20 miles northwest), and Lake Merced Park (0.38 miles southeast).

The proposed project does not propose any residential units; therefore, project implementation would not result in a permanent increase in demand for parks and recreational facilities in the vicinity. The proposed project is a cultural center, which would include cultural, institutional, retail, bar, restaurant and event space, which may help satisfy the demand for existing and future recreational uses for nearby residents and employees. On a citywide/regional basis, the increased demand on recreational facilities from the 45 new employees attributable to the proposed project would be negligible given the number of existing and planned recreational facilities in the area and throughout the City as well as the temporary nature of employees'

presence in the area. For these reasons, implementation of the proposed project would not be expected to increase the use of existing recreational facilities such that substantial physical deterioration of these facilities would occur or be accelerated. This impact would be less than significant, and no mitigation measures are necessary.

E.11.b) The proposed project would construct a mixed-use cultural/institutional/educational building with office, restaurant, recreational/fitness facilities, and event spaces. It would include outdoor space in the form of decks, balconies and outdoor dining areas. In addition, it would provide private recreational/fitness facilities (including swimming pools, hot tubs, basketball courts and exercise studios) that would partially offset the demand for recreational facilities. In addition, the project site is located within 0.5 miles of a various existing recreational facilities, including park, playground, open space, and zoo, as discussed above. It is anticipated that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by the project. For these reasons, the construction of new or the expansion of existing recreational facilities would not be required. This impact would be less than significant, and no mitigation measures are necessary.

Cumulative

Cumulative development in the project vicinity would result in an intensification of land uses and an increase in the use of nearby recreational resources and facilities. The Recreation and Open Space Element of the General Plan provides a framework for providing a high-quality open space system for its residents, while accounting for expected population growth through year 2040. In addition, San Francisco voters passed three bond measures, in 2008, 2012 and 2020, to fund the acquisition, planning, and renovation of the City's network of recreational resources. As discussed above, there is a zoo and several other open spaces and recreational facilities within walking distance of the project (typically, one quarter mile). In addition, the proposed project would itself be a source of recreational space for community use. Thus, it is expected that these existing recreational facilities would be able to accommodate the increase in demand for recreational resources generated by nearby cumulative projects without resulting in physical degradation of recreational resources. For these reasons, the proposed project would not combine with other projects in the vicinity to create a significant cumulative impact on recreational facilities.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to recreation, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.12 Utilities and Service Systems

Housing Element Utilities and Service Systems Findings

The Housing Element EIR utilities and service system findings are discussed in the EIR on pages 4.9-14 through 4.9-39. The EIR found that effects determined that future development consistent with the housing element update would have significant and unavoidable effects on water supply, with no feasible mitigation available. Development under the housing element update was found to have a significant and unavoidable impacts with the application of mitigation measures from other resource topics related to the construction of new or

expanded wastewater treatment facilities and the capacity of existing wastewater treatment in the westside drainage basin. The housing element update was determined to have less-than-significant impacts related to electric power and telecommunication facilities with the application of mitigation measures from other resource topics. Future development consistent with the housing element update was found to have a less-than-significant impact due to solid waste generation.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Require or result in the relocation or construction of new or expanded wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant physical environmental effects?	☒	☐	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? Require or result in the relocation of new or expanded water facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐	☐
c) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity or local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐	☐

E.12.a and c) The project site is served by San Francisco's combined sewer system, which handles both sewage and stormwater runoff. The Oceanside Water Pollution Control Plant provides wastewater and stormwater treatment and management for the west side of the city, including the project site. Project related wastewater and stormwater would flow into the city's combined sewer system and would be treated to standards contained in the city's National Pollutant Discharge Elimination System Permit for the Oceanside Water Pollution Control Plant prior to discharge into the San Francisco Bay. The treatment and discharge standards

are set and regulated by the Regional Water Quality Control Board. The Oceanside Plant had average dry-weather flows of 14.5 million gallons per day in 2020, or approximately 28.5 million gallons less than the permitted 43 million gallon per day capacity of the plant. Estimated dry-weather flows to the Oceanside Plant in 2050 under the housing element update are projected to be 17.2 million gallons per day, according to the Housing Element EIR.

The proposed project would not substantially increase the amount of stormwater entering the combined sewer system because the project would not increase impervious surfaces at the project site. Compliance with the city's Stormwater Management Ordinance and the Stormwater Management Requirements and Design Guidelines would ensure that the design of the proposed project includes installation of appropriate stormwater management systems that retain runoff on site, promote stormwater reuse, and limit discharges from the site from entering the city's combined stormwater/sewer system. Under the Stormwater Management Ordinance, stormwater generated by the proposed project is required to meet a performance standard that reduces the existing runoff flow rate and volume by 25 percent for a two-year 24-hour design storm and therefore would not contribute additional volume of polluted runoff to the city's stormwater infrastructure.

The project site is located within a developed area served by existing electric power, natural gas, and telecommunications. While the project would require local connections to those utilities, it would not necessitate the construction of new power generation, natural gas, or telecommunications infrastructure. Although the proposed project would add new employees to the project site, the combined sewer system has capacity to serve the increase in wastewater generated from the proposed project through year 2050. Therefore, the incremental increase in wastewater treatment resulting from the project would be met by the existing sewer system and would not require expansion of existing wastewater facilities or construction of new facilities and this impact would be less than significant.

E.12.b) The San Francisco Public Utilities Commission (SFPUC) adopted the 2020 Urban Water Management Plan (2020 plan) in June 2021.[62] The 2020 plan estimates that current and projected water supplies will be sufficient to meet future demand for retail water[63] customers through 2045 under wet- and normal-year conditions; however, in dry years, the SFPUC would implement water use and supply reductions through its Water Shortage Contingency Plan and a corresponding Retail Water Shortage Allocation Plan.[64]

In December 2018, the State Water Resources Control Board adopted amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary, which establishes water quality objectives to maintain the health of our rivers and the Bay-Delta ecosystem (the Bay-Delta Plan

62 SFPUC, 2020 Urban Water Management Plan for the City and County of San Francisco, adopted June 11, 2021. This document is available at https://www.sfpuc.org/about-us/policies-plans/urban-water-management-plan

63 "Retail" demand represents water the SFPUC provides to individual customers within San Francisco. "Wholesale" demand represents water the SFPUC provides to other water agencies supplying other jurisdictions.

64 San Francisco Public Utilities Commission, 2020 Urban Water Management Plan for the City and County of San Francisco, Appendix K – Water Shortage Contingency Plan, adopted June 11, 2021. This document is available at https://www.sfpuc.org/about-us/policies-plans/urban-water-management-plan

Amendment).[65] Implementation of the Bay-Delta Plan Amendment would result in a substantial reduction in the SFPUC's water supplies from the Tuolumne River watershed during dry years, requiring rationing to a greater degree in San Francisco than previously anticipated to address supply shortages.

Implementation of the Bay-Delta Plan Amendment is uncertain for several reasons and whether, when, and the form in which the Bay-Delta Plan Amendment would be implemented, and how those amendments could affect SFPUC's water supply, is currently unknown. In acknowledgment of these uncertainties, the 2020 plan presents future supply scenarios both with and without the Bay-Delta Plan Amendment, as follows:

1. Without implementation of the Bay-Delta Plan Amendment wherein the water supply and demand assumptions contained in Section 8.4 of the 2020 plan would be applicable;
2. With implementation of a voluntary agreement between the SFPUC and the State Water Resources Control Board that would include a combination of flow and non-flow measures that are designed to benefit fisheries at a lower water cost, particularly during multiple dry years, than would occur under the Bay-Delta Plan Amendment); and
3. With implementation of the Bay-Delta Plan Amendment as adopted wherein the water supply and demand assumptions contained in Section 8.3 of the 2020 plan would be applicable.[66]

Water supply shortfalls during dry years would be lowest without implementation and highest with implementation of the Bay-Delta Plan Amendment. Shortfalls under the proposed voluntary agreement would be between those with and without implementation of the Bay-Delta Plan Amendment.

Under these three scenarios, the SFPUC would have adequate water to meet demand in San Francisco through 2045 in wet and normal years.[67] Without implementation of the Bay-Delta Plan Amendment, water supplies would be available to meet demand in all years except for a 4.0 million gallons per day (5.3 percent shortfall in years four and five of a multiple year drought based on 2045 demand.

With implementation of the Bay-Delta Plan Amendment, shortfalls would range from 11.2 million gallons per day (15.9 percent) in a single dry year to 19.2 million gallons per day (27.2 percent) in years two through five of a multiple year drought based on 2025 demand levels and from 20.5 million gallons per day (25.4 percent) in a single dry year to 28.5 million gallons per day (35.4 percent) in years four and five of a multiple year drought based on 2045 demand.

65 State Water Resources Control Board Resolution No. 2018-0059, Adoption of Amendments to the Water Quality Control Plan for the San Francisco Bay/Sacramento-San Joaquin Delta Estuary and Final Substitute Environmental Document, December 12, 2018, available at https://www.waterboards.ca.gov/plans_policies/docs/2018wqcp.pdf.

66 On March 26, 2019, the SFPUC adopted Resolution No. 19-0057 to support its participation in the voluntary agreement negotiation process. To date, those negotiations are ongoing under the California Natural Resources Agency. The SFPUC submitted a proposed project description that could be the basis for a voluntary agreement to the state water board on March 1, 2019. As the proposed voluntary agreement has yet to be accepted by the state water board as an alternative to the Bay-Delta Plan Amendment, the shortages that would occur with its implementation are not known with certainty; however, if accepted, the voluntary agreement would result in dry year shortfalls of a lesser magnitude than under the Bay-Delta Plan Amendment.

67 Based on historic records of hydrology and reservoir inflow from 1920 to 2017, current delivery and flow obligations, and fully implemented infrastructure under the 2018 Phased Water System Improvement Program Variant, normal or wet years occurred 85 out of 97 years. This translates into roughly nine normal or wet years out of every 10 years. Conversely, system-wide rationing is required roughly one out of every 10 years. This frequency is expected to increase as climate change intensifies.

The proposed project does not require a water supply assessment under the California Water Code. Under sections 10910 through 10915 of the California Water Code, urban water suppliers like the SFPUC must prepare water supply assessments for certain large "water demand" projects, as defined in CEQA Guidelines section 15155.[68] The proposed mixed-use project would result in approximately 129,540 square feet of mixed-use cultural/institutional/educational space; as such it does not qualify as a "water-demand" project as defined by CEQA Guidelines section 15155(a)(1) and a water supply assessment is not required and has not been prepared for the project. The following discussion considers the potential water supply impacts for projects – such as the proposed project – that do not qualify as "water-demand" projects.

No single development project alone in San Francisco would require the development of new or expanded water supply facilities or require the SFPUC to take other actions, such as imposing a higher level of rationing across the city in the event of a supply shortage in dry years. Therefore, a separate project-only analysis is not provided for this topic. The following analysis instead considers whether the proposed project in combination with both existing development and projected growth through 2045 would require new or expanded water supply facilities, the construction or relocation of which could have significant impacts on the environment that were not identified in the PEIR. It also considers whether a high level of rationing would be required that could have significant cumulative impacts. It is only under this cumulative context that development in San Francisco could have the potential to require new or expanded water supply facilities or require the SFPUC to take other actions, which in turn could result in significant physical environmental impacts related to water supply. If significant cumulative impacts could result, then the analysis considers whether the project would make a considerable contribution to the cumulative impact.

Based on guidance from the California Department of Water Resources and a citywide demand analysis, the SFPUC has established 50,000 gallons per day as the maximum water demand for projects that do not meet the definitions provided in CEQA Guidelines section 15155(a)(1).[69] The development proposed by the project would represent 26 percent of the 500,000 square feet of commercial space provided in section 15155(1)(B). In addition, the proposed project would incorporate water-efficient fixtures as required by Title 24 of the California Code of Regulations and the city's Green Building Ordinance. It is therefore reasonable to assume that the proposed project would result in an average daily demand of substantially less than 50,000 gallons per day of water.

Assuming the project would demand no more than 50,000 gallons of water per day, its water demand would represent a small fraction of the total projected demand, ranging at most from 0.07 to 0.06 percent between 2025 and 2045. As such, the project's water demand would not require or result in the relocation or

68 Pursuant to CEQA Guidelines section 15155(1), "a water-demand project" means:
(A) A residential development of more than 500 dwelling units.
(B) A shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
(C) A commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor area.
(D) A hotel or motel, or both, having more than 500 rooms, (e) an industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
(F) a mixed-use project that includes one or more of the projects specified in subdivisions (a)(1)(A), (a)(1)(B), (a)(1)(C), (a)(1)(D), (a)(1)(E), and (a)(1)(G) of this section.
(G) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.

69 Memorandum, from Steven R. Ritchie, Assistant General Manager, Water Enterprise, San Francisco Public Utilities Commission to Lisa Gibson, Environmental Review Officer, San Francisco Planning Department – Environmental Planning, May 31, 2019.

construction of new or expanded water facilities the construction or relocation of which could cause significant environmental effects.

Sufficient water supplies are available to serve the proposed project and reasonably foreseeable future development in normal, dry, and multiple dry years unless the Bay-Delta Plan Amendment is implemented. As indicated above, the proposed project's maximum demand would represent less than 0.06 percent of the total demand in 2045 when the retail supply shortfall projected to occur with implementation of the Bay-Delta Plan Amendment would be up to 35.4 percent in a multi-year drought. The SFPUC has indicated that it is accelerating its efforts to develop additional water supplies and explore other projects that would improve overall water supply resilience through an alternative water supply program. The SFPUC has taken action to fund the study of additional water supply projects, but it has not determined the feasibility of the possible projects and has determined that the identified potential projects would take anywhere from 10 to 30 years or more to implement. The potential impacts that could result from the construction and/or operation of any such water supply facility projects cannot be identified at this time. In any event, under such a worst-case scenario, the demand for the SFPUC to develop new or expanded dry-year water supplies would exist regardless of whether the proposed project is constructed.

Given the long lead times associated with developing additional water supplies, in the event the Bay-Delta Plan Amendment were to take effect sometime after 2022 and result in a dry-year shortfall, the expected action of the SFPUC for the next 10 to 30 years (or more) would be limited to requiring increased rationing. As discussed in the SFPUC memorandum, the SFPUC has established a process through its Retail Water Shortage Allocation Plan for actions it would take under circumstances requiring rationing. The level of rationing that would be required of the proposed project is unknown at this time. Both direct and indirect environmental impacts could result from high levels of rationing. However, the small increase in potable water demand attributable to the project compared to citywide demand would not substantially affect the levels of dry-year rationing that would otherwise be required throughout the city. Therefore, the proposed project would not make a considerable contribution to a cumulative environmental impact caused by implementation of the Bay-Delta Plan Amendment. Project impacts related to water supply would be less than significant.

E.12.d and e) The city disposes of its municipal solid waste at the Recology Hay Road Landfill, and that practice is anticipated to continue until 2025, with an option to renew the agreement thereafter for an additional six years. San Francisco Ordinance No. 27-06 requires mixed construction and demolition debris to be transported to a facility that must recover for reuse or recycling and divert from landfill at least 65 percent of all received construction and demolition debris. San Francisco's Mandatory Recycling and Composting Ordinance No. 100-09 requires all properties and persons in the city to separate their recyclables, compostables, and landfill trash.

The proposed project would incrementally increase total city waste generation; however, the proposed project would be required to comply with San Francisco ordinance numbers 27-06 and 100-09. Due to the existing and anticipated increase of solid waste recycling in the city and the requirements to divert construction debris from the landfill, any increase in solid waste resulting from the proposed project would be accommodated by the existing Hay Road landfill. Thus, the proposed project would have less-than-significant impacts related to solid waste.

Cumulative Analysis

As explained in the analysis above, existing service management plans for water, wastewater, and solid waste disposal account for anticipated citywide growth. Furthermore, all projects in San Francisco would be required to comply with the same regulations described above which reduce stormwater, potable water, and waste generation. Therefore, the proposed project, in combination with other cumulative development projects would not result in a cumulative utilities and service systems impact.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR with respect to utilities and service systems, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.13 Public Services

Housing Element Public Services Findings

The Housing Element EIR public services findings are discussed in the EIR on pages 4.1-121 through 4.1-129. The EIR found that effects determined that future development consistent with the housing element update could have effects on public services that could increase the demand for public services and public facilities in the city. No mitigation measures related to public services were identified in the Housing Element EIR. However, the Housing Element EIR noted that the provision of new or physically altered governmental facilities and associated services would be subject to project-level environmental review and could result in the application of mitigation measures from other resource topics.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☒	☐	☐	☐	☐

E.13.a) Project employees and patrons would be served by the San Francisco Police Department and Fire Departments. The project site is located within the Taraval District of the San Francisco Police Department,

and the closest police station is the Central Station, located approximately 1.25 miles northeast of the project site at 2345 24th Avenue.[70] The project site would be served by Fire Station No. 18, located at 1935 32nd Avenue, approximately 1.2 miles northeast of the project site.[71] The increased number of people at the project site could result in more calls for police, fire, and emergency response. However, the increase in demand for these services would not be substantial given the overall demand for such services on a citywide basis. Moreover, the proximity of the project site to police and fire stations would help minimize the response time for these services should incidents occur at the project site.

The proposed project would not be expected to generate school-aged children who would attend San Francisco public schools, as it is a community center with no residential uses, so there would be no impact to schools.

Impacts on parks and recreational facilities are addressed above in Topic E.11, Recreation.

Cumulative Analysis

The proposed project, combined with projected citywide growth through 2050, would increase demand for public services, including police and fire protection and public schools. The fire department, the police department, and other city agencies account for such growth in providing public services to the residents of San Francisco. There would be no impact with respect to public schools since there would be no additional students generated by the proposed project. For the above reasons, the proposed project, in combination with projected cumulative development, would not result in a significant physical cumulative impact associated with the construction of new or expanded governmental facilities.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR with respect to public services, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.14 Biological Resources

Housing Element Biological Resources Findings

The Housing Element EIR biological resources findings are discussed in the EIR on pages 4.1-139 through 4.1-149. The EIR found that through implementation of existing federal, state, and local regulations, the impacts of future development consistent with the housing element update would have a less than significant impact on biological resources, and no mitigation measures are required.

70 San Francisco Police Department, Police District Maps. Available: http://sanfranciscopolice.org/police-district-maps. Accessed: March 2023.

71 San Francisco Fire Department, Fire Station Locations. Available: https://sf-fire.org/sites/default/files/FileCenter/Documents/1975-Station%20Location%20Map%20-%20w%20FS51.pdf. Accessed: March 2023.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐	☐
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐	☐

The project site contains the existing two-story United Irish Cultural Center and an approximate 4,968-square-foot paved parking lot and is completely covered by impervious surfaces. The project site does not contain federally protected wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or other sensitive natural communities. In addition, the project site is not located within an adopted habitat conservation plan, a natural community conservation plan, or other approved local, regional, or state habitat conservation plan areas. Therefore, Topics E.14.b), E.14.c), and E.14.f) are not applicable to the proposed project.

E.14.a) As the project site is covered entirely by impervious surfaces and is located in a built urban environment with high levels of human activity, the project site does not provide suitable habitat for any rare or endangered plant or wildlife species. For these reasons, the proposed project would result in less-than-significant impacts to any species identified as a candidate, sensitive or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Therefore, this impact would be less than significant and would not result in new or more severe impacts related to biological resources not identified in the Housing Element EIR.

E.14.d) As noted in discussion under E.14.a, above, the project site is covered entirely by impervious surfaces. A total of three street trees are currently located along the site's 45th Avenue frontage, and a total of seven street trees are currently located along the site's Wawona Street frontage. Due to the developed nature of the project site, the project site does not provide suitable habitat for any rare or endangered plant or wildlife species. The existing street trees along 45th Avenue and Wawona Street could support habitat for migratory nesting birds protected under the California Fish and Game Code or the Migratory Bird Treaty Act. As part of the proposed project, one tree along the Wawona Street frontage would remain while six trees along this frontage would be removed and replaced. In addition, the project would remove and replace two trees along 45th Avenue. The project would be required to comply with requirements from the Migratory Bird Treaty Act applicable to migratory nesting birds should construction occur during nesting season.

Structures in an urban setting may present risks for birds as they traverse their migratory paths due to building locations and/or features. The city has adopted guidelines to address this issue and provided regulations for bird-safe design within the city.[72] Section 139 of the planning code, Standards for Bird-Safe Buildings, establishes building design standards to reduce avian mortality rates associated with bird strikes. The building standards are based on two types of hazards: (1) location-related hazards which pertain to new buildings within 300 feet of an urban bird refuge, and (2) building feature-related hazards such as freestanding glass walls, wind barriers, skywalks, balconies, and greenhouses on rooftops that have unbroken glazed segments 24 square feet or larger in size. Any project that contains building feature-related hazards must apply bird-safe glazing treatments to 100 percent of the feature in compliance with section 139.

The project site is located within 300 feet of an Urban Bird Refuge; therefore, the standards for location-related hazards would apply.[73] The proposed project would be required to comply with the building feature-related hazard standards of planning code section 139 by using bird-safe glazing treatments on 100 percent of any building feature-related hazards such as free-standing glass walls, wind barriers, and balconies. Compliance with the city's bird-safe building standards and the standards for location-related hazards would ensure the proposed project does not interfere with the movement of a native resident or wildlife species, or with an established native resident or migratory wildlife corridor.

For the reasons stated above, the proposed project would result in less-than-significant impacts to special-status species and native resident, wildlife species, or migratory birds, and no mitigation would be required.

72 San Francisco Planning Department. *Standards for Bird-Safe Buildings*. Available: https://sfplanning.org/sites/default/files/documents/reports/bird_safe_bldgs/Standards%20for%20Bird%20Safe%20Buildings%20-%2011-30-11.pdf. Accessed: April 2023.

73 San Francisco Planning Department. 2014. *Urban Bird Refuge Map*. Available: https://sfplanning.org/sites/default/files/resources/2018-08/Urban%20Bird%20Refuge.pdf. Accessed: April 2023.

E.14.e) The city's Urban Forestry Ordinance, public works code section 801, et seq., requires a permit from public works to remove any protected trees.[74] As discussed above, the proposed project would retain one existing tree and remove and replace two trees along 45th Avenue and retain one street tree and remove and replace six trees along the Wawona Street frontage. The project sponsor would be required to have a tree protection plan prepared by a certified arborist to protect the one adjacent tree during construction. Such protection plan would be reviewed and approved by San Francisco Public Works staff.[75] Therefore, the proposed project would not conflict with the city's local tree ordinance. This impact would be less than significant and would not result in new or more severe impacts related to biological resources not identified in the Housing Element EIR.

Cumulative Analysis

The project site does not support any candidate, sensitive, or special-status species, wetlands as defined by section 404 of the Clean Water Act, riparian habitat, or any other sensitive natural community identified in local or regional plans, policies, or regulations. The cumulative development project at 2700 Sloat Boulevard would also be subject to the requirements of the Migratory Bird Treaty Act, California Fish and Game Code, and the city's bird-safe building standards and Urban Forestry Ordinance. Therefore, the proposed project would not be expected to combine with cumulative development projects to result in a cumulative impact related to biological resources and cumulative impacts would be less than significant. No mitigation would be required.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR with respect to biological resources, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.15 Geology and Soils

Housing Element Geology and Soils Findings

The Housing Element EIR geology and soils findings are discussed in the EIR on pages 4.1-166 through 4.1-172. The EIR found that development consistent with the housing element update would be designed to resist landslides and other geologic hazards, in compliance with applicable codes and design standards, which take into account the expected conditions in the project vicinity. Development consistent with the housing element update would not exacerbate the existing hazards related to geology and soils in San Francisco. The Housing Element EIR also noted that new development is generally safer than comparable older development due to improvements in building codes and construction techniques. Compliance with applicable codes and recommendations made in project-specific geotechnical analyses would not eliminate earthquake risks, given

74 San Francisco Public Works Code. 1995. Article 16: Urban Forestry Ordinance. Available online at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_publicworks/0-0-0-4068. Accessed October 14, 2022.

75 San Francisco Public Works. Public Works Code Section 808, Protection of Trees and Landscape Material. Online at https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_publicworks/0-0-0-4194#JD_808. Accessed October 14, 2022.

the seismically active characteristics of the Bay Area but would reduce them to an acceptable level. Thus, the EIR concluded that implementation of the plan would not result in significant impacts with regards to geology and soils, and no mitigation measures were identified in the Housing Element EIR.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	☒	☐	☐	☐	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☒	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐	☐
c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☒	☐	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☒	☐	☐	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐	☐

The proposed project would not include the use of septic tanks or alternative wastewater disposal systems; it would be connected to the existing wastewater disposal system. For these reasons, Topic E.15(e) is not applicable to the proposed project. A unique geologic or physical feature embodies distinctive characteristics of any regional or local geologic principles, provides a key piece of information important to geologic history, contains minerals not known to occur elsewhere in the county, and/or is used as a teaching tool. The project site is entirely developed with the current two-story cultural/institutional/commercial building (the United Irish Cultural Center) and a paved parking lot. No unique geologic features exist at the project site. Therefore, the proposed project would have no impact on unique geologic features as referenced in Topic E.15(f), and unique geologic features will not be discussed further.

E.15.a, c, and d) A geotechnical investigation was prepared for the proposed project.[76] The geotechnical investigation reviewed available geologic and geotechnical data in the site vicinity to develop preliminary recommendations regarding soil and groundwater conditions, site seismicity and seismic hazards, the most appropriate foundation type(s) for the proposed structure, and construction considerations, among other topics. From a boring drilled at the subject site at the corner of 45th Avenue and Wawona Street, poorly graded sand was encountered from the ground surface to the maximum depth explored at 50 feet below ground surface. Groundwater was encountered in the boring at a depth of about 21 feet below grade. Materials encountered in the boring were of a dense consistency below the groundwater table. From review of the California Division of Mines and Geology, Seismic Hazard Zones map, artificial fill materials were found to be historically located beneath Sloat Boulevard and the southern margin of the project site. The geotechnical report includes recommendations related to construction, including site preparation and grading, seismic design, foundations, retaining walls, slab-on-grade floors, site drainage, underpinning, temporary and finished slopes, and temporary shoring. Implementation of these recommendations, which would be overseen by the Department of Building Inspection, would ensure that the proposed project would not cause the soil underlying the project site to become unstable and result in on or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse.

The project site is not within an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults that run underneath the project site. The closest active fault to the project site is the San Andreas Fault, which is about 1.7 miles to the southwest of the site.

The project site is not in a landslide or liquefaction hazard zones, so the potential for risk of loss, injury, or death related to landslides of liquefaction would be low. However, the geotechnical investigation evaluated the liquefaction potential of soil encountered at the site and found that artificial fill materials that were placed historically beneath Sloat Boulevard and the southern margin of the project site may be subject to liquefaction and lateral spreading. The report recommendations included a stiffened mat foundation with planned improvements, which would address the potential effects of liquefaction and lateral spreading. As the site is underlain by dune sand that is typically medium dense in consistency near the ground surface, seismic shaking may result in settling of up to a half inch. The report indicates that proposed improvements would be limited to the- amount of settlement near the existing ground surface.

76 H. Allen Gruen, *Geotechnical Investigation: Planned Development at 2700 45th Avenue, San Francisco, California*, September 23, 2021.

For these reasons, the proposed project would not cause potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides.

To ensure that the potential for adverse effects related to geology and soils are adequately addressed, San Francisco relies on the state and local regulatory process for review and approval of building permits pursuant to the California Building Code and the San Francisco Building Code, which is the state building code plus local amendments that supplement the state code, including the building department's administrative bulletins. The building department also provides its implementing procedures in information sheets. The project is required to comply with the building code, which ensures the safety of all new construction in the city. The building department will review the project plans for conformance with the recommendations in the project-specific geotechnical report during its review of the building permit for the project. In addition, the building department may require additional site-specific report(s) through the building permit application process and its implementing procedures, as needed. The building department's requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the building code would ensure that the proposed project would not result in any significant impacts related to soils, seismicity or other geological hazards.

E.15.b) The project site is occupied by an existing building with a paved parking area and is entirely covered with impervious surfaces. For these reasons, construction of the proposed project would not result in the loss of substantial topsoil. Site preparation and excavation activities would disturb soil to a depth of approximately 40 feet below ground surface (52 feet below ground surface if drilled piers are required), creating the potential for windborne and waterborne soil erosion. However, the project would be required to comply with the Construction Site Runoff Ordinance, which requires all construction sites to implement best management practices to prevent the discharge of sediment, stormwater, non-stormwater and waste runoff from a construction site. For construction projects disturbing 5,000 square feet or more, such as the proposed project, a project must also implement an approved erosion and sediment control plan that details the use, location and emplacement of sediment and control devices. These measures would reduce the potential for erosion during construction. Therefore, the proposed project would not result in significant impacts related to soil erosion or the loss of topsoil.

E.15.f) Paleontological resources, or fossils, are the remains, imprints, or traces of mammals, plants, and invertebrates from a previous geological period. Such fossil remains as well as the geological formations that contain them are also considered a paleontological resource. Together, they represent a limited, nonrenewable scientific and educational resource. The potential to affect fossils varies with the depth of disturbance, construction activities, and previous disturbance.

The project site is underlain by poorly graded sand from the ground surface to the maximum depth explored at 50 feet below ground surface. Materials that were bored as part of the geotechnical investigation were of a dense consistency below the groundwater table that was located at 21 feet below grade. From a review of the California Division of Mines and Geology, Seismic Hazard Zones map, artificial fill materials were placed historically beneath Sloat Boulevard and the southern margin of the project site. The proposed project would excavate to a depth of 40 feet below grade (approximately 52 feet below grade if drilled piers are used to support the foundation), which would occur mainly in the poorly graded sand and in artificial fill material at a small portion of the southern end of the site. Due to the lack of fossils contained in artificial fill material, the possibility that fossils would be encountered during project construction is low. Based on the underlying site

conditions and the depth of excavation, construction of the proposed project would not affect a unique paleontological resource or site. Therefore, this impact would be less than significant, and no mitigation measures are necessary.

Cumulative Analysis

The project would not include septic systems or alternative waste disposal systems and would have no impacts on paleontological resources or unique geologic features. Therefore, the proposed project would not have the potential to combine with effects of cumulative projects to result in cumulative impacts related to those topics.

Environmental impacts related to geology and soils are generally site-specific. Nearby cumulative development projects would be subject to the same seismic safety standards in the building code and design review procedures applicable to the proposed project. The building department in its review of the permits for the project and cumulative projects would ensure conformance with geotechnical recommendations in site-specific geotechnical reports. These regulations would ensure that cumulative effects of development on seismic safety, geologic hazards, and erosion are less than significant. The project excavation would encounter poorly graded sand and artificial fill in a small area in the southern portion of the site, which is unlikely to contain paleontological resources; therefore, it would have a less-than-significant effect on paleontological resources. For these reasons, the proposed project would not combine with cumulative projects in the project vicinity to create a significant cumulative impact related to geology and soils, including paleontology.

Conclusion

For the reasons stated above, the proposed project would not result in a significant individual or cumulative impact related to geology and soils. Therefore, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to geology and soils, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.16 Hydrology and Water Quality

Housing Element Hydrology and Water Quality Findings

The Housing Element EIR hydrology and water quality findings are discussed in the EIR on pages 4.1-196 through 4.1-204. The EIR determined that future development consistent with the housing element update would not result in a significant impact on hydrology and water quality, including the combined sewer system and the potential for combined sewer outflows. No mitigation measures were identified in the Housing Element EIR.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would:	☒	☐	☐	☐	☐
(i) Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐	☐
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☒	☐	☐	☐	☐
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐	☐
(iv) Impede or redirect flood flows?	☒	☐	☐	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☒	☐	☐	☐	☐
e) Conflict or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐	☐

E.16.a) The project would generate wastewater and stormwater discharges typical of urban commercial uses. Wastewater and stormwater from the project site would be accommodated by the city's sewer system and treated at the Oceanside Water Pollution Control Plant to the standards set by the San Francisco Bay Regional Water Quality Control Board, therefore, the proposed project would not exceed the waste discharge requirements of the water quality board. Furthermore, as discussed in topic E. 15.b, the project is required to

comply with the Construction Site Runoff Ordinance, which requires all construction sites to implement best management practices to prevent the discharge of sediment, non-stormwater and waste runoff from a construction site. The city's compliance with the requirements of its NPDES permit and the project's compliance with Construction Site Runoff Ordinance would ensure that the project would not result in significant impacts to water quality.

E.16.b) As discussed under topic E.15, groundwater is approximately 21 feet below the ground surface at the project site and may be encountered during excavation, which would occur to a depth of at least 40 feet and potentially up to 52 feet below ground surface. Therefore, dewatering is likely to be necessary during construction. The project would not require long-term dewatering and does not propose to extract any underlying groundwater supplies during project operation. The project site is located in the Westside San Francisco Groundwater Basin. As stated in the Housing Element EIR, the Westside Basin provides up to 0.49 percent of the city's potable water supply, as well as non-potable uses at the nearby San Francisco Zoo and Lake Merced Golf Course. The EIR further noted the possibility that construction dewatering in areas with shallow groundwater may be required during excavation activities associated with future construction and found that dewatering during construction would not result in a loss of water that would substantially decrease groundwater supplies because dewatering activities would be temporary and short-term in duration. Consistent with findings in the EIR, the proposed project would only require temporary dewatering activities over a short-term period. For these reasons, the proposed project would not deplete groundwater supplies or substantially interfere with groundwater recharge. This impact would be less than significant, and no mitigation measures are necessary.

E.16.c) No streams or rivers exist in the vicinity of the project site. Therefore, the proposed project would not alter the course of a stream or river, or substantially alter the existing drainage pattern of the project site or area. For the reasons discussed in topics E.12.a and E.15.b, the proposed project would not substantially increase the rate or amount of surface runoff such that substantial flooding, erosion, or siltation would occur on or offsite. Compliance with the city's Stormwater Management Ordinance would ensure that design of the proposed project would include installation of appropriate stormwater management systems that retain runoff on site and limit substantial additional sources of polluted runoff.

E.16.d) The project site is not located within a 100-year flood hazard zone, or a tsunami or seiche hazard area. Therefore, topic 16.d is not applicable to the proposed project.

E.16.e) For the reasons discussed in topic E.16a, the project would not interfere with the San Francisco Bay water quality control plan. Further, the project site is not located within an area subject to a sustainable groundwater management plan and the project would not routinely extract groundwater supplies.

Cumulative Analysis

The proposed project would have no impact with respect to the following topics and therefore would not have the potential to contribute to any cumulative impacts for those resource areas: location of the project site within a 100-year flood hazard area, tsunami or seiche zone, alterations to a stream or river or changes to existing drainage patterns. The proposed project and other development within San Francisco would be required to comply with the stormwater management and construction site runoff ordinances that would reduce the amount of stormwater entering the combined sewer system and prevent discharge of construction-related pollutants into the sewer system. As the project site is not located in a groundwater basin that is used for water supply, the project would not combine with cumulative projects to result in significant cumulative

impacts to groundwater. Therefore, the proposed project in combination with other projects would not result in significant cumulative impacts related to hydrology and water quality.

Conclusion

For the reasons stated above, the proposed project would not result in a significant individual or cumulative impact related to hydrology and water quality. Therefore, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to hydrology and water quality, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.17 Hazards and Hazardous Materials

Housing Element Hazards and Hazardous Materials Findings

The Housing Element EIR hazards and hazardous materials findings are discussed in the EIR on pages 4.1-217 through 4.1-224. The EIR found that implementation of the housing element update would not result in any significant impacts with respect to hazards or hazardous materials that could not be mitigated to a less-than-significant level. The EIR determined that compliance with the Health Code, which incorporates state and federal requirements, would minimize potential exposure of site personnel and the public to any accidental releases of hazardous materials or waste and would also protect against potential environmental contamination. In addition, transportation of hazardous materials is regulated by the California Highway Patrol and the California Department of Transportation. Therefore, potential impacts related to the routine use, transport, and disposal of hazardous materials associated with housing element update implementation were founds to be less than significant.

The EIR determined that compliance of subsequent development projects with the San Francisco fire and building codes, which are implemented through the City's ongoing building permit review process, would ensure that potential fire hazards related to development activities would be minimized to less-than-significant levels. San Francisco is not within two miles of an airport land use plan or an airport or private air strip, and, therefore, would not interfere with air traffic or create safety hazards in the vicinity of an airport. The Housing Element EIR determined that cumulative impacts related to hazards or hazardous materials would be less than significant.

The Housing Element EIR determined that demolition and renovation of buildings in the city could expose workers and the public to hazardous building materials or release those materials into the environment. However, local, state, and federal regulations for the safe handling and disposal of hazardous building materials are in place, which would reduce any potential impacts to a less-than-significant level.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☒	☐	☐	☐	☐
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☒	☐	☐	☐	☐

The project site is not included on the list of hazardous materials sites compiled by the California Department of Toxic Substance Control pursuant to Government Code section 65962.5; is not located within an airport land use plan area or within an airport land use plan, or within two miles of a public airport or public use airport which would result in a safety hazard or excessive noise for people residing or working in the area; and is not located within or adjacent to a wildland area. Therefore, Topics E.17.d), E.17.e), and E.17.g) are not applicable to the proposed project.

E.17.a) Hazardous materials may be stored on site during construction of the proposed project. These hazardous materials may include fuel for construction equipment, paints, solvents, and other types of

construction materials that may contain hazardous ingredients. Transportation of hazardous materials to and from the project site would occur on designated hazardous materials routes, by licensed hazardous materials handlers, as required, and would be subject to regulation by the California Highway Patrol and the California Department of Transportation. Compliance with these regulations would reduce any risk from the routine transport, use, or disposal of hazardous materials to a less-than-significant level and no mitigation would be required.

The proposed project's cultural/institutional/educational, restaurant/bar/event space, and recreational uses would likely result in the use of common types of hazardous materials, such as cleaning products, disinfectants, and pool chemicals. These products are labeled to inform users of their potential risks and to instruct them in appropriate handling procedures. Most of these materials are consumed through use, resulting in relatively little waste. Any chemical waste generated by the project would be used, stored, and disposed of according to manufacturer requirements and subject to existing regulatory programs. For these reasons, hazardous materials used during project operation would not pose any substantial public health or safety hazards through their routine transport, use, or disposal. Therefore, this impact would be less than significant and would not result in new or more severe impacts related to the use of hazardous materials not identified in the Housing Element EIR.

E.17.b)

Hazardous Building Materials

The project site is occupied by a building that was constructed in 1975, which would be demolished by the proposed project. Based on the date of construction of the building, asbestos-containing materials (ACMs) may still be present in building materials that could become airborne as a result of demolition disturbance.

The California Department of Toxic Substance Control considers asbestos hazardous, and removal of ACMs is required prior to demolition or construction activities that could result in disturbance of these materials. Asbestos-containing materials must be removed in accordance with local and state regulations, Bay Area Air Quality Management District (air district), the California Occupational Safety and Health Administration (occupational safety and health administration), and California Department of Health Services requirements.

Specifically, section 19827.5 of the California Health and Safety Code requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. The California legislature vests the air district with the authority to regulate airborne pollutants, including asbestos, through both inspection and law enforcement, and the air district is to be notified 10 days in advance of any proposed demolition or abatement work. Any asbestos-containing material disturbance at the project site would be subject to the requirements of air district Regulation 11, Rule 2: Hazardous Materials—Asbestos Demolition, Renovation, and Manufacturing. The local office of the occupational safety and health administration must also be notified of any asbestos abatement to be carried out. Asbestos abatement contractors must follow state regulations contained in Title 8 of California Code of Regulations section 1529 and sections 341.6 through 341.14, where there is asbestos related work involving 100 gsf or more of asbestos-containing material. The owner of the property where abatement is to occur must have a Hazardous Waste Generator Number assigned by and registered with the Office of the California Department of Health Services. The contractor and hauler of the material are required to file a Hazardous Waste Manifest that details the

hauling of the material from the site and the disposal of it. Pursuant to California law, the building department would not issue the required permit until the applicant has complied with the requirements described above.

These regulations and procedures already established as part of the building permit review process would ensure that any potential impacts due to asbestos would be reduced to a less-than-significant level.

Similar to ACMs, lead-based paint could be present at the site, based on the age of the building. Work that could result in disturbance of lead paint must comply with section 3426 of the San Francisco Building Code, Work Practices for Lead-Based Paint on Pre-1979 Buildings and Steel Structures. Where there is any work that may disturb or remove lead paint on the exterior of any building built prior to 1979, section 3426 requires specific notification and work standards, and identifies prohibited work methods and penalties.

Section 3426 applies to the exterior of all buildings or steel structures on which original construction was completed prior to 1979 (which are assumed to have lead-based paint on their surfaces, unless demonstrated otherwise through laboratory analysis), and to the interior of residential buildings, hotels, and childcare centers. The ordinance contains performance standards, including establishment of containment barriers, at least as effective at protecting human health and the environment as those in the U.S. Department of Housing and Urban Development Guidelines (the most recent Guidelines for Evaluation and Control of Lead-Based Paint Hazards) and identifies prohibited practices that may not be used in disturbances or removal of lead-based paint. Any person performing work subject to the ordinance shall, to the maximum extent possible, protect the ground from contamination during exterior work; protect floors and other horizontal surfaces from work debris during interior work; and make all reasonable efforts to prevent migration of lead paint contaminants beyond containment barriers during the course of the work. Clean-up standards require the removal of visible work debris, including the use of a High Efficiency Particulate Air Filter vacuum following interior work.

The ordinance also includes notification requirements and requirements for signs. Prior to the commencement of work, the responsible party must provide written notice to the director of the building department, of the address and location of the project; the scope of work, including specific location within the site; methods and tools to be used; the approximate age of the structure; anticipated job start and completion dates for the work; whether the building is residential or nonresidential, owner-occupied or rental property; the dates by which the responsible party has fulfilled or will fulfill any tenant or adjacent property notification requirements; and the name, address, telephone number, and pager number of the party who will perform the work. Further notice requirements include a Posted Sign notifying the public of restricted access to the work area, a Notice to Residential Occupants, Availability of Pamphlet related to protection from lead in the home and Notice of Early Commencement of Work (by Owner, Requested by Tenant), and Notice of Lead Contaminated Dust or Soil, if applicable. Section 3426 contains provisions regarding inspection and sampling for compliance by the San Francisco Department of Building Inspection, as well as enforcement, and describes penalties for non-compliance with the requirements of the ordinance.

The proposed demolition would also be subject to the occupational safety and health administration's Lead in Construction Standard (8 CCR section 1532.1). This standard requires development and implementation of a lead compliance plan when materials containing lead would be disturbed during construction. The plan must describe activities that could emit lead, methods that will be used to comply with the standard, safe work practices, and a plan to protect workers from exposure to lead during construction activities. The occupational

safety and health administration would require 24-hour notification if more than 100 square feet of materials containing lead would be disturbed.

Implementation of procedures required by section 3426 of the building code and the Lead in Construction Standard would ensure that potential impacts of demolition or renovation of structures with lead-based paint would be less than significant.

Soil and Groundwater Contamination

Article 22A of the Health Code, also known as the Maher Ordinance, addresses properties throughout the city where there is potential to encounter hazardous materials, primarily industrial zoning districts, sites with current or former industrial uses or underground storage tanks, sites with historic bay fill, and sites close to freeways or underground storage tanks. The Maher Ordinance, which is implemented by the San Francisco Department of Public Health, requires appropriate handling, treatment, disposal, and remediation of contaminated soils that are encountered in the building construction process. All projects in the city that disturb 50 cubic yards or more of soil that are located on sites with potentially hazardous soil or groundwater are subject to this ordinance. Some projects that disturb less than 50 cubic yards may also be subject to the Maher Ordinance if they propose to a change of use from industrial (e.g., gas stations, dry cleaners, etc.) to sensitive uses (e.g., residential, medical, etc.).

The proposed project would excavate to a maximum depth of 40 feet below grade (or approximately 52 feet below grade if drilled piers are used to support the foundation), over an area of approximately 16,120 square feet for a total of 19,860 cubic yards of excavation. Therefore, the project is subject to the Maher Ordinance. The Maher Ordinance requires the project sponsor to retain the services of a qualified professional to prepare a *phase 1 environmental site assessment*. The phase 1 assessment would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis known as a *phase 2 environmental site assessment*. Where such analysis reveals the presence of hazardous substances that exceed state or federal standards, the project sponsor is required to submit a site mitigation plan to the health department or other appropriate state or federal agency(ies), and to remediate any site contamination prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has filed an application for a Maher permit with the health department and a phase 1 site assessment[77] has been prepared to assess the potential for site contamination. The results of the Phase I Site Assessment Report indicated that there is no evidence of Recognized Environmental Conditions on the project site. Therefore, the project would not be expected to result in any significant impacts related to subsurface hazardous materials.

E.17.c) Ulloa Elementary School is a public school located at 2650 42nd Avenue within a quarter mile of the project site. In addition, there are four childcare centers located within a quarter mile of the project site: Starlight Two, located at 3155 Vicente Street; the Ark Christian Preschool, located at 3141 Vicente Street; Creative Montessori Preschool childcare center, located at 3101 Vicente Street; and Ulloa Children's Center, located at 2650 42nd Avenue.

77 ICES Innovative and Creative Environmental Solutions, *Phase I Environmental Site Assessment: 2700 45th Avenue, San Francisco, California*, October 5, 2021.

As stated above, the project proposes demolition of the existing three-story mixed-use, cultural/institutional/educational building and construction of a new six-story over two-level basement, mixed-use commercial building. Ground-disturbing activities would be limited to 12-months during the proposed construction period. The project sponsor would be required to comply with regulations described above in E.17.a) and b), which would ensure that hazardous materials are handled safely and would not be released within one-quarter mile of schools. In addition, as discussed in under Section E.16, Hydrology and Water Quality, the project would comply with requirements for the handling and disposal of contaminated groundwater. Therefore, there would be limited potential for such materials to affect schools in the vicinity, and the proposed project would have a less than significant impact with respect to the handling of hazardous materials within one-quarter mile radius of an existing or proposed school. Therefore, the proposed project would not result in new or more severe hazardous materials impacts to schools not identified in the Housing Element EIR. Impacts related to emissions from construction vehicles are discussed in Section E.7, Air Quality.

E.17.f) The proposed project, located within a city block, would not impair implementation of an emergency response or evacuation plan adopted by the City of San Francisco. Project construction and operation would not close roadways or impede access to emergency vehicles or emergency evacuation routes. Thus, the proposed project would not obstruct implementation of the city's emergency response and evacuation plans, and potential impacts would be less than significant.

Cumulative Analysis

Environmental impacts related to hazards and hazardous materials are generally site-specific. Nearby cumulative development projects would be subject to the same regulations addressing use of hazardous waste (laws regulating the disposal of hazardous materials and Article 22 of the health code), hazardous soil and groundwater (Article 22A of the health code) and building and fire codes addressing emergency response and fire safety. For these reasons, the proposed project would not combine with other projects in the project vicinity to create a significant cumulative impact related to hazards and hazardous materials.

Conclusion

Based on the above, the proposed infill project would not have a new peculiar significant impact not previously identified in the Housing Element EIR related to hazards and hazardous materials, nor a more severe adverse significant impact due to substantial new information. No project-specific mitigation measures or additional environmental review is required for this topic.

E.18 Mineral Resources

Housing Element Mineral Resources Findings

The Housing Element EIR determined that San Francisco does not contain any mineral resources. This is discussed in EIR p. 4.1-233.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☒	☐	☐	☐	☐
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☒	☐	☐	☐	☐

The project site is not located in an area with known mineral resources and would not routinely extract mineral resources. Therefore, the proposed project would have no impact on mineral resources. The proposed project would have no impact on mineral resources and therefore would not have the potential to contribute to any cumulative mineral resource impact. For the reasons stated above, the proposed project would not result in significant impacts either individually or cumulatively related to mineral resources. Therefore, the proposed project would not result in new or more severe impacts on mineral resources not identified in the Housing Element EIR.

E.19 Energy Resources

Housing Element Energy Resources Findings

The Housing Element EIR energy resources findings are discussed in the EIR on pages 4.1-229 through 4.1-233. The EIR determined that construction and operations associated with the housing element update would not encourage the use of large amounts of fuel, water, or energy or use these in a wasteful manner. Therefore, the Housing Element EIR concluded that housing element update would not result in a significant impact on energy resources. No mitigation measures were identified in the Housing Element EIR.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
Would the project:					

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
a) Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐	☐

E.19.a) Project construction would require the use of fuel- and electric-powered equipment and vehicles. The amount of fuel used for construction workers' commute trips would be limited to the duration of construction. Project construction would not encourage activities that would result in the use of large amounts of fuel, water, or energy, or use them in a wasteful manner.

The proposed project would be required to comply with title 24 of the California Code of Regulations and the 2019 San Francisco Green Building Ordinance. The San Francisco Green Building Ordinance, which aims to reduce impacts that buildings have on the environment, was updated in 2016 to incorporate changes to California's Green Building Standards and title 24 of the Energy Efficiency Standards (part 6). New commercial buildings that are 10 stories or less, such as the proposed project, are required to install solar electric, thermal, or green roofs, and to meet San Francisco's green building requirements tied to LEED and GreenPoint building rating systems. Documentation demonstrating compliance with title 24 would be submitted with a building permit application. The title 24 standards and requirements would be enforced by the San Francisco Department of Building Inspection. The proposed project would incorporate solar photovoltaic panels on the new building's roof. The energy generated from the solar photovoltaic panels would provide a sustainable form of power for the building. The proposed project also would meet certification requirements to attain a LEED Gold rating, and would minimize the wasteful, inefficient, or unnecessary consumption of energy resources during operation. Therefore, this impact would be less than significant and would not result in new or more severe impacts related to energy resource not identified in the Housing Element EIR.

E.19.b) State plans for renewable energy and energy efficiency include California's Renewables Portfolio Standard Program (as revised by Senate Bill No. 100) [78] and the California Energy Efficiency Strategic Plan. The renewables standard program requires utilities to increase their renewable energy generation to 60 percent by 2030, and for all of the state's electricity to come from carbon-free resources by 2045. [79] The plan, which was developed in 2008, outlines goals to improve the energy efficiency of new construction within all major sectors throughout the state. Local plans include the City of San Francisco's energy efficiency requirements. The proposed project would increase energy efficiency because the new building would adhere to current energy conservation measures, including those detailed in the San Francisco Green Building Code and title 24 of the

78 California Legislative Information, 2018, SB-100 California Renewables Portfolio Standard Program: emissions of greenhouse gases.

79 California Public Utilities Commission, 2020, Renewables Portfolio Standard (RPS) Program.

California Energy Efficiency Standards. Solar photovoltaic panels would be installed on the roof of the new building, generating sustainable energy during operation. Therefore, the proposed project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. This impact would be less than significant and would not result in new or more severe impacts related to energy resource not identified in the Housing Element EIR.

Cumulative

All development projects within San Francisco are required to comply with applicable regulations in the city's Green Building Ordinance and Title 24 of the California Code of Regulations that reduce both energy use and potable water use. The majority of San Francisco is located within a transportation analysis zone that experiences low levels of VMT per capita compared to regional VMT levels, as is the cumulative project identified at 2700 Sloat Boulevard. Therefore, the proposed project, in combination with other reasonably foreseeable cumulative projects would not encourage activities that result in the use of large amounts of fuel, water, or energy or use these in a wasteful manner.

Conclusion

For the reasons stated above, the proposed project would not result in significant impacts either individually or cumulatively related to energy resources. Therefore, the proposed project would not result in new or more severe impacts on energy resources not identified in the Housing Element EIR.

E.20 Agriculture and Forest Resources

Housing Element Agricultural and Forest Resources Findings

The Housing Element EIR determined that San Francisco does not contain any agricultural resources or forest resources. This is discussed in EIR p. 4.1-233.

Project Analysis

		Not Analyzed in the Prior EIR			
Topics:	*Analyzed in the Prior EIR*	*No Impact*	*Substantially Mitigated by Uniformly Applicable Development Policies*	*Less than Significant or Less than Significant with Mitigation Incorporated*	*Significant Impact*
Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☒	☐	☐	☐	☐

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)?	☒	☐	☐	☐	☐
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☒	☐	☐	☐	☐
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use?	☒	☐	☐	☐	☐

E.20.a)-e) The project site is within an urbanized area that does not contain any prime farmland, unique farmland, or farmland of statewide importance; forest land; or land under Williamson Act contract. The area is not zoned for any agricultural uses. Topics 20 a through e are not applicable to the proposed project and the project would have no impact either individually or cumulatively on agricultural or forest resources.

For the above reasons, the proposed project would not result in new or more severe impacts to agricultural or forest resources not identified in the Housing Element EIR.

E.21 Wildfire

Housing Element Wildfire Findings

The Housing Element EIR determined that San Francisco is not in a wildfire hazard zone. This is discussed in EIR p. 4.1-233.

Project Analysis

Topics:	Analyzed in the Prior EIR	Not Analyzed in the Prior EIR: No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plans?	☒	☐	☐	☐	☐

			Not Analyzed in the Prior EIR			
	Topics:	Analyzed in the Prior EIR	No Impact	Substantially Mitigated by Uniformly Applicable Development Policies	Less than Significant or Less than Significant with Mitigation Incorporated	Significant Impact
b)	Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐	☐
c)	Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐	☐
d)	Expose people or structures to significant risks including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐	☐

E.21.a)-d) The project site is not located in or near state responsibility lands for fire management or lands classified as very high fire hazard severity zones. Therefore, this topic is not applicable to the project.

F. Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on August 29, 2022 to adjacent occupants and owners of properties within 300 feet of the project site, as well as Parkside and city-wide neighborhood group lists. Two comments were received. One comment letter expressed concern over the scale of the building and noise, shadow, air quality, and transportation impacts. The second raised concerns related to transportation, wind, and shadow impacts. Overall, there issues raised by the public in response to the notice were taken into consideration and incorporated in the environmental review as appropriate for CEQA analysis. The proposed project would not result in significant adverse environmental impacts associated with the issues identified by the public beyond those identified in the Housing Element EIR.

G. Determination

As summarized above:

1. The proposed project is eligible for the streamlining procedures, as: the project site has been previously developed and is located in an urban area; the proposed project satisfies the performance standards provided in Appendix M of the CEQA Guidelines; and the project is consistent with the Sustainable Communities Strategy (Plan Bay Area);

2. The effects of the proposed infill project were analyzed in a prior EIR, and no new information shows that the adverse environmental effects of the infill project are more significant than that described in the prior EIR;

3. The proposed infill project would not cause any significant effects on the environment that either have not already been analyzed in a prior EIR or that are more significant than previously analyzed, or that uniformly applicable development policies would not substantially mitigate; and

4. The project sponsor will undertake feasible mitigation measures specified in the Housing Element EIR to mitigate project-related significant impacts.

Therefore, the proposed project is exempt from further environmental review pursuant to Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3.

Devyani Jain for Lisa Gibson _____ July 17, 2023 _____

Lisa Gibson
Environmental Review Officer

Date

H. Attachments

A. Figures

B. Mitigation Monitoring and Reporting Program

Attachment A – Figures

San Francisco Planning

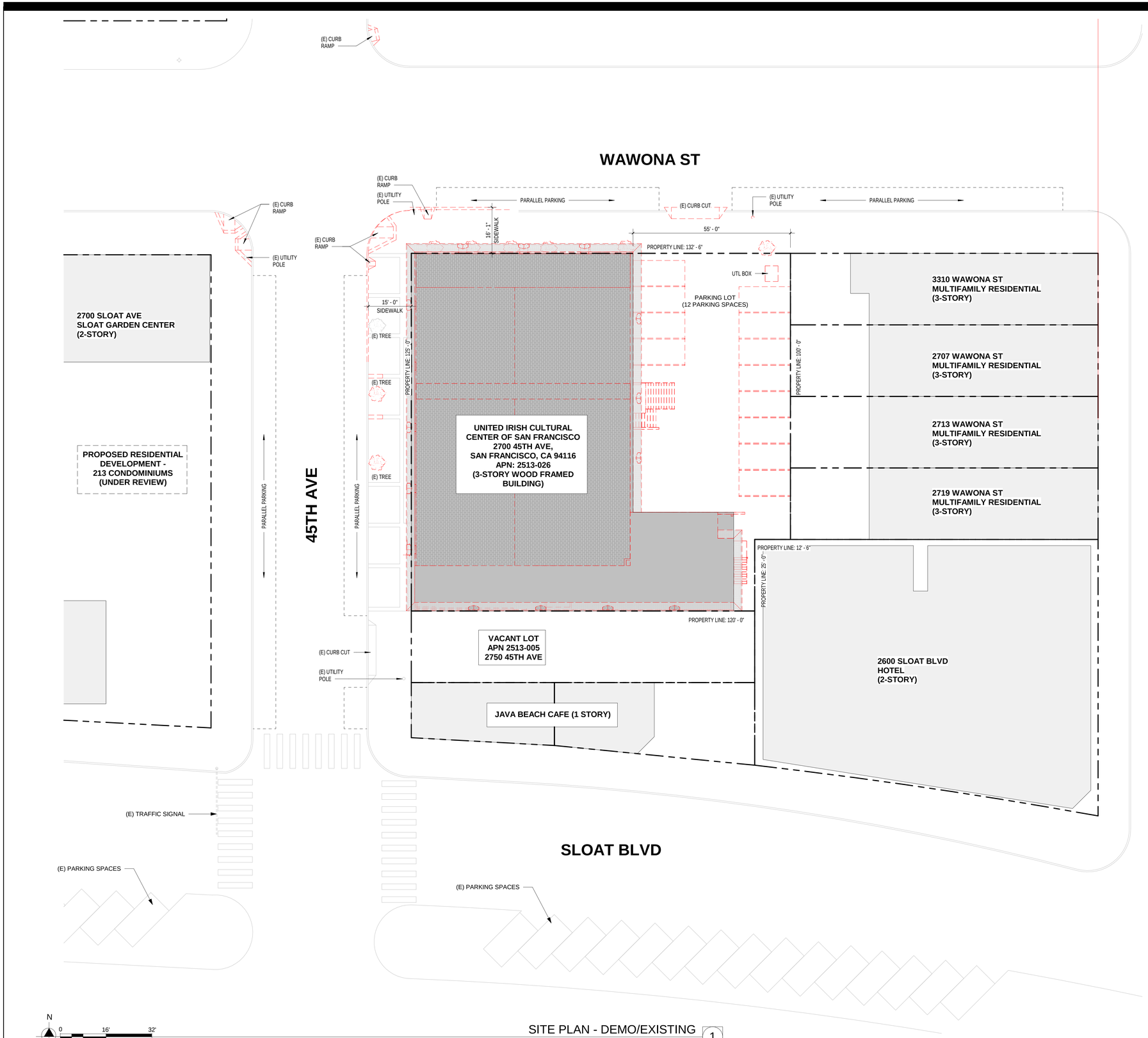
United Irish Cultural Center

1.83 mi

302 ft

76 ft

Printed: 6/27/2023



SITE PLAN - DEMO/EXISTING 1

1/16" = 1'-0"

GENERAL NOTES

1. THIS PROJECT IS LOCATED IN DOWNTOWN PARKING EXEMPT DISTRICT.
2. 2019 SFBC TABLE 601 TYPES OF CONSTRUCTION: TYPE IB
3. 2019 SFBC TABLE 602, FIRE RESISTANCE RATING REQUIREMENTS FOR NON-BEARING EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE "X" (ASSEMBLY OCCUPANCY):
   X < 5' = 1 HOUR
   5' ≤ X < 10' = 1 HOUR
   10' ≤ X < 30' = 1 HOUR
   X ≥ 30' = 0 HOURS
4. 2019 SFBC TABLE 705.8, MAX AREA OF EXTERIOR WALL OPENINGS (UNPROTECTED, SPRINKLERED PER 903.3.1.1). SEE TABLE BELOW:

FACADE	STORY (ABOVE GRADE)	FSD	ALLOWABLE AREA	ACTUAL AREA
NORTH (WAWONA ST)	1	>30'	NO LIMIT	N/A
	2	>30'	NO LIMIT	N/A
	3	>30'	NO LIMIT	N/A
	4	>30'	NO LIMIT	N/A
	5	>30'	NO LIMIT	N/A
	6	>30'	NO LIMIT	N/A
SOUTH	1 (TYP)	0'	NOT PERMITTED	NONE
	1 (SETBACK)	15'-0" - 17'-8"	75%	71%
	2 (TYP)	0'	NOT PERMITTED	NONE
	2 (SETBACK)	16'-5" - 22'-10"	75%	100%
	3	0'	NOT PERMITTED	NONE
	3 (SETBACK)	3'-0"	15%	15%
	3 (SETBACK)	16'-5" - 22'-10"	75%	100%
	4	0'	NOT PERMITTED	NONE
	4 (SETBACK)	3' - 0"	15%	22%
	4 (SETBACK)	9'-2"	25%	92%
	5	0'	NOT PERMITTED	NONE
	5 (SETBACK)	4' - 6"	15%	20%
	5 (SETBACK)	9'-2"	25%	92%
	6	0'	NOT PERMITTED	NONE
	6 (SETBACK)	6' - 1"	25%	16%
	6 (SETBACK)	25'-0"	NO LIMIT	N/A
EAST	1	0'	NOT PERMITTED	NONE
	2	0'	NOT PERMITTED	NONE
	3	15' - 0"	45%	41%
	4	15' - 0"	45%	34%
	5	15' - 0"	45%	27%
	6	15' - 0"	45%	14%
WEST (45TH ST)	1	>30'	NO LIMIT	N/A
	2	>30'	NO LIMIT	N/A
	3	>30'	NO LIMIT	N/A
	4	>30'	NO LIMIT	N/A
	5	>30'	NO LIMIT	N/A
	6	>30'	NO LIMIT	N/A

5. POWER FROM UTILITY INTO PROPOSED TRANSFORMER VAULTS TO BE SUBTERRANEAN.

LEGEND

— — —	PROPERTY LINE

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REVISION HISTORY

NO.	REMARKS	DATE
3	SFMTA COMMENTS	4/13/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

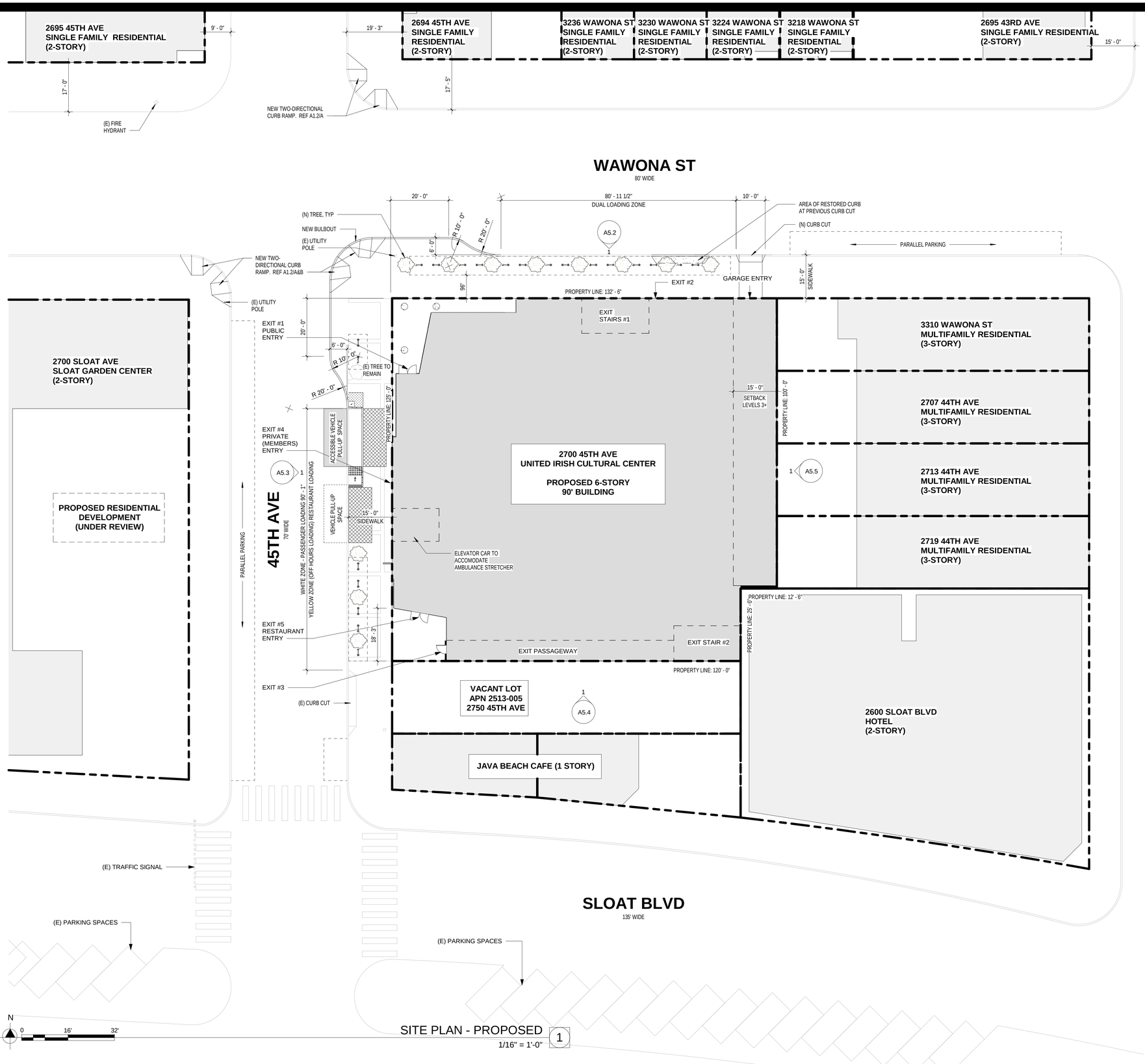
SITE PLAN - EXISTING/ DEMOLITION

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A1.0



SITE PLAN - PROPOSED 1

1/16" = 1'-0"

GENERAL NOTES

1. THIS PROJECT IS LOCATED IN DOWNTOWN PARKING EXEMPT DISTRICT.
2. 2019 SFBC TABLE 601 TYPES OF CONSTRUCTION: TYPE IB
3. 2019 SFBC TABLE 602, FIRE RESISTANCE RATING REQUIREMENTS FOR NON-BEARING EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE 'X' (ASSEMBLY OCCUPANCY):
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FACADE	STORY (ABOVE GRADE)	FSD	ALLOWABLE AREA	ACTUAL AREA
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	3	>30'	NO LIMIT	N/A
	4	>30'	NO LIMIT	N/A
	5	>30'	NO LIMIT	N/A
	6	>30'	NO LIMIT	N/A
SOUTH	1 (TYP)	0'	NOT PERMITTED	NONE
	1 (SETBACK)	15'-0" - 17'-8"	75%	71%
	2 (TYP)	0'	NOT PERMITTED	NONE
	2 (SETBACK)	16'-5" - 22'-10"	75%	100%
	3	0'	NOT PERMITTED	NONE
	3 (SETBACK)	3'-0"	15%	15%
	3 (SETBACK)	16'-5" - 22'-10"	75%	100%
	4	0'	NOT PERMITTED	NONE
	4 (SETBACK)	3' - 0"	15%	22%
	4 (SETBACK)	9'-2"	25%	92%
	5	0'	NOT PERMITTED	NONE
	5 (SETBACK)	4' - 6"	15%	20%
	5 (SETBACK)	9'-2"	25%	92%
	6	0'	NOT PERMITTED	NONE
	6 (SETBACK)	6' - 1"	25%	16%
	6 (SETBACK)	25'-0"	NO LIMIT	N/A
EAST	1	0'	NOT PERMITTED	NONE
	2	0'	NOT PERMITTED	NONE
	3	15' - 0"	45%	41%
	4	15' - 0"	45%	34%
	5	15' - 0"	45%	27%
	6	15' - 0"	45%	14%
WEST (45TH ST)	1	>30'	NO LIMIT	N/A
	2	>30'	NO LIMIT	N/A
	3	>30'	NO LIMIT	N/A
	4	>30'	NO LIMIT	N/A
	5	>30'	NO LIMIT	N/A
	6	>30'	NO LIMIT	N/A

5. POWER FROM UTILITY INTO PROPOSED TRANSFORMER VAULTS TO BE SUBTERRANEAN.

LEGEND

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
2	SFMTA COMMENTS	11/26/2022

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

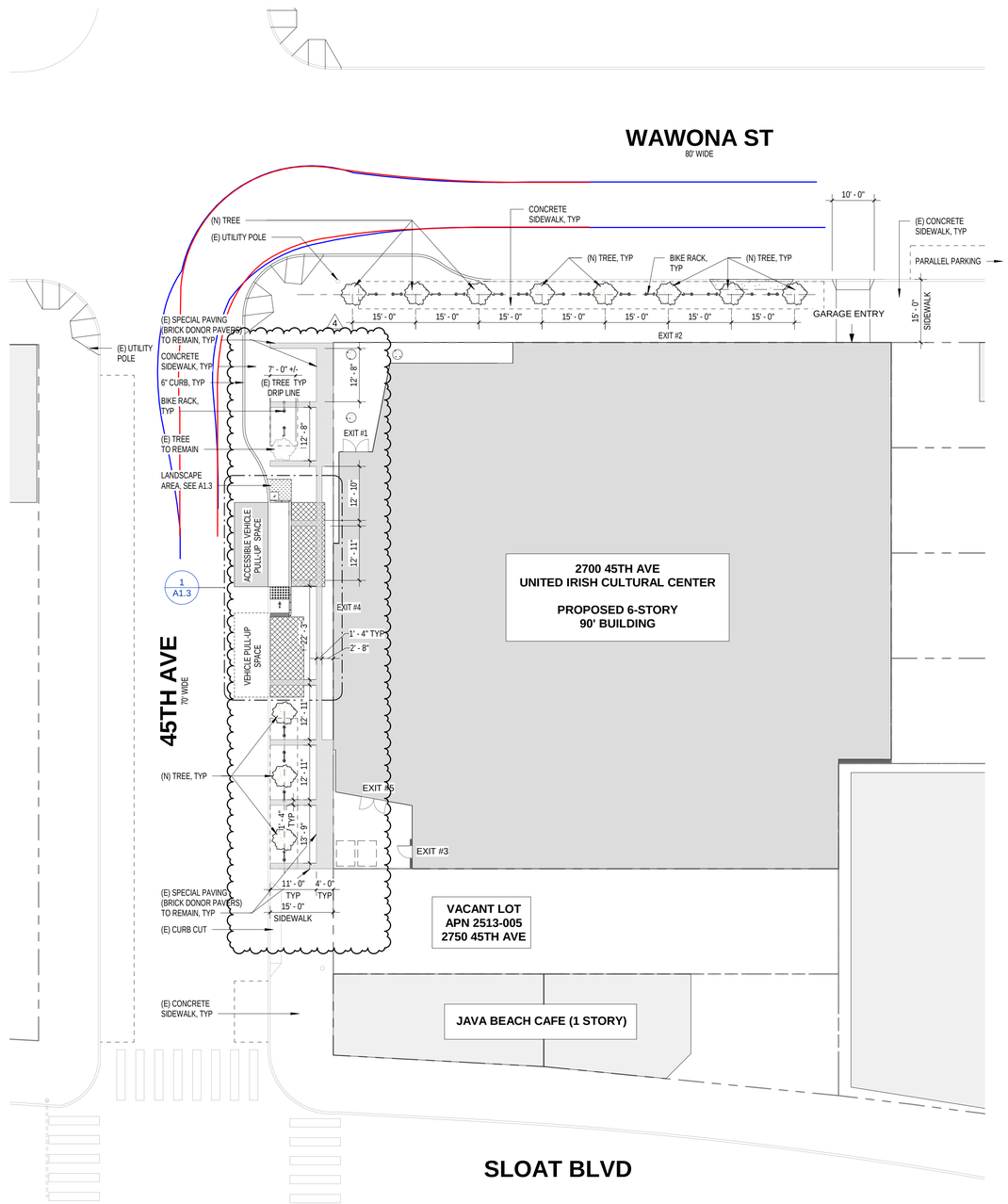
SITE PLAN - PROPOSED

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A1.1



LANDSCAPING/ STREETSCAPE PLAN 1

1/16" = 1'-0"

GENERAL NOTES

1. NEW STREET TREES SHALL HAVE A MIN TRUNK DIA OF 2" AT 8-FT OF HEIGHT.
2. MIN TREE SIZE AT PLANTING IS A 24" BOX.
3. TREE BRANCHES THAT EXTEND INTO THE PATH OF TRAVEL MUST MAINTAIN 80" OF VERTICAL CLEARANCE.
4. TREE SPECIES, SIZE, AND SPACING TO BE CONFIRMED WITH BUREAU OF URBAN FORESTRY (BUF) AND ALIGN WITH SF BETTER STREETS PLAN.
5. BIKE RACKS SHOWN ARE THE INVERTED "U" RAIL RACK.
6. REF SHEET A1.2 FOR TURN TEMPLATE DIAGRAMS. TURNING LINEWORK IDENTIFIED ON THIS PLAN AS REVISED. 4
7. ANY EXCAVATION WITHIN THE DRIPLINE OF TREES WILL REQUIRE A TREE PROTECTION PLAN BY PUBLIC WORKS.

— CUSTOM SFFD ENGINE
— CUSTOM SFFD LADDER

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
2	SFMTA COMMENTS	11/26/2022
3	SFMTA COMMENTS	4/13/2023
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

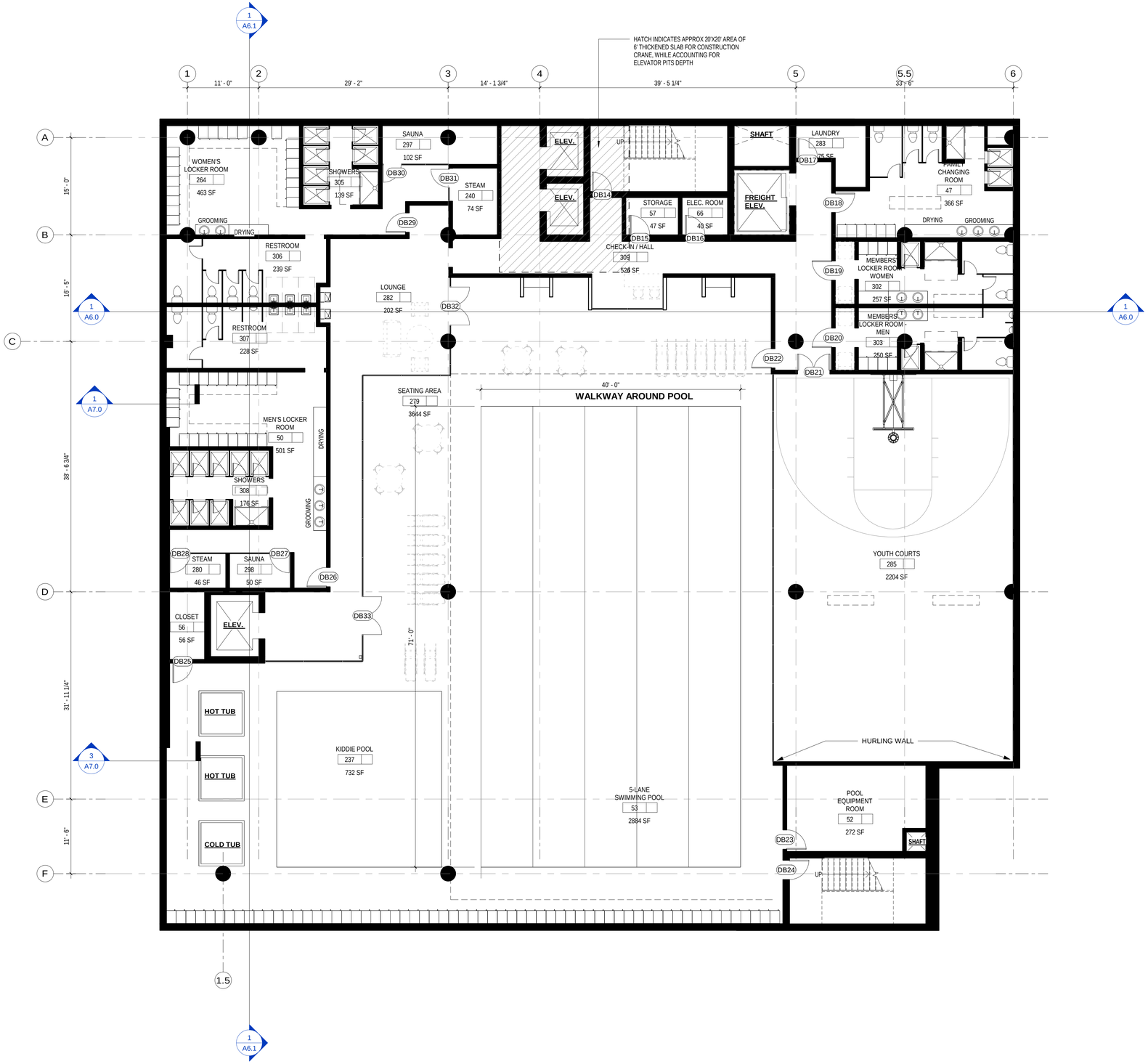
LANDSCAPING/ STREETSCAPE PLAN

Date
07/13/2023

Scale
1/16" = 1'-0"

Project Number
20007

Drawing Number
A1.10



B2 FLOOR PLAN 1

1/8" = 1'-0"

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REVISION HISTORY

NO.	REMARKS	DATE

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

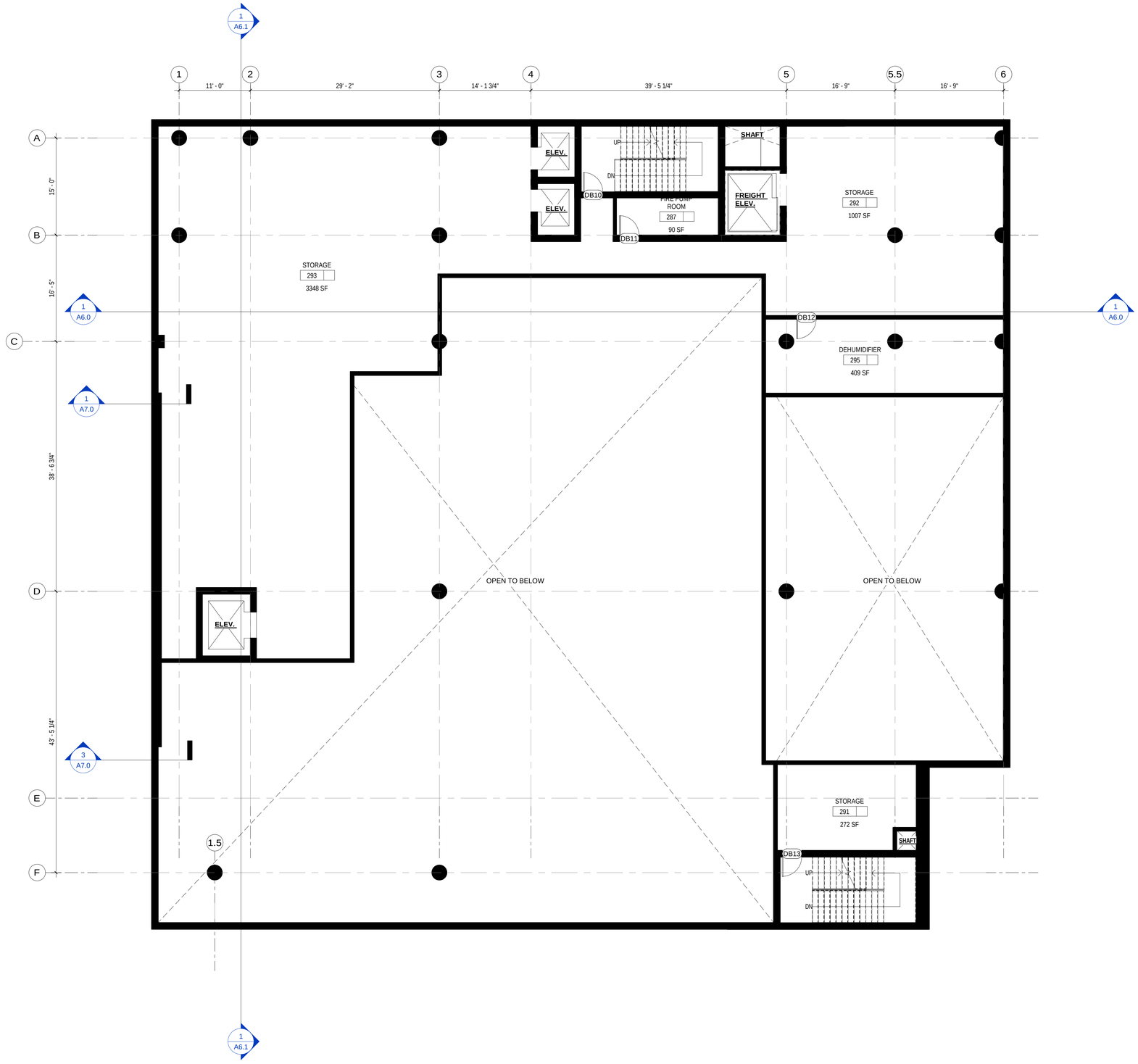
B2 FLOOR PLAN

Date 07/13/2023

Scale 1/8" = 1'-0"

Project Number 20007

Drawing Number A2.3



N

0 8' 16'

B2 FLOOR MEZZANINE PLAN 1

1/8" = 1'-0"

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NO.	REMARKS	DATE

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PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

B2 MEZZANINE PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

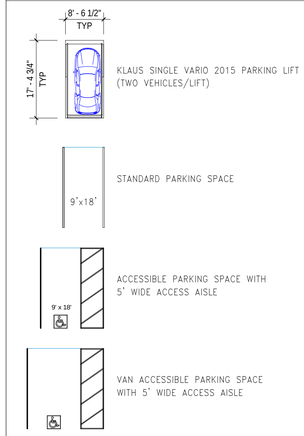
Project Number
20007

Drawing Number
A2.3A

B1 FLOOR PLAN 1

1/8" = 1'-0"

LEGEND



BICYCLE PARKING COUNT

RESTAURANT/BAR OFA:
10,882 (REST.) + 1,103 (BAR) = 11,985

11,985/7500 = 1.6 = **2 CLASS 1 SPACES**
11,985/750 = **16 CLASS 2 SPACES**

COMMUNITY FACILITY OFA:
1,852 (PRIVATE) + 63,361 (PUBLIC) = 65,213

65,213/5000 = **13 CLASS 1 SPACES**
65,213/2500 = **26 CLASS 2 SPACES**

OFFICE USE OFA:
8,430

8,430/5000 = **1 CLASS 1 SPACE**
8,430/5000 = **2 CLASS 2 SPACES**

TOTAL REQUIRED (FOR PLANNING):
16 CLASS 1 SPACES, 42 PROVIDED
44 CLASS 2 SPACES, 44 PROVIDED

PARKING COUNT

TOTAL SPACES PROVIDED: (54)
REQUIRED ACCCESSIBLE SPACES: (2) PER 11B-208.2
REQUIRED VAN ACCESSIBLE SPACES: 1 PER 11B-208.2.4

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

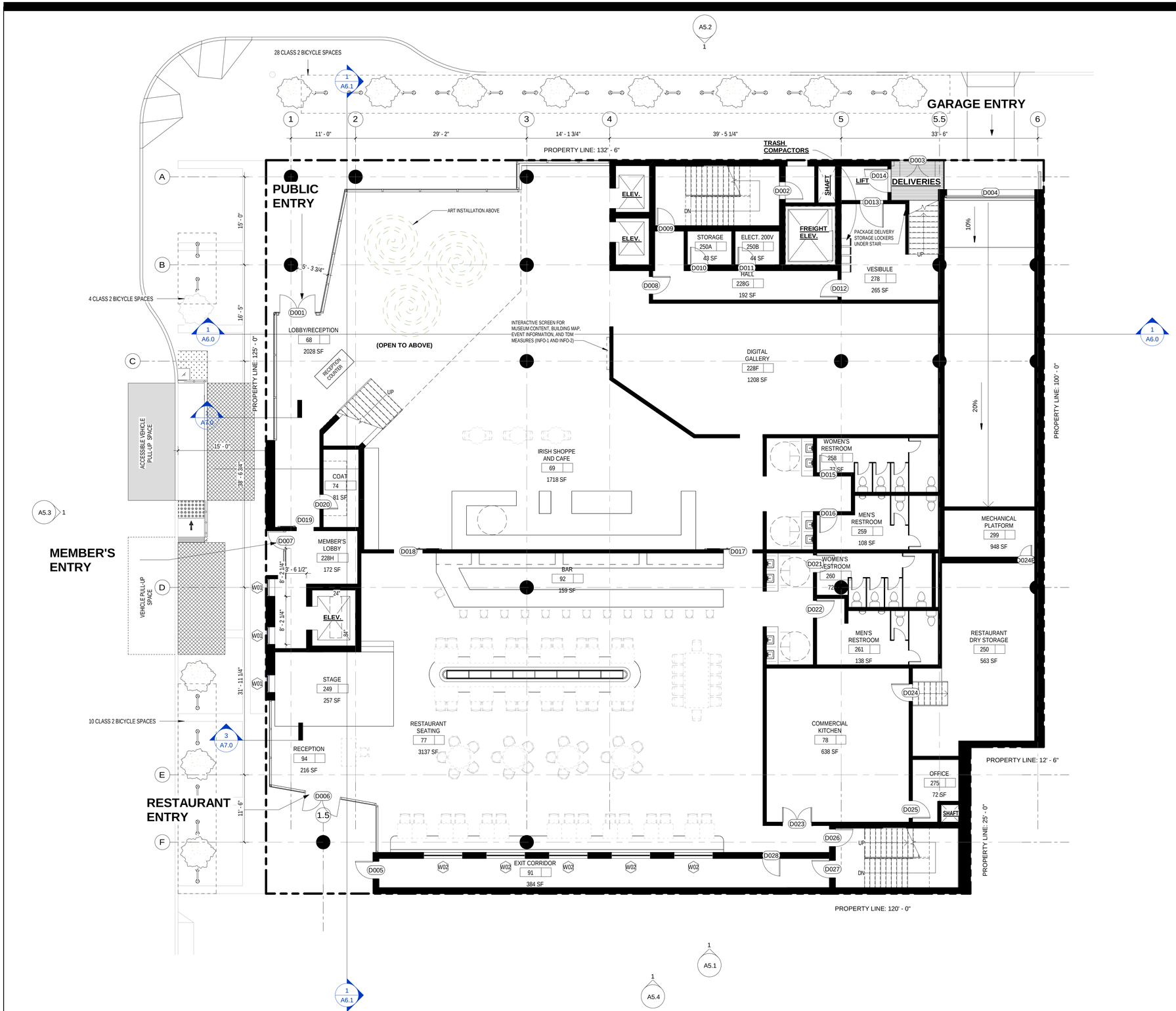
B1 FLOOR PLAN

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A2.4



1ST FLOOR PLAN 1
1/8" = 1'-0"

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022

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PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

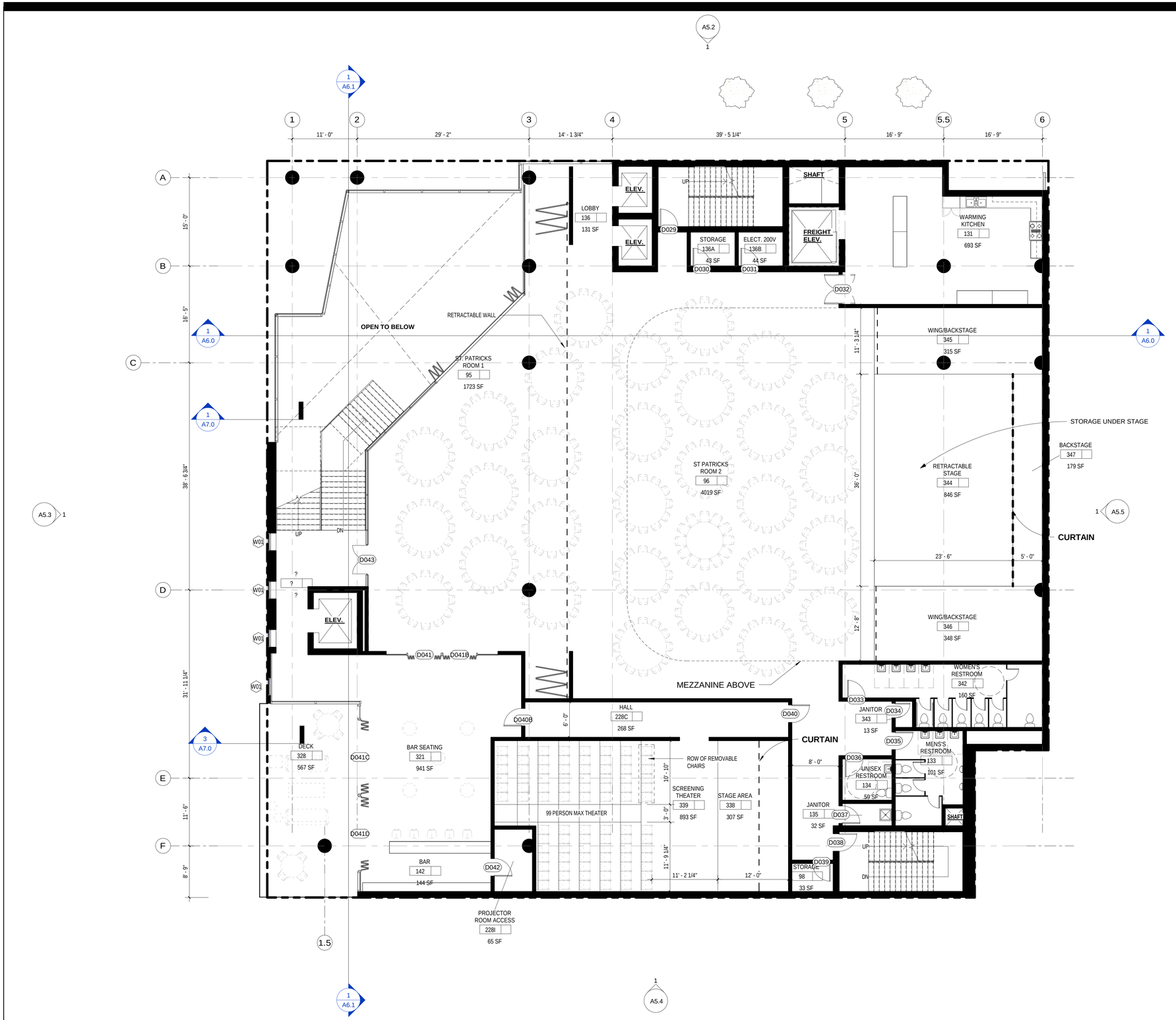
1ST FLOOR PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.5



2ND FLOOR PLAN 1

1/8" = 1'-0"

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1	PCL REV 1	10/12/2022

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2700 45TH AVE.

SAN FRANCISCO, CA 94116

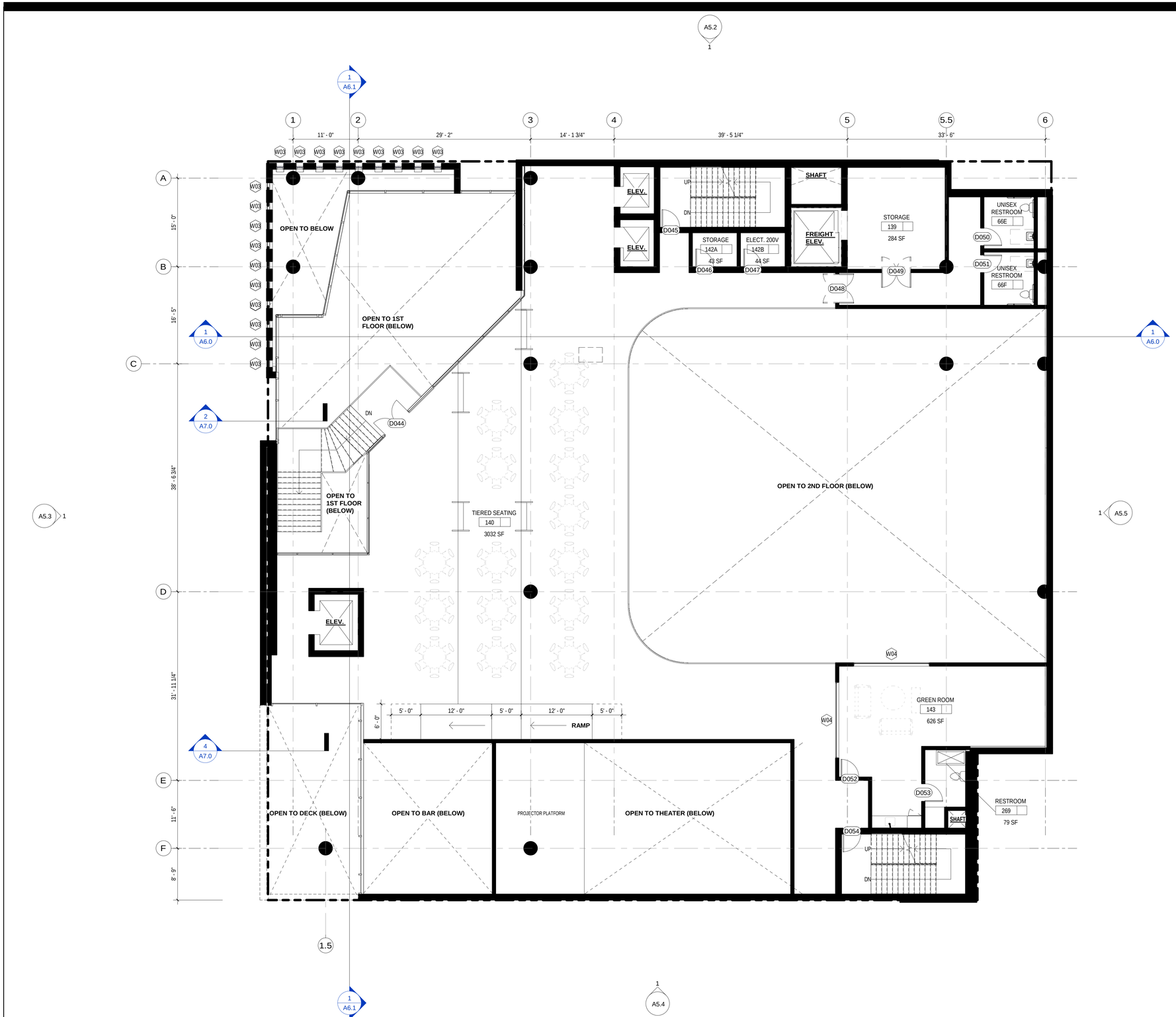
2ND FLOOR PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.6



N

0 8' 16'

2ND FLOOR MEZZANINE PLAN 1

1/8" = 1'-0"

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2700 45TH AVE.

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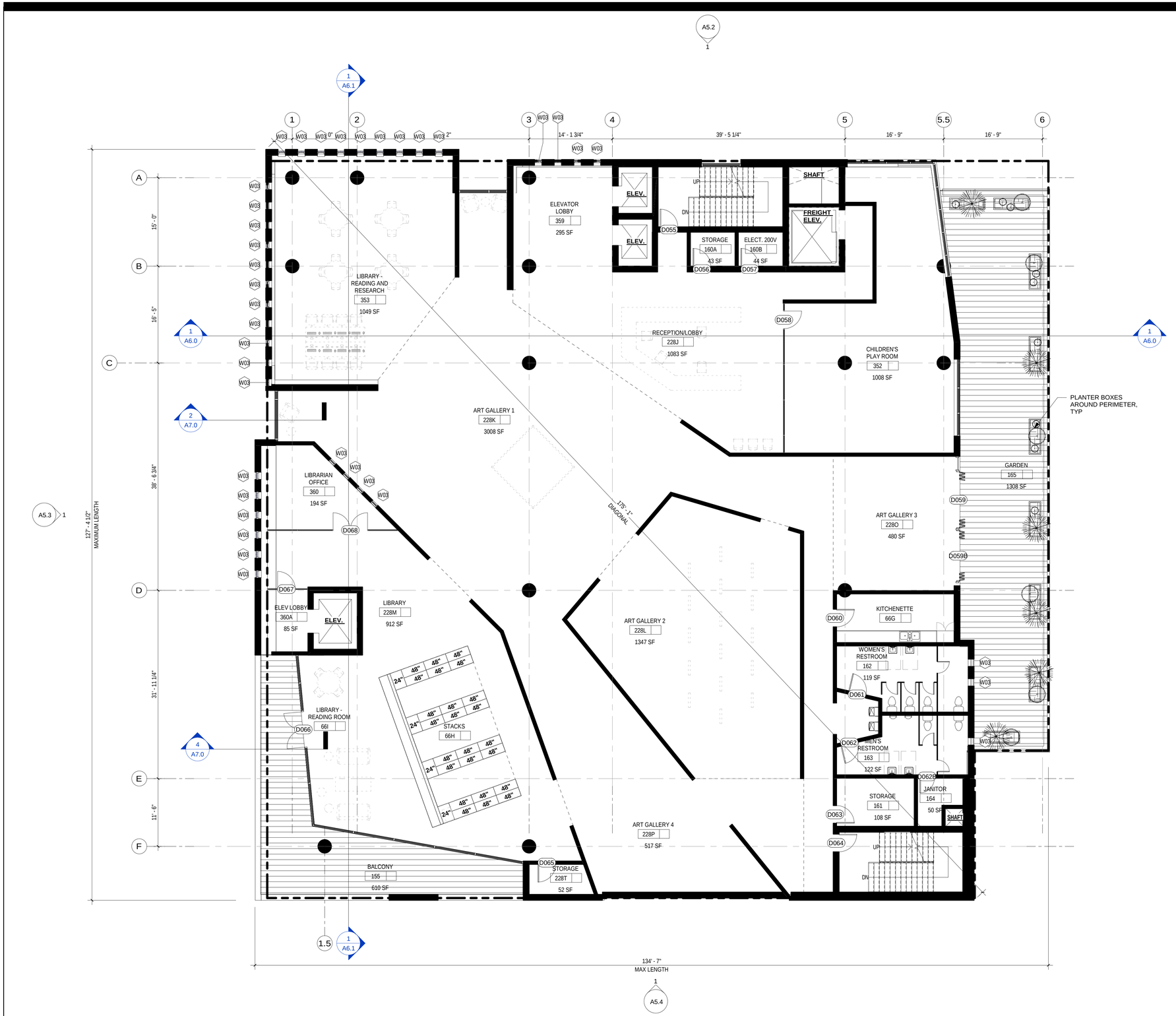
2ND FLOOR MEZZANINE PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.7



3RD FLOOR PLAN 1
1/8" = 1'-0"

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3RD FLOOR PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.8

N 0 8' 16'

4TH FLOOR PLAN 1
1/8" = 1'-0"

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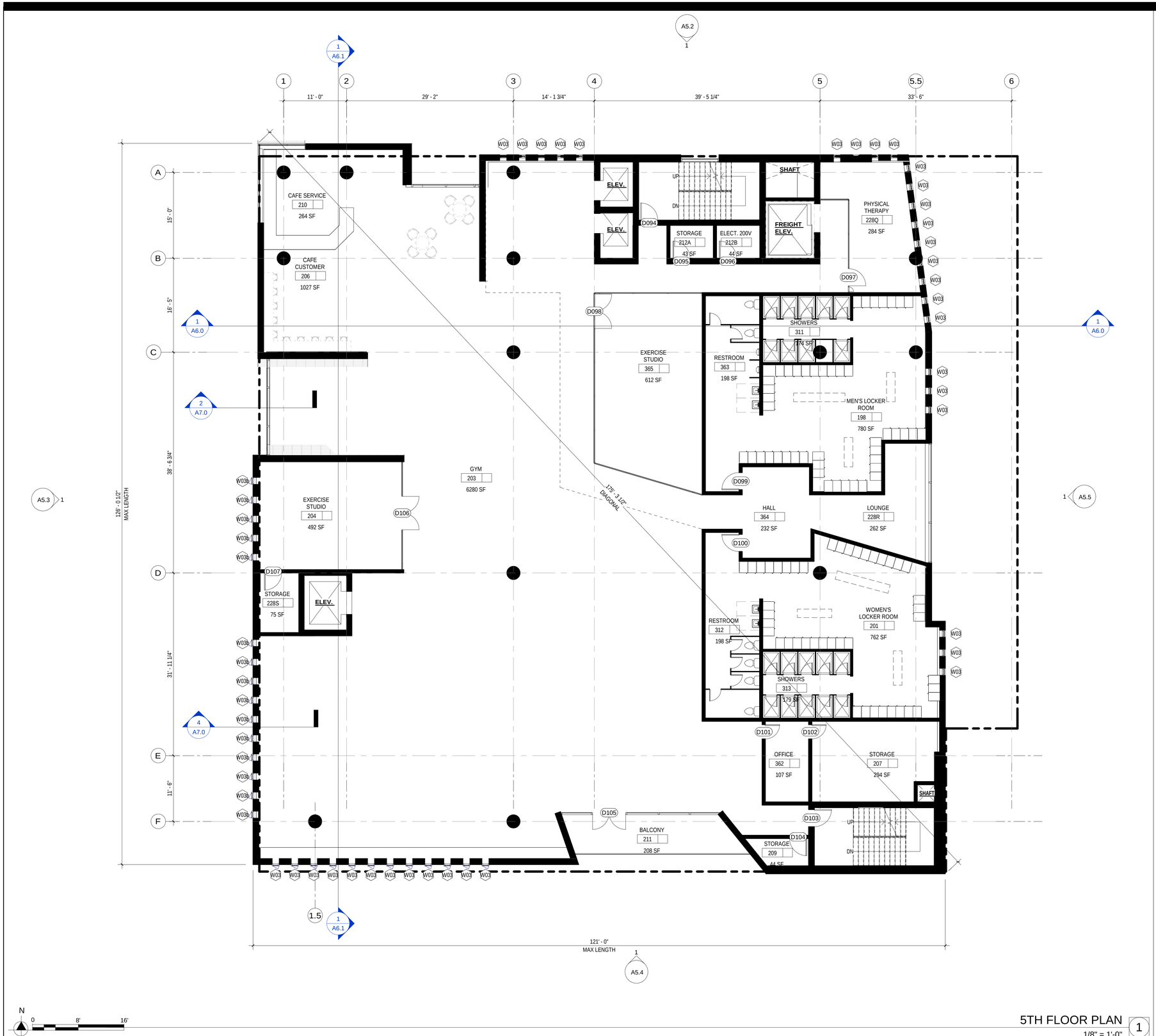
4TH FLOOR PLAN

Date 07/13/2023

Scale 1/8" = 1'-0"

Project Number 20007

Drawing Number A2.9



5TH FLOOR PLAN 1

1/8" = 1'-0"

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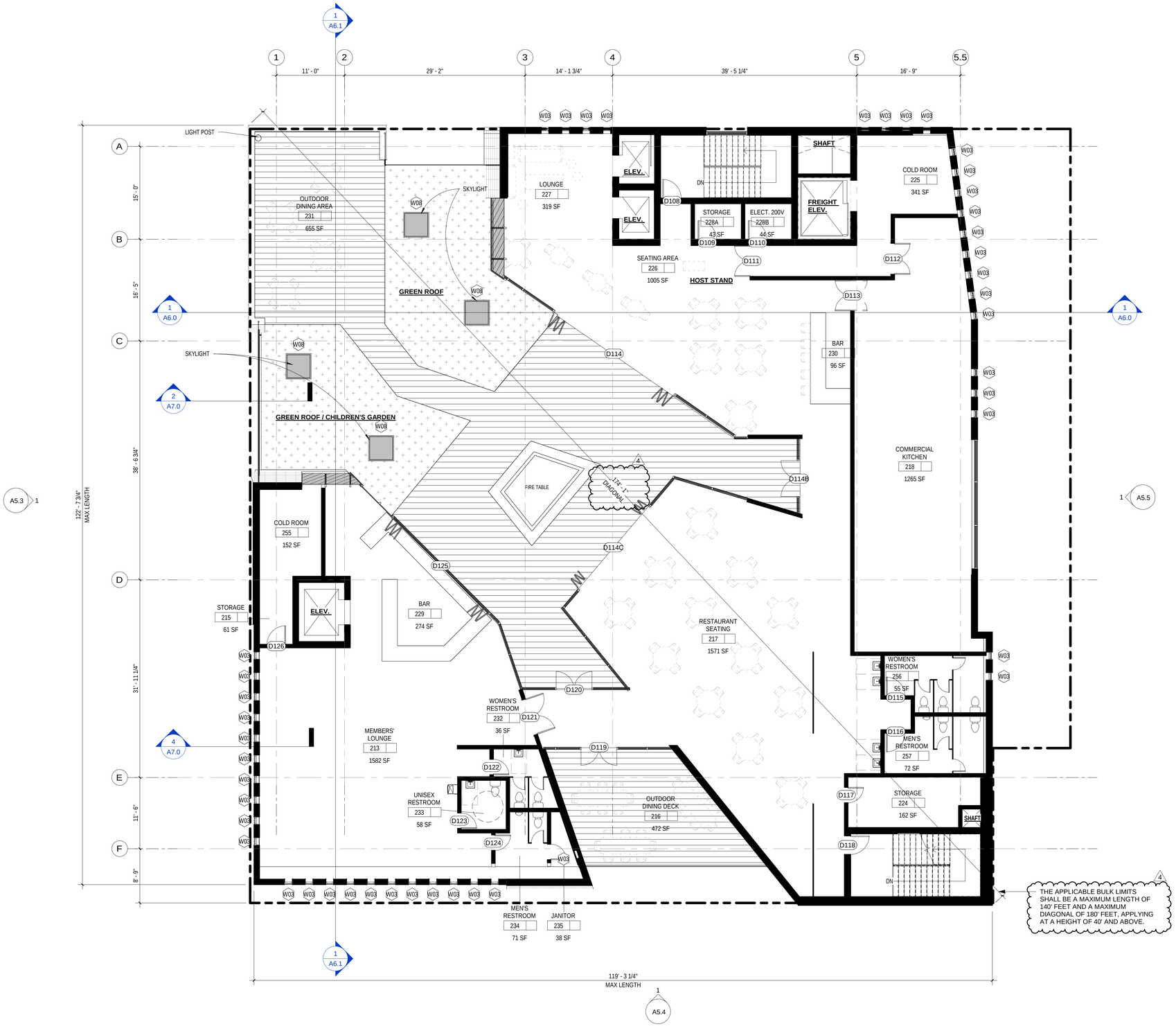
5TH FLOOR PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.10



6TH FLOOR PLAN
1/8" = 1'-0"
1

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NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

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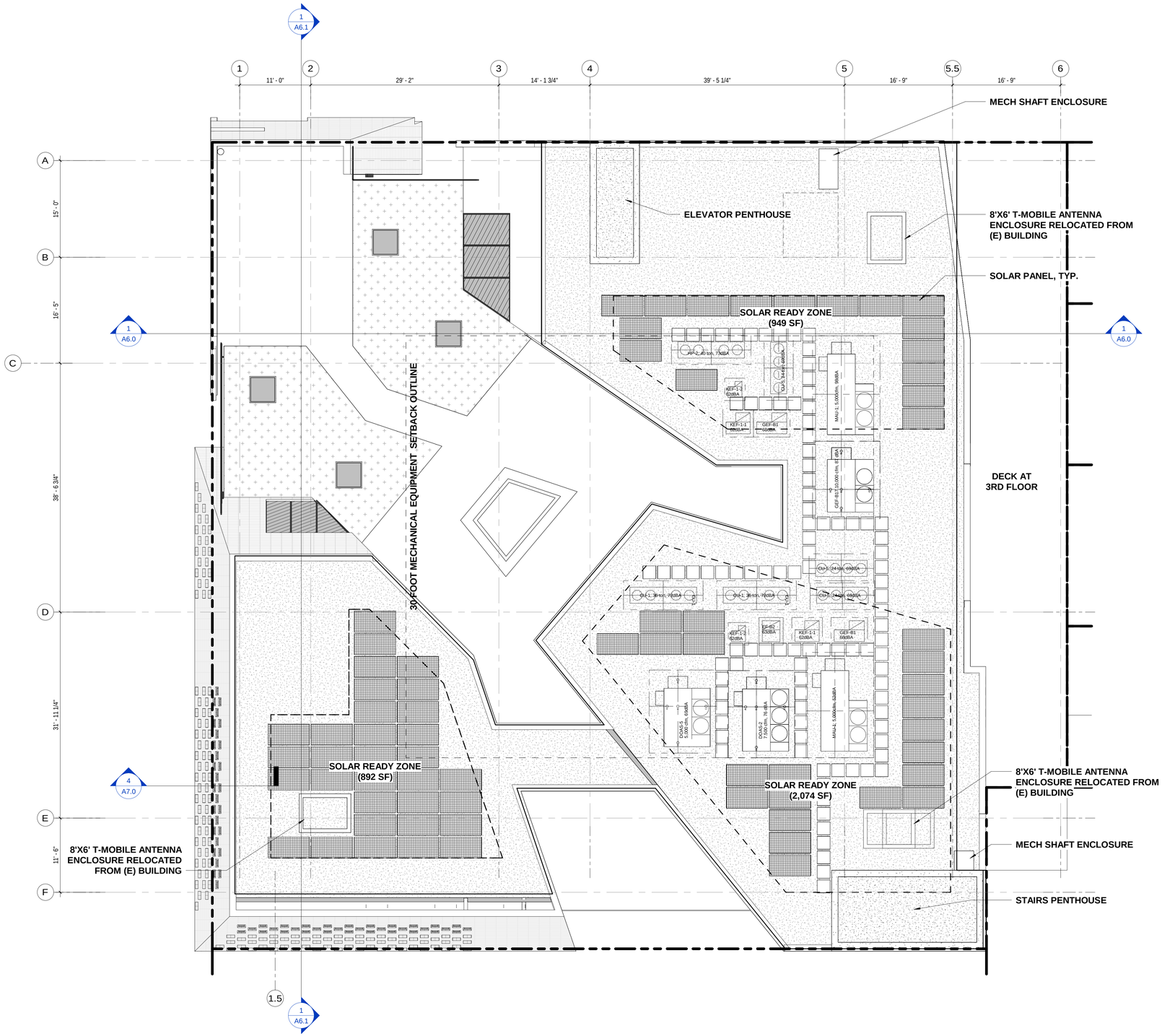
6TH FLOOR PLAN

Date
07/13/2023

Scale
1/8" = 1'-0"

Project Number
20007

Drawing Number
A2.11



ROOF PLAN
1/8" = 1'-0"

LEGEND

- PRIMARY ROOF DRAIN
- SECONDARY (OVERFLOW) SCUPPER
- TPO ROOF CRICKET (CRICKETS FRAMED TO SLOPE TOWARDS DRAINS)
- TPO ROOFING
- X"–X" SPOT ELEVATION
- X"/XX" SLOPE ARROW
- MECHANICAL UNIT, SEE MECHANICAL DRAWINGS FOR LOCATION

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REVISION HISTORY

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KEY

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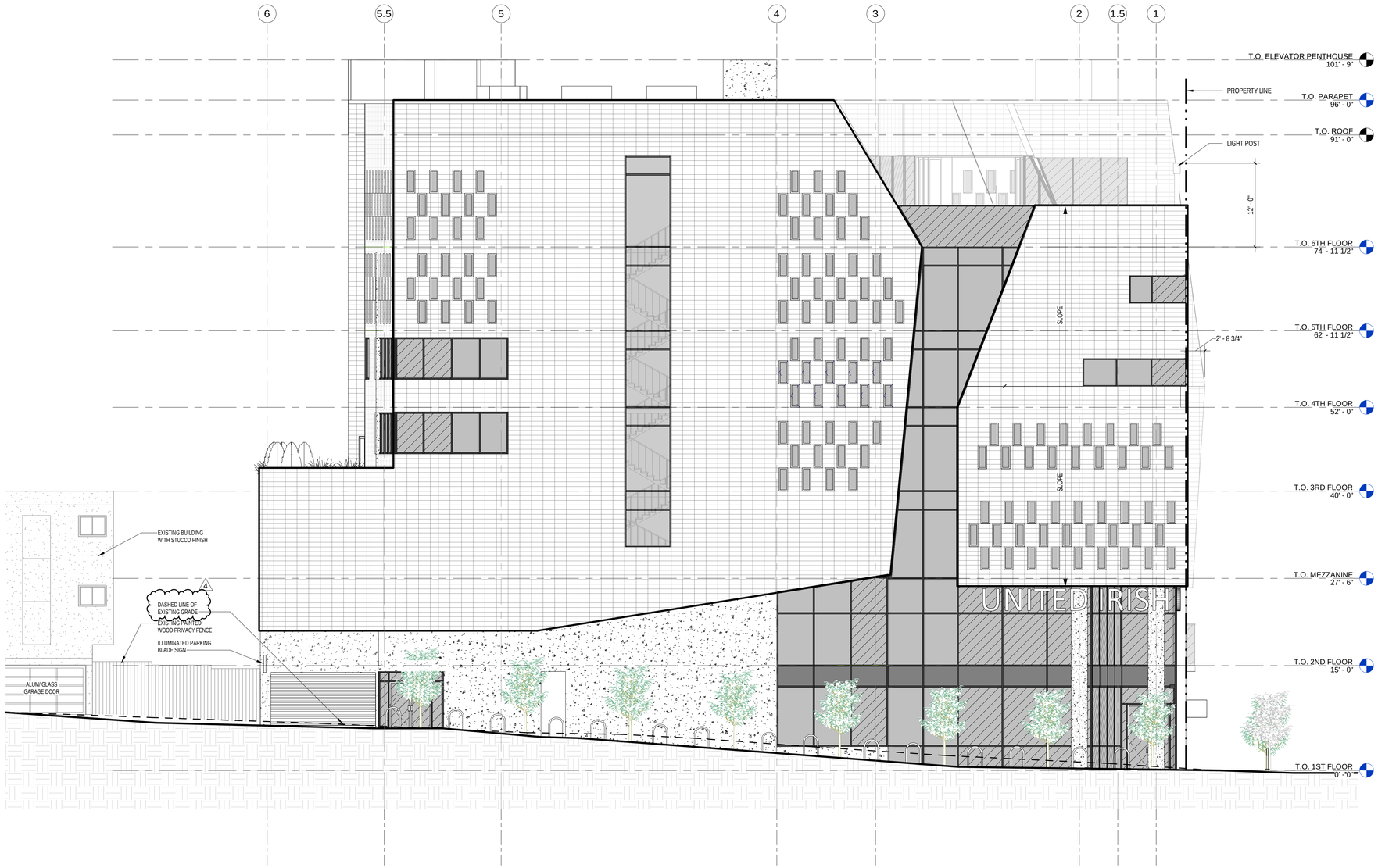
ROOF PLAN

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A4.0



NORTH ELEVATION - PROPOSED (1)

1/8" = 1'-0"

LEGEND

- GLASS
- MURAL
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM (4)
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.
- GLAZING AREA SUBJECT TO "FEATURE RELATED" HAZARD REQUIREMENTS PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING.

PLANNING CODE SEC. 145.1(c)(6)
FIRST FLOOR FENESTRATION CALCULATION:
STREET FRONTAGE (WAWONA/ 45TH AVE)
TOTAL SQUARE FEET OF FRONTAGES WITH ACTIVE USES.
GROUND LEVEL: 2,482 SF X 0.60 = 1,490 SF MIN REQ'D
FENESTRATED SQUARE FEET. PROVIDED = 1,618 SF

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

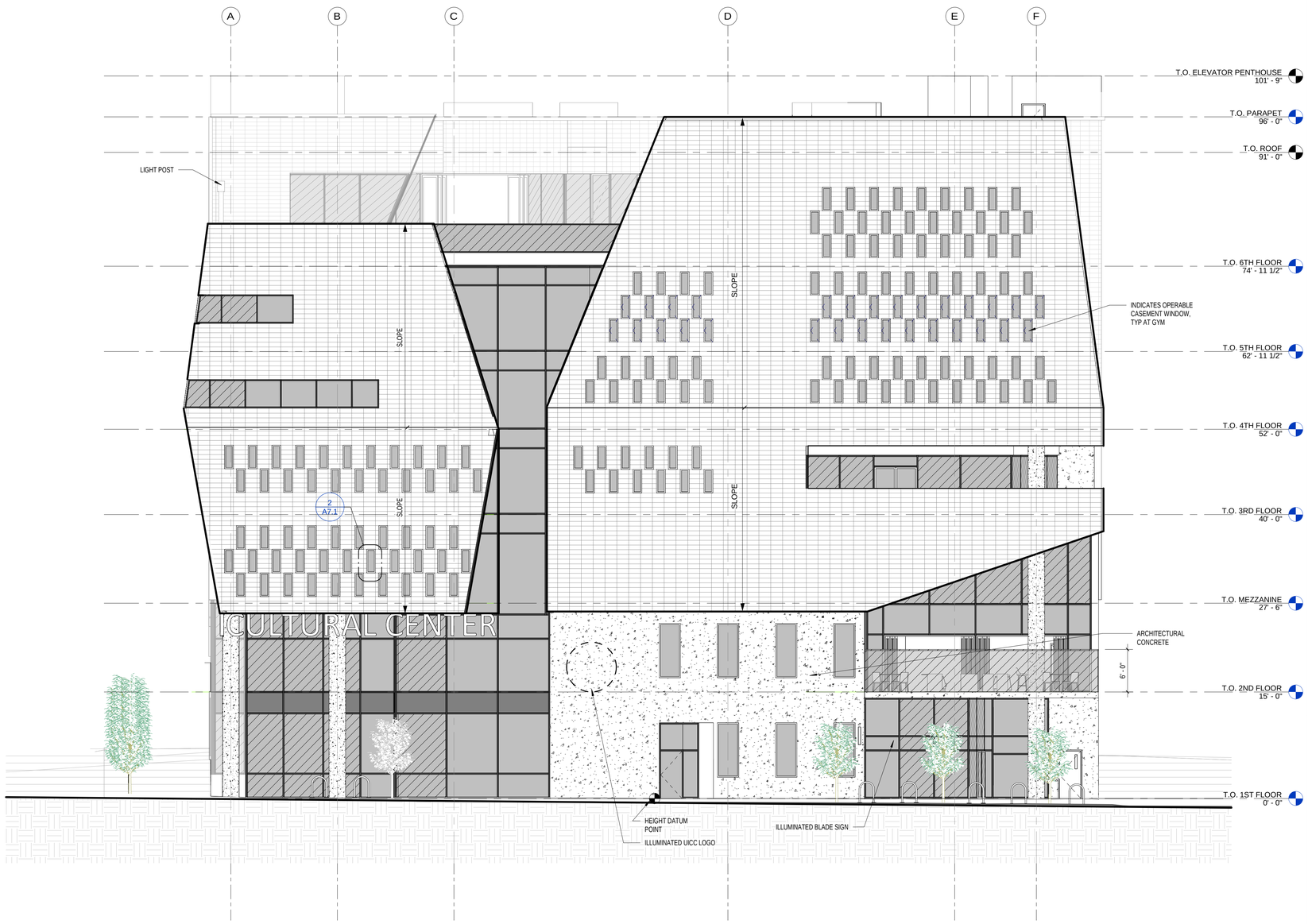
EXTERIOR ELEVATIONS - PROPOSED

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A5.2



WEST ELEVATION - PROPOSED 1

1/8" = 1'-0"

LEGEND

- GLASS
- MURAL
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM 4
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.
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PLANNING CODE SEC. 145.1(c)(6)

FIRST FLOOR FENESTRATION CALCULATION:

STREET FRONTAGE (WAWONA/ 45TH AVE)

TOTAL SQUARE FEET OF FRONTAGES WITH ACTIVE USES.

GROUND LEVEL: 2,482 SF X 0.60 = 1,490 SF MIN REQ'D

FENESTRATED SQUARE FEET. PROVIDED = 1,618 SF

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
2	SFMTA COMMENTS	11/26/2022
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

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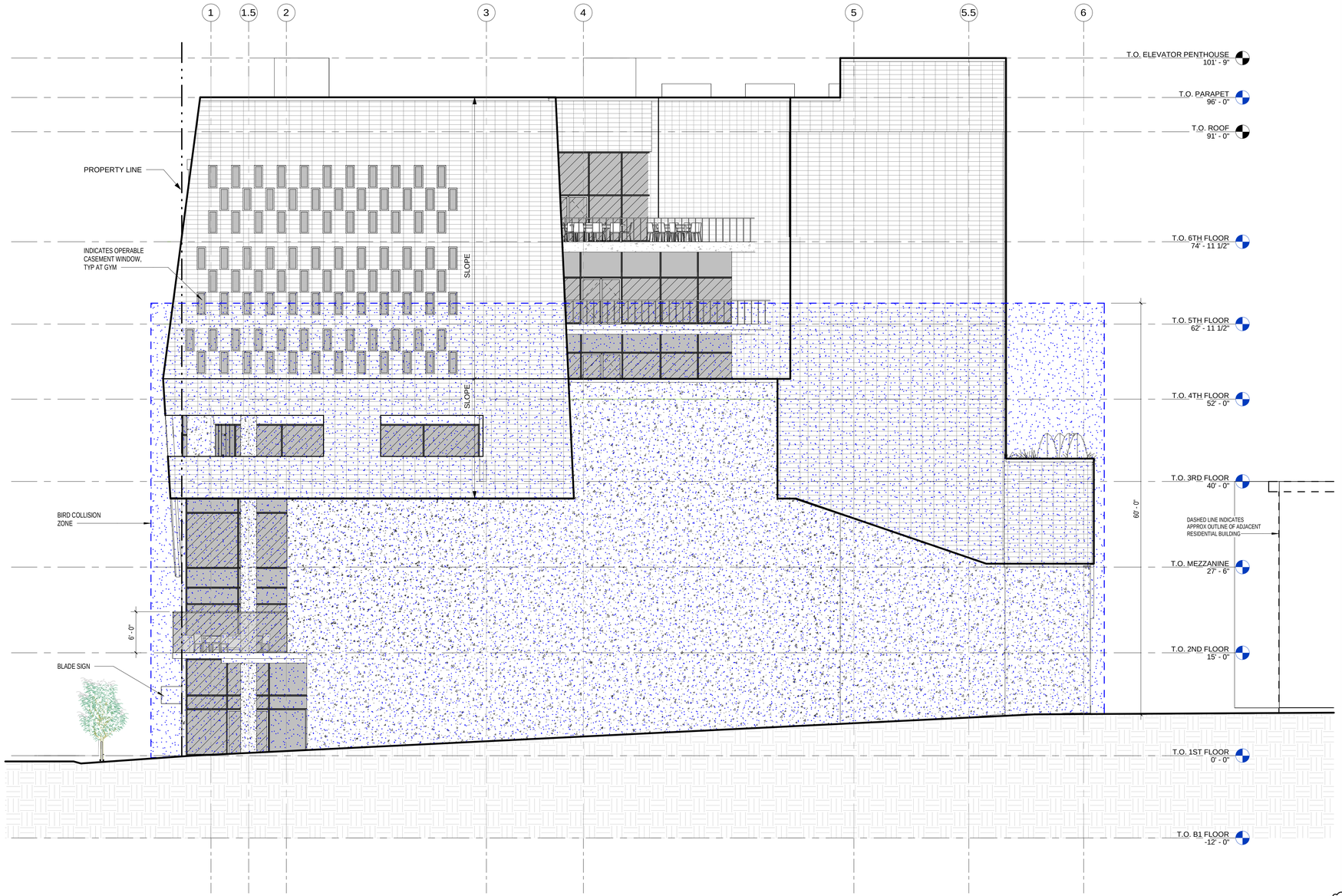
EXTERIOR ELEVATIONS - PROPOSED

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A5.3



SOUTH ELEVATION - PROPOSED (1)

1/8" = 1'-0"

LEGEND

- GLASS
- MURAL
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM (4)
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.
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PLANNING CODE SEC. 145.1(c)(6)
FIRST FLOOR FENESTRATION CALCULATION:
STREET FRONTAGE (WAWONA/ 45TH AVE)
TOTAL SQUARE FEET OF FRONTAGES WITH ACTIVE USES,
GROUND LEVEL: 2,482 SF X 0.60 = 1,490 SF MIN REQ'D
FENESTRATED SQUARE FEET. PROVIDED = 1,618 SF

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REVISION HISTORY

NO.	REMARKS	DATE
1	PCL REV 1	10/12/2022
2	SFMTA COMMENTS	11/26/2022
4	PCL REV 2	6/28/2023

KEY

PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

2700 45TH AVE.

SAN FRANCISCO, CA 94116

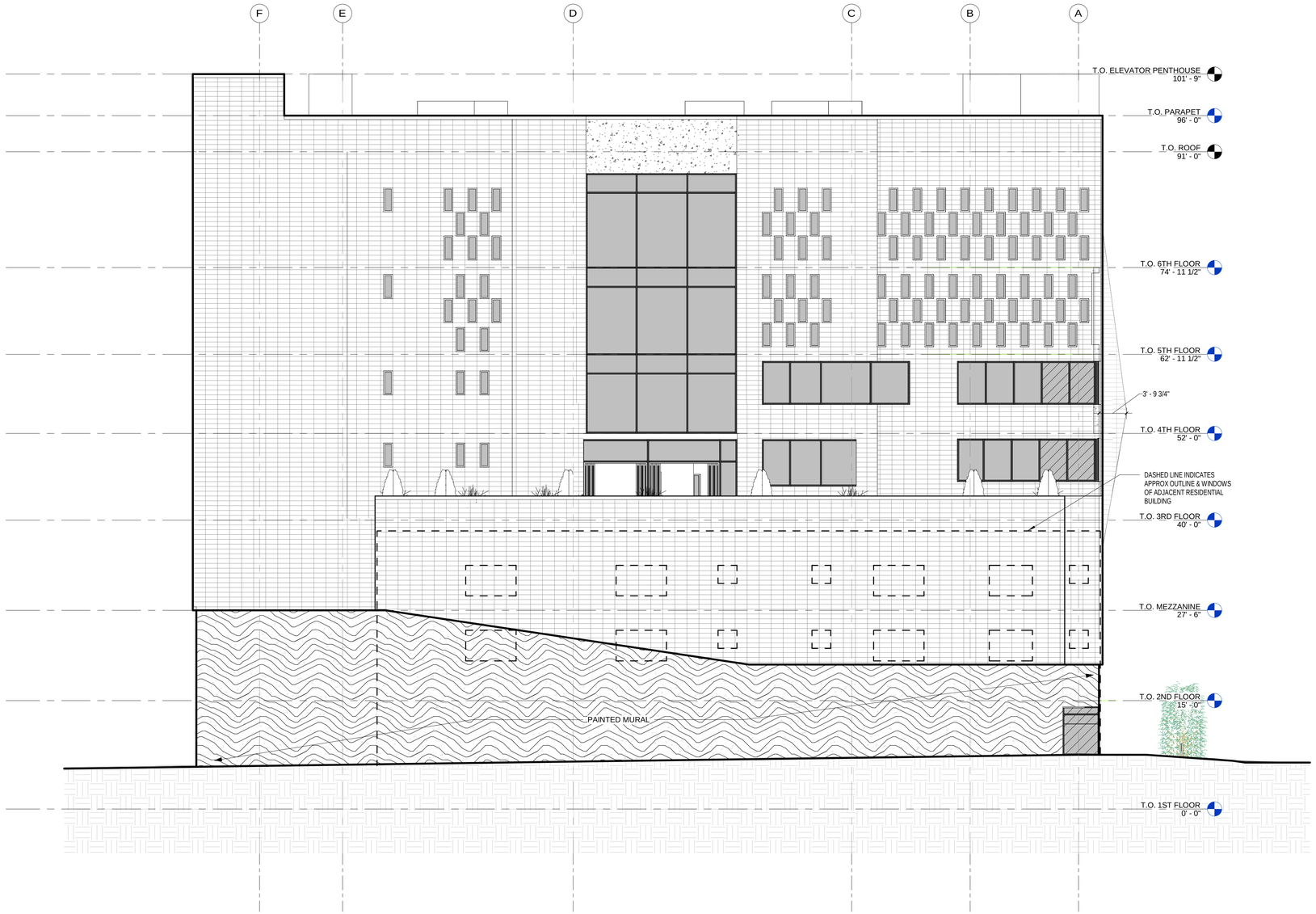
EXTERIOR ELEVATIONS - PROPOSED

Date
07/13/2023

Scale
As indicated

Project Number
20007

Drawing Number
A5.4



EAST ELEVATION - PROPOSED (1)

1/8" = 1'-0"

LEGEND

- GLASS
- MURAL
- CONCRETE
- DIGITAL SCREEN
- SLATE TILE RAINSCREEN SYSTEM (4)
- BIRD COLLISION ZONE FROM GRADE TO 60 FEET ABOVE GRADE PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING. SOUTH FACADE WITHIN 300' OF SAN FRANCISCO ZOO.
- GLAZING AREA SUBJECT TO "FEATURE RELATED" HAZARD REQUIREMENTS PER STANDARDS FOR BIRD-SAFE BUILDINGS. GLAZING WITHIN ZONE TO RECEIVE FILM TO REFLECT UV LIGHT OR FRITTED GLAZING.

PLANNING CODE SEC. 145.1(c)(6)
FIRST FLOOR FENESTRATION CALCULATION:
STREET FRONTAGE (WAWONA/ 45TH AVE)
TOTAL SQUARE FEET OF FRONTAGES WITH ACTIVE USES.
GROUND LEVEL: 2,482 SF X 0.60 = 1,490 SF MIN REQ'D
FENESTRATED SQUARE FEET. PROVIDED = 1,618 SF

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ARCHITECT	ENGINEER
LICENSED ARCHITECT DANE W. BUNTON REN. 3-31-25 C-36022 STATE OF CALIFORNIA	

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PLANNING APPLICATION

UNITED IRISH CULTURAL CENTER

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Drawing Number
A5.5

Attachment B – Mitigation Monitoring and Reporting Program

ATTACHMENT B

AGREEMENT TO IMPLEMENT MITIGATION MONITORING AND REPORTING PROGRAM

Record No.: 2022-001407ENV
Project Title: 2700 45th Avenue (United Irish Cultural Center)
BPA Nos: n/a
Zoning: NC-2 (Neighborhood Commercial) Use District
100-A Height and Bulk District

Block/Lot: 2513/026
Lot Size: 16,120 square feet
Project Sponsor: Dane Bunton, Studio BANAA,
(510) 612-7758
Lead Agency: San Francisco Planning Department
Staff Contact: Josh Pollak, josh.pollak@sfgov.org, (628) 652-7493
Ryan Shum, ryan.shum@sfgov.org, (628) 652-7542

The table below indicates when compliance with each mitigation measure must occur. Some mitigation measures span multiple phases. Substantive descriptions of each mitigation measure's requirements are provided on the following pages in the Mitigation Monitoring and Reporting Program.

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	
Project Mitigation Measure M-CR-1 (implements Housing Element EIR Mitigation Measure M-CR-2a): Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance	X	X	X	
Project Mitigation Measure M-CR-2 (implements Housing Element EIR Mitigation Measure M-CR-2c): Archeological Testing Program	X	X	X	
Project Mitigation Measure M-TCR-1 (implements Housing Element EIR Mitigation Measure M-TCR-1): Tribal Notification and Consultation	X			
Project Mitigation Measure M-TR-1 (implements Housing Element EIR Mitigation Measure M-TR-4a): Parking Maximums and Transportation Demand Management	X			
Project Mitigation Measure M-NO-1 (implements Housing Element EIR Mitigation Measure M-NO-1): Construction Noise Control	X	X		
Project Mitigation Measure M-WI-1 (implements Housing Element EIR Mitigation Measure M-WI-1a): Wind Minimization	X			X
Project Mitigation Measure M-WI-2 (implements Housing Element EIR Mitigation Measure M-WI-1b): Landscaping Maintenance	X		X	

Adopted Mitigation Measure	Period of Compliance			Compliance with Mitigation Measure Completed?
	Prior to the Start of Construction*	During Construction**	Post-construction or Operational	

NOTES:

* Prior to any ground disturbing activities at the project site.

** Construction is broadly defined to include any physical activities associated with construction of a development project including, but not limited to: site preparation, clearing, demolition, excavation, shoring, foundation installation, and building construction.

_____ I agree to implement the attached mitigation measure(s) as a condition of project approval.

DocuSigned by:
Liam Reidy
9C5A2137594B475...

Property Owner or Legal Agent Signature

7/17/2023

Date

Note to sponsor: Please contact CPC.EnvironmentalMonitoring@sfgov.org to begin the environmental monitoring process prior to the submittal of your building permits to the San Francisco Department Building Inspection.

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
MITIGATION MEASURES AGREED TO BY PROJECT SPONSOR				
CULTURAL RESOURCES				
Project Mitigation Measure M-CR-1 (implements Housing Element EIR Mitigation Measure M-CR-2a): Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance. The project sponsor shall implement the following measures. ***ALERT sheet.*** The project sponsor shall distribute the planning department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils-disturbing activities within the project site. Prior to any soils-disturbing activities being undertaken, each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the environmental review officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) confirming that all field personnel involved in soil-disturbing activities have received copies of the "ALERT" sheet. ***Procedures Upon Discovery of a Suspected Archeological Resource.*** The following measures shall be implemented in the event of a suspected archeological discovery during project soil-disturbing activities: ***Discovery Stop Work and Environmental Review Officer Notification.*** Should any indication of an archeological resource be encountered during any soils-disturbing activity of the project, the project sponsor shall immediately notify the ERO and shall immediately suspend any soils-disturbing activities in the vicinity of the discovery and protect the find in place until the significance of the find has been evaluated and the ERO has determined whether and what additional measures are warranted, and these measures have been implemented, as detailed below.	Project sponsor	Prior to and during soils-disturbing activities	Planning Department (ERO, cultural resources staff)	Considered complete when ERO receives the signed affidavit

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Archeological Consultant Identification. If the preliminary archeological review did not require archeological monitoring or testing, and an archeological discovery during construction occurs prior to the identification of a project archeologist, and the ERO determines that the discovery may represent a significant archeological resource, the project sponsor shall retain the services of an archeological consultant (hereinafter "project archeologist") from a firm listed on the Qualified Archeological Consultant list maintained by the department to identify, document, and evaluate the resource, under the direction of the ERO. The project sponsor shall ensure that the project archeologist or designee is empowered, for the remainder of soil-disturbing project activity, to halt soil disturbing activity in the vicinity of potential archeological finds, and that work remains halted until the discovery has been assessed and a treatment determination made, as detailed below. ***Resource Evaluation and Treatment Determination.*** If an archeological find is encountered during construction or archeological monitoring or testing, the project archeologist shall redirect soil-disturbing and heavy equipment activity in the vicinity away from the find. If in the case of pile driving activity (e.g., foundation, shoring, etc.), the project archeologist has cause to believe that the pile driving activity may affect an archeological resource, the project sponsor shall ensure that pile driving is halted until an appropriate evaluation of the resource has been made. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions. Initial documentation and assessment. The project archeologist shall document the find and make a reasonable effort to assess its identity, integrity, and significance of the encountered archeological deposit through sampling or testing, as needed. The project sponsor shall make provisions to ensure that the project archeologist can safely enter the excavation, if feasible. The project sponsor shall ensure that the find is protected until the ERO has been consulted and has determined appropriate subsequent treatment in consultation with the project archeologist, and the treatment has been implemented, as detailed below. The project archeologist shall make a preliminary assessment of the significant and physical integrity of the archeological resource and shall present the findings to the ERO. If, based on this information, the ERO determines that construction would result in impacts to a significant resource, the ERO shall consult with the project sponsor	Project sponsor, archeological consultant/ project archeologist, ERO	During soils-disturbing activities if archeological resources are encountered	Planning Department (ERO, cultural resources staff)	Considered complete when archeological consultant completes additional measures as directed by the ERO as warranted

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
and other parties regarding the feasibility and effectiveness of preservation-in-place of the resource, as detailed below. Native American Archeological Deposits and Tribal Notification. All Native American archeological deposits shall be assumed to be significant unless determined otherwise in consultation with the ERO. If a Native American archeological deposit is encountered, soil disturbing work shall be halted as detailed above. In addition, the ERO shall notify any tribal representatives who, in response to the project tribal cultural resource notification, requested to be notified of discovery of Native American archeological resources in order to coordinate on the treatment of archeological and tribal cultural resources. Further the project archeologist shall offer a Native American representative the opportunity to monitor any subsequent soil disturbing activity that could affect the find. Submerged Paleosols. Should a submerged paleosol be identified, the project archeologist shall extract and process samples for dating, paleobotanical analysis, and other applicable special analyses pertinent to identification of possible cultural soils and for environmental reconstruction. Archeological Site Records. After assessment of any discovered resources, the project archeologist shall prepare an archeological site record or primary record (DPR 523 series) for each documented resource. In addition, a primary record shall be prepared for any prehistoric isolate. Each such record shall be accompanied by a map and GIS location file. Records shall be submitted to the planning department for review as attachments to the archeological resources report (see below) and once approved by the ERO, to the Northwest Information Center. Plans and Reports. All archeological plans and reports identified herein and in the subsequent measures, shall be submitted by the project archeologist directly to the ERO for review and comment and shall be considered draft reports subject to revision until final approval by the ERO. The project archeologist may submit draft reports to the project sponsor simultaneously with submittal to ERO. Limit on Construction Delays for Archeological Treatment. Archeological testing and as applicable data recovery programs required to address archeological discoveries, pursuant to this measure, could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible				

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines. Preservation-in-Place Consideration. Should an archeological resource that meets California register significance criteria be discovered during construction, archeological testing, or monitoring, preservation-in-place (i.e., permanently protect the resource from further disturbance and take actions, as needed, to preserve depositional and physical integrity) of the entire deposit or feature is the preferred treatment option. The ERO shall consult with the project sponsor and, for Native American archeological resources, with tribal representatives, if requested, to consider 1) the feasibility of permanently preserving the resource in place, feasible and effective, the project archeologist, in consultation with the ERO, shall prepare a Cultural Resources Preservation Plan. For Native American archeological resources, the project archeologist shall also consult with the tribal representatives, and the Cultural Resources Preservation Plan shall take into consideration the cultural significance of the tribal cultural resource to the tribes. Preservation options may include measures such as design of the project layout to place open space over the resource location; foundation design to avoid the use of pilings or deep excavations in the sensitive area; a plan to expose and conserve the resource and include it in an on-site interpretive exhibit; tribal representatives for review and for ERO approval. The project sponsor shall ensure that the approved plan is implemented and shall coordinate with the department to ensure that disturbance of the resource will not occur in future, such as establishing a preservation easement. If, based on this consultation, the ERO determines that preservation-in-place is infeasible or would be ineffective in preserving the significance of the resource, archeological data recovery and public interpretation of the resource shall be carried out, as detailed below. The ERO in consultation with the project archeologist shall also determine whether and what additional treatment is warranted, which may include additional testing, construction monitoring, and public interpretation of the resource, as detailed below. Coordination with Descendant Communities. On discovery of an archeological site associated with descendant Native Americans, Chinese, or other identified descendant cultural group, the project archeologist shall contact an appropriate representative of the descendant group and the ERO. The representative of the descendant group shall be offered the opportunity to monitor archeological field				

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
investigations of the site and to offer recommendations to the ERO regarding appropriate archeological treatment of the site and data recovered from the site, and, if applicable, any interpretative treatment of the site. The project archeologist shall provide a copy of the Archeological Resources Report (ARR) to the representative of the descendant group. Compensation. Following on the initial tribal consultation, the ERO, project sponsor and project archeologist, as appropriate, shall work with the tribal representative or other descendant or descendant community representatives to identify the scope of work for a representative to fulfill the requirements of this mitigation measure, which may include participation in archeological monitoring, preparation, and review of deliverables (e.g., plans, interpretive materials, artwork). Tribal representatives or other descendant community representatives for archeological resources or tribal cultural resources, who complete tasks in the agreed upon scope of work project, shall be compensated for their work as identified in the agreed upon scope of work.				
Archeological Data Recovery Program. The project archeologist shall prepare an archeological data recovery plan if all three of the following apply: (1) a potentially significant resource is discovered, (2) preservation-in-place is not feasible, as determined by the ERO after implementation of the Preservation-in-Place Consideration procedures, and (3) the ERO determines that archeological data recovery is warranted. When the ERO makes such a determination, the project archeologist, project sponsor, ERO and, for tribal cultural archeological resources, the tribal representative, if requested by a tribe, shall consult on the scope of the data recovery program. The project archeologist shall prepare a draft archeological data recovery plan and submit it to the ERO for review and approval. If the time needed for preparation and review of a comprehensive archeological data recovery plan would result in a significant construction delay, the scope of data recovery may instead by agreed upon in consultation between the project archeologist and the ERO and documented by the project archeologist in a memo to the ERO. The archeological data recovery plan/memo shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the archeological data recovery plan/memo will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to	Project sponsor, project archeologist, ERO, tribal representative (if requested)	Upon discovery of significant cultural resource	Planning Department (ERO, cultural resources staff)	After implementation of Archeological Data Recovery Program following the approval Archeological Data Recovery report.

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resource that would not otherwise by disturbed by construction if nondestructive methods are practical. The archeological data recovery plan shall include the following elements: • Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations • Cataloguing and Laboratory Analysis: Description of selected cataloguing system and artifact analysis procedures • Discard Policy: Description of and rationale for field and post-field discard and deaccession policies • Security Measures: Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities • Report of Data Recovery Results: Description of proposed report format and distribution of results • Public Interpretation: Description of potential types of interpretive products and locations of interpretive exhibits based on consultation with project sponsor • Curation: Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities The project archeologist shall implement the archeological data recovery program upon approval of the archeological data recovery plan/memo by the ERO. ***Coordination of Archeological Data Recovery Investigations.*** In cases in which the same resource has been or is being affected by another project, such as 2700 Sloat Blvd., for which data recovery has been conducted, is in progress, or is planned, the following measures shall be implemented to maximize the scientific and interpretive value of the data recovered from both archeological investigations:				

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
• In cases where an investigation has not yet begun, project archeologists for each project impacting the same resource and the ERO, as applicable, shall consult on coordinating and collaborating on archeological research design, data recovery methods, analytical methods, reporting, curation and interpretation to ensure consistent data recovery and treatment of the resource. • In cases where archeological data recovery investigation is under way or has been completed for a project, the project archeologist for the subsequent project shall consult with the prior project archeologist, if available; review prior treatment plans, findings and reporting; and inspect and assess existing archeological collections/inventories from the site prior to preparation of the archeological treatment plan for the subsequent discovery, and shall incorporate prior findings in the final report for the subsequent investigation. The objectives of this coordination and review of prior methods and findings shall be to identify refined research questions; determine appropriate data recovery methods and analyses; assess new findings relative to prior research findings; and integrate prior findings into subsequent reporting and interpretation.				
Treatment of Human Remains and Funerary Objects. If human remains or suspected human remains are encountered during construction, the contractor and project sponsor shall ensure that ground-disturbing work within 50 feet of the remains is halted immediately and shall arrange for the protection in place of the remains until appropriate treatment and disposition have been agreed upon and implemented in accordance with this measure. The treatment of any human remains and funerary objects discovered during any soil- disturbing activity shall comply with applicable state laws, including Health and Safety Code section 7050.5 and Public Resources Code section 5097.98. Upon determining that the remains are human, the project archeologist shall immediately notify the Medical Examiner of the City and County of San Francisco, the ERO, and the project sponsor of the find. If the remains cannot be permanently preserved in place, the landowner or designee shall consult with the most likely descendant and may consult with the project archeologist, project sponsor and the ERO on recovery of the remains and any scientific treatment alternatives. The landowner shall then make all reasonable efforts to develop a burial agreement (agreement) with the most likely descendant, as expeditiously as possible, for the treatment and disposition, with appropriate dignity, of human remains and funerary objects (as detailed in CEQA Guidelines	Project sponsor, archeological consultant in consultation with the San Francisco Medical Examiner, ERO, and Native American Heritage Commission and most likely descendant as warranted.	Discovery of human remains	Planning Department (ERO, cultural resources staff), Medical Examiner, and Native American Heritage Commission and most likely descendant as warranted.	Considered complete on finding by the ERO that all state laws regarding human remains/burial objects have been adhered to, consultation with the most likely descendant is completed as warranted, and disposition of human remains has occurred as specified in agreement

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
section 15064.5(d)). Per Public Resources Code section 5097.98(c)(1), the agreement shall address, as applicable and to the degree consistent with the wishes of the most likely descendant, the appropriate excavation, removal, recordation, scientific analysis, custodianship prior to reinternment or curation, and final disposition of the human remains and funerary objects. If the most likely descendant agrees to scientific analyses of the remains and/or funerary objects, the project archeologist shall retain possession of the remains and funerary objects until completion of any such analyses, after which the remains and funerary objects shall be reinterred or curated as specified in the agreement. If the landowner or designee and the most likely descendant are unable to reach an agreement on scientific treatment of the remains and/or funerary objects, the ERO, in consultation with the project sponsor shall ensure that the remains and/or funerary objects are stored securely and respectfully until they can be reinterred on the project site, with appropriate dignity, in a location not subject to further or future subsurface disturbance, in accordance with the provisions of state law. Treatment of historic-period human remains and/or funerary objects discovered during any soil-disturbing activity shall be in accordance with protocols laid out in the research design in the project archeological monitoring plan, archeological testing plan, archeological data recovery plan, and other relevant agreements established between the project sponsor, medical examiner, and the ERO. The project archeologist shall retain custody of the remains and associated materials while any scientific study scoped in the treatment document is conducted and the remains shall then be curated or respectfully reinterred by arrangement on a case-by case-basis.				
Cultural Resources Public Interpretation Plan and Land Acknowledgement. If a significant archeological resource (i.e., a historical resource or unique archeological resources as defined by CEQA Guidelines section 15064.5) is identified and the ERO determines that the public interpretation is warranted, the project archeologist shall prepare a Cultural Resources Public Interpretation Plan. The Cultural Resources Public Interpretation Plan shall describe the interpretive products, locations or distribution of interpretive materials or displays, the proposed content and materials, the producers or artists of the displays or installation, and a long-term maintenance program.	Archeological consultant at the direction of the ERO will prepare Cultural Resources Public Interpretation Plan in consultation with Native American	Following completion of treatment and analysis of significant archeological resource by archeological consultant	Planning Department (ERO, cultural resources staff)	Cultural Resources Public Interpretation Plan is complete on review and approval ofERO. Interpretive program is complete on notification to Environmental Review Officer from the project

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
If the archeological resource is a tribal cultural resource, the department shall notify Native American tribal representatives that public interpretation is being planned. If requested by tribal representatives, the Cultural Resources Public Interpretation Plan shall be prepared in consultation with Native American tribal representatives and the interpretive products shall be developed with the participation of Native American tribal representatives, For public projects or projects that include dedicated public spaces, the interpretive materials may include an acknowledgement that the project is located upon traditional Ohlone lands. For interpretation of a tribal cultural resource, the interpretive program may include a combination of artwork, preferably by local Native American artists, educational panels or other informational displays, a plaque, or other interpretative elements including digital products that address Native American experience and the layers of history. As feasible, and where landscaping is proposed, the interpretive effort may include the use and the interpretation of native and traditional plants incorporated into the proposed landscaping. The project archeologist shall submit the Cultural Resources Public Interpretation Plan and drafts of any interpretive materials that are subsequently prepared to the ERO for review and approval. The project sponsor shall ensure that the cultural resources public interpretation plan is implemented prior to occupancy of the project.	tribal representatives as warranted. Measures laid out in Cultural Resources Public Interpretation Plan are implemented by project sponsor			sponsor that program has been implemented
Archeological Resources Report. If significant archeological resources, as defined by CEQA Guidelines section 15064.5, are encountered, the project archeologist shall submit a confidential draft Archeological Resources Report to the ERO. This report shall evaluate the significance of any discovered archeological resource, describe the archeological and historical research methods employed in the archeological programs undertaken, the results and interpretation of analyses, and discuss curation arrangements. Once approved by the ERO, the project archeologist shall distribute the approved Archeological Resources Report as follows: copies that meet current information center requirements at the time the report is completed to the California Archeological Site Survey Northwest Information Center, and a copy of the transmittal of the approved Archeological Resources Report to the Northwest Information Center to the ERO; one bound hardcopy of the Archeological Resources Report, along with digital files that include an unlocked, searchable PDF version of	Archeological consultant at the direction of the ERO	Following completion of treatment by archeological consultant as determined by the Environmental Review Officer	Planning Department (ERO, cultural resources staff)	Complete on certification to ERO that copies of the approved Archeological Resources Report have been distributed

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
the Archeological Resources Report, GIS shapefiles of the site and feature locations, any formal site recordation forms (CA DPR 523 series), and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources, via USB or other stable storage device, to the environmental planning division of the planning department; and, if a descendant group was consulted, a digital or hard copy of the Archeological Resources Report to the descendant group, depending on their preference.				
Curation. If archeological data recovery is undertaken, the project archeologist and the project sponsor shall ensure that any significant archeological collections and paleoenvironmental samples of future research value shall be permanently curated at an established curatorial facility. The facility shall be selected in consultation with the ERO. Upon submittal of the collection for curation the project sponsor or archeologist shall provide a copy of the signed curatorial agreement to the ERO.	Project archeologist prepares collection for curation and project sponsor pays for curation costs	In the event a significant archeological resource is discovered and upon acceptance by the ERO of the Archeological Resources Report	Planning Department (ERO, cultural resources staff)	Considered complete upon acceptance of the collection by the curatorial facility

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Project Mitigation Measure M-CR-2 (implements Housing Element EIR Mitigation Measure M-CR-2c): Archeological Testing Program The project archeologist shall develop and implement an archeological testing program as specified herein, and shall conduct an archeological monitoring and/or data recovery program if required to address archeological discoveries or the assessed potential for archeological discoveries, pursuant to this measure and Mitigation Measure M-CR-1: Procedures for Discovery of Archeological Resources for Projects Involving Soil Disturbance. ***Qualified Archeologist Identification.*** After the first project approval action or as directed by the ERO, the project sponsor shall contact the department archeologist to obtain the names and contact information for the next three qualified archeological consultants on the department's list and shall retain a qualified archeologist (hereinafter "project archeologist") from this list of three to develop and implement the archeological testing program.	Required for future development consistent with the housing element update based on the outcome of preliminary archeological review conducted by department staff Project sponsor/ archeological consultant at the direction of the ERO	After the first project approval action or as directed by the Environmental Review Officer and prior to issuance of construction permits and throughout the construction period	Planning Department (ERO, cultural resources staff)	Complete when project sponsor retains qualified archeological consultant
Construction Crew Archeological Awareness. Prior to any soils-disturbing activities being undertaken, the project archeologist shall conduct a brief on-site archeological awareness training that describes the types of resources that might be encountered and how they might be recognized, and requirements and procedures for work stoppage, resource protection and notification in the event of a potential archeological discovery. The project archeologist also shall distribute an "Alert" wallet card, based on the department's "ALERT" sheet, that summarizes stop work requirements and provides necessary contact information for the project archeologist, project sponsor and the to all field personnel involved in soil disturbing activities, including machine operators, field crew, pile drivers, supervisory personnel, etc., have received. The project archeologist shall repeat the training at intervals during construction, as determined necessary by the ERO, including when new construction personnel start work and prior to periods of soil disturbing work when the project archeologist will not be on site. ***Tribal Cultural Resources Sensitivity Training.*** In addition to and concurrently with the archeological awareness training, the project sponsor shall ensure that a local	Project archeologist for awareness training, Native American representative for Native American cultural resources sensitivity training (if requested)	Prior to any soil-disturbing activity	Planning Department (ERO, cultural resources staff)	Considered complete when project sponsor informs the ERO that all trainings were conducted

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
Native American representative is afforded the opportunity to provide a Native American cultural resources sensitivity training to all construction personnel.				
Archeological Testing Program. The project archeologist shall develop and undertake an archeological testing program as specified herein to determine to the extent possible the presence or absence of archeological resources in areas of project soil disturbance and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required to address archeological discoveries or the assessed potential for archeological discoveries, pursuant to this measure. A local Native American representative shall be present throughout the portion of the archeological investigation program that focuses on testing for Native American resources. ***Archeological Testing Plan.*** The project archeologist shall consult with the ERO reasonably prior to the commencement of any project-related soils disturbing activities to determine the appropriate scope of archeological testing. The archeological testing program shall be conducted in accordance with an approved Archeological Testing Plan, prepared by the project archeologist consistent with the approved scope of work. The Archeological Testing Plan shall be submitted first and directly to the ERO for review and comment and shall be considered a draft subject to revision until final approval by the ERO. Project-related soils disturbing activities shall not commence until the testing plan has been approved and any testing scope to occur in advance of construction has been completed. The project archeologist shall implement the testing as specified in the approved Archeological Testing Plan prior to and/or during construction. The Archeological Testing Plan shall include the following: • Project Description: Description of all anticipated soil disturbing activities, with locations and depths of disturbance, including foundation and utility demolition, hazardous soils remediation, site grading, shoring excavations, piles or soil improvements, and foundation, elevator, car stacker, utility and landscaping	Project archeologist at the direction of the ERO	Prior to issuance of construction permits and throughout the construction period	Planning Department (ERO, cultural resources staff)	After consultation with and approval by the ERO of Archeological Testing Plan and review and approval of archeological testing results memo by ERO

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
excavations, with project plans and profiles, as needed, to illustrate the locations of anticipated soil disturbance. • Site Specific Environmental and Cultural Context: Pre-contact and historic environmental and cultural setting of the project site as pertinent to potential Native American use and historic period development, any available information pertaining to past soil disturbance; soils information, such as stratigraphic and water table data from prior geotechnical testing. As appropriate based on the scale and scope of the project, the Archeological Testing Plan should include historic maps as a basis for predicting resource types that might be encountered and their potential locations. An overlay of the project site on the city's prehistoric sensitivity model mapping should be included, as should the locations of all known archeological sites within 0.25 mile of the project site. • Brief Research Design: Scientific/historical research questions applicable to the expected resource(s), what data classes potential resources may be expected to possess, and how the expected data classes would address the applicable research questions. • Anticipated Resources or Resource Types: Likely resources that might be encountered and at what locations and depths, based on known resources in the vicinity, the site's predevelopment setting and development history, and the anticipated depth and extent of project soil disturbances. • Proposed Scope of Archeological Testing and Rationale: Testing methods to be used (e.g., coring, mechanical trenching, manual excavation, or combination of methods); locations and depths of testing in relation to anticipated project soil disturbance; strata to be investigated; any uncertainties on stratigraphy that would affect locations or depths of tests and might require archeological monitoring of construction excavations subsequent to testing. • Resource Documentation and Significance Assessment Procedures: ERO and Native American consultation requirements upon making a discovery; pre-data recovery assessment process, burial treatment procedures, and reporting and curation requirements, consistent with the specifications of Mitigation Measure M-CR-2a. ***Archeological Testing Results Memo.*** Irrespective of whether archeological resources are discovered, the project archeologist shall submit a written summary of the				

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
findings to the ERO at the completion of the archeological testing program. The findings report/memo shall describe each resource, provide an initial assessment of the integrity and significance of encountered archeological deposits encountered during testing, and provide recommendations for subsequent treatment of any resources encountered.				
Resource Evaluation and Treatment Determination. Upon discovery of a suspected archeological resource during construction or archeological testing, Mitigation Measure M-CR-1's Resource Evaluation and Treatment Determination stipulations shall be implemented as specified in that measure. ***Additional Applicable Measures.*** If a significant archeological resource is identified, and data recovery is required under Mitigation Measure M-CR-2a's Resource Evaluation and Treatment Determination stipulations, the following additional measures identified in the Mitigation Measure M-CR-2a shall be implemented as specified in that measure: • Archeological Data Recovery Program • Treatment of Human Remains and Funerary Objects (as applicable) • Coordination of Archeological Data Recovery Investigations • Cultural Resources Public Interpretation Plan and Land Acknowledgement (as applicable) • Archeological Resources Report • Curation	Project archeologist at the direction of the ERO	Upon discovery of suspected archeological resource	Planning Department (ERO, cultural resources staff)	Completed when ERO concurs that the status of the additional measures identified in Mitigation Measure M-CR-2a are completed

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
TRIBAL CULTURAL RESOURCES				
Project Mitigation Measure M-TCR-1 (implements Housing Element EIR Mitigation Measure M-TCR-1): Tribal Notification and Consultation If a significant Native American archeological resource (i.e., a historical resource or unique archeological resources as defined by CEQA Guidelines section 15064.5) is identified during the course of the archeological testing program, the project sponsor shall hold an event wherein Native American representatives and the archeological consultant involved in the project mitigation effort educate the landowner, prospective tenants/occupants, and the general public about the archeology and history of the project site. This event should occur after the installation of interpretive materials associated with the archeological testing program.	Project sponsor archeological consultant, and ERO, in consultation with the affiliated Native American tribal representatives.	If a significant tribal cultural resource is identified during implementation of the project.	Planning Department (ERO, cultural resources staff).	Considered complete upon completion of tribal cultural resources public education event, if required.
TRANSPORTATION AND CIRCULATION				
Project Mitigation Measure M-TR-1 (implements Housing Element EIR Mitigation Measure M-TR-4a): Parking Maximums and Transportation Demand Management The project sponsor shall reduce vehicle trips through one of the following measures A or B: • Measure A: Reduce its parking by 50 percent or more than the planning code parking maximums for residential uses (sections 151 and 151.1) allow as of April 2022 for the project site; OR • Measure B: Increase planning code transportation demand management requirements (section 169) for residential uses or its associated program standards for residential uses by an equivalent amount to achieve the vehicle trip reduction estimated by implementation of a 50 percent reduction in planning code parking maximums, compared to parking maximums as of April 2022.	Project sponsor	Prior to the commencement of any project-related soils disturbing activities	Planning Department	Considered complete at issuance of development project's entitlement
NOISE AND VIBRATION				
Project Mitigation Measure M-NO-1 (implements Housing Element EIR Mitigation Measure M-NO-1): Construction Noise Control The project sponsor shall submit a project-specific construction noise control plan to the environmental review officer (ERO) for approval prior to issuance of any demolition or building permit. The construction noise control plan shall be prepared	Project sponsor, project sponsor's qualified acoustical consultant	Prior to issuance of demolition or building permit	Planning Department	Considered complete upon implementation of Planning Department approved project-specific construction

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
by a qualified acoustical engineer, with input from the construction contractor, and include all feasible measures to reduce construction noise. The construction noise control plan shall identify noise control measures to ensure that construction noise levels shall not exceed 90 dBA 1-hour L_{eq}, 10 dBA above the ambient noise level, nor an interior level of 45 dBA during nighttime hours at noise sensitive receptors (residences, hospitals, convalescent homes, schools, churches, hotels, and motels). The project sponsor shall ensure that requirements of the construction noise control plan are included in contract specifications. The construction noise control plan shall include the following measures to the degree feasible, or other effective measures, to reduce construction noise levels: • Use construction equipment that is in good working order, and inspect mufflers for proper functionality; • Select "quiet" construction methods and equipment (e.g., improved mufflers, use of intake silencers, engine enclosures); • Use construction equipment with lower noise emission ratings whenever possible, particularly for air compressors; • Prohibit the idling of inactive construction equipment for more than five minutes; • Locate stationary noise sources (such as compressors) as far from nearby noise sensitive receptors as possible, muffle such noise sources, and construct barriers around such sources and/or the construction site. • Avoid placing stationary noise-generating equipment (e.g., generators, compressors) within noise-sensitive buffer areas (as determined by the acoustical engineer) immediately adjacent to neighbors. • Enclose or shield stationary noise sources from neighboring noise-sensitive properties with noise barriers to the extent feasible. To further reduce noise, locate stationary equipment in pit areas or excavated areas, if feasible; and • Install temporary barriers, barrier-backed sound curtains and/or acoustical panels around working powered impact equipment and, if necessary, around the project site perimeter. When temporary barrier units are joined together, the mating surfaces shall be flush with each other. Gaps between barrier units, and between the bottom edge of the barrier panels and the ground, shall be closed				noise control plan and following completion of all construction activities

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
with material that completely closes the gaps, and dense enough to attenuate noise. The construction noise control plan shall include the following measures for notifying the public of construction activities, complaint procedures and monitoring of construction noise levels: • Designation of an on-site construction noise manager for the project; • Notification of neighboring noise sensitive receptors within 300 feet of the project construction area at least 30 days in advance of high-intensity noise-generating activities (e.g., pier drilling, pile driving, and other activities that may generate noise levels greater than 90 dBA at noise sensitive receptors) about the estimated duration of the activity; • A sign posted on-site describing noise complaint procedures and a complaint hotline number that shall always be answered during construction; • A procedure for notifying the planning department of any noise complaints within one week of receiving a complaint; • A list of measures for responding to and tracking complaints pertaining to construction noise. Such measures may include the evaluation and implementation of additional noise controls at sensitive receptors; and • Conduct noise monitoring (measurements) at the beginning of major construction phases (e.g., demolition, grading, excavation) and during high-intensity construction activities to determine the effectiveness of noise attenuation measures and, if necessary, implement additional noise control measures.				
WIND				
Project Mitigation Measure M-WI-1 (implements Housing Element EIR Mitigation Measure M-WI-1a): Wind Minimization If the screening-level assessment conducted by the department determines wind tunnel testing is required due to the potential for one or more proposed buildings to create or exacerbate a wind hazard exceedance, such testing shall be conducted by a professionally qualified firm. The proposed buildings tested in the wind tunnel may incorporate wind baffling features or landscaping. Such features must be tested in	Project sponsor, professionally qualified wind consultant	During permit review of future development project consistent with the housing element update	In coordination with San Francisco Municipal Transportation Agency and San Francisco Public Works, the	Considered complete upon approval of final demolition, building, or site permit

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
the wind tunnel and discussed in a wind report in the order of preference discussed below, with the overall intent being to reduce ground-level wind speeds such that the project shall not cause equivalent wind speeds to reach or exceed the 26-mph wind hazard criterion for a single hour of the year in areas of substantial use by people walking (e.g., sidewalks, plazas, building entries, etc.): 1. ***Building Massing***. New buildings and additions to existing buildings shall be shaped to minimize ground-level wind speeds. Examples of these shapes include setbacks, stepped façades, and vertical steps in the massing to help disrupt wind flows. 2. ***Wind Baffling Measures on the Building or on the Project Site.*** Wind baffling measures shall be included on future buildings and/or on the project site to disrupt vertical wind flows along tower façades and through the project site. Examples of these may include staggered balcony arrangements on main tower façades, screens and canopies attached to the buildings, rounded building corners, covered walkways, colonnades, art, free-standing canopies, or wind screens. Only after incorporating all feasible features to reduce wind impacts via building massing and wind baffling, and documenting any such features deemed infeasible shall the following be considered: 3. ***Landscaping on or off the Project Site and/or Wind Baffling Measures in the Public Right-of-Way***. Landscaping and/or wind baffling measures shall be installed in the public right-of-way to slow winds along sidewalks and protect places where people walking are expected to gather or linger. Landscaping and/or wind baffling measures shall be installed on the windward side (i.e., the direction from which the wind is blowing) of the areas of concern. Examples of wind baffling measures may include street art to provide a sheltered area for people to walk and free-standing canopies and wind screens in areas where people walking are expected to gather or linger. If landscaping on or off the project site or wind baffling measures in the public right-of-way are required as one of the features to mitigate wind impacts, Mitigation Measure M-WI-1b shall also apply.			Planning Department to review and approve wind testing	
Project Mitigation Measure M-WI-2 (implements Housing Element EIR Mitigation Measure M-WI-1b): Landscaping Maintenance	Project sponsor with a roof height	During the permit review of a future development project consistent with the	In coordination with San Francisco Municipal Transportation	Ongoing and in perpetuity for the lifetime of the building

Adopted Mitigation Measure	Monitoring and Reporting Program[a]			
	Implementation Responsibility	Mitigation Schedule	Monitoring/ Reporting Responsibility	Monitoring Actions/ Completion Criteria
The project sponsor shall prepare a maintenance plan for review and approval by the department to ensure maintenance of the features required pursuant to Mitigation Measure M-WI-1 in perpetuity. The maintenance plan shall also be reviewed and approved by public works for landscaping or wind baffling measures in the public right-of-way.	greater than 85 feet	housing element update	Agency and San Francisco Public Works, Planning Department to review and approve	

NOTES:

[a] Definitions of MMRP Column Headings:

Adopted Mitigation and Improvements Measures: Full text of the mitigation measure(s) copied verbatim from the final CEQA document.

Implementation Responsibility: Entity who is responsible for implementing the mitigation measure. Project sponsor for a future development project consistent with the housing element update may also include the project's sponsor's contractor/consultant.

Mitigation Schedule: Identifies milestones for when the actions in the mitigation measure need to be implemented. Occupancy permit may refer to a temporary certificate and/or a final permit.

Monitoring/Reporting Responsibility: Identifies who is responsible for monitoring compliance with the mitigation measure and any reporting responsibilities. In most cases it is the planning department that is responsible for monitoring compliance with the mitigation measure. If a department or agency other than the planning department is identified as responsible for monitoring, there should be an expressed agreement between the planning department and that other department/agency. In most cases the project sponsor of the future development project consistent with the housing element update, their contractor, or their consultant is responsible for any reporting requirements.

Monitoring Actions/Completion Criteria: Identifies the milestone at which the mitigation measure is considered complete. This may also identify requirements for verifying compliance.

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FILE NO. 225-70-1 ORIGINAL ORDINANCE NO. 177-70

AMENDING PART II, CHAPTER II (CITY PLANNING CODE) OF THE SAN FRANCISCO MUNICIPAL CODE BY AMENDING SECTION 290 AND ADDING SECTIONS 296, 296.1, 296.2, 296.3 AND 296.4 TO CREATE A PERMANENT VARIABLE SPECIAL HEIGHT DISTRICT FOR THE OCEAN BEACH AREA WITH MAXIMUM HEIGHTS OF 40 AND 100 FEET IN VARIOUS PORTIONS; AND DELETING THE INTERIM OCEAN BEACH HEIGHT LIMITS IN SECTIONS 255 AND 256, AMENDING SECTION 251 TO REFLECT THIS DELETION.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Article 2.5 of Part II, Chapter II, San Francisco Municipal Code (City Planning Code) is hereby amended by amending Sections 251 and 290 and adding Sections 296, 296.1, 296.2, 296.3 and 296.4 reading as follows:

SEC. 251. 40-Foot Special Height Districts. There are hereby established under Sections 252-254 the following special height districts in which the maximum permitted height shall be 40 feet.

SEC. 290. Variable Special Height Districts. There are hereby established under Sections 291-296.4 the following special height districts in which the maximum permitted heights shall vary therein as provided in those Sections.

SEC. 296. Ocean Beach Variable Special Height District. In the Ocean Beach Variable Special Height District as identified on Sectional Maps Nos. 4 SH, 5 SH and 13 SH of the Zoning Map there shall be maximum permitted heights of from 40 to 100 feet for the respective sections of that height district as specified in Sections 296.1-296.4. The original copy of each of said Sectional Maps with this Special Height District indicated thereon is on file with the Clerk of the Board of Supervisors under File No. 225-70-1.

SEC. 296.1. 40-Foot Height Section No. 1. There shall be a maximum permitted height of 40 feet in the area identified as the 40-Foot Height Section No. 1 of the Ocean Beach Variable Special Height District on Sectional Map No. 4 SH of the Zoning Map.

SEC. 296.2. 40-Foot Height Section No. 2. There shall be a maximum permitted height of 40 feet in the area identified as the 40-Foot Height Section No. 2 of the Ocean Beach Variable Special Height District on Sectional Map No. 4 SH of the Zoning Map.

SEC. 296.3. 40-Foot Height Section No. 3. There shall be a maximum permitted height of 40 feet in the area identified as the 40-Foot Height Section No. 3 of the Ocean Beach Variable Special Height District on Sectional Maps Nos. 5 SH and 13 SH of the Zoning Map.

SEC. 296.4. 100-Foot Height Section. There shall be a maximum permitted height of 100 feet in the area identified as the 100-Foot Height Section of the Ocean Beach Variable Special Height District on Sectional Map No. 13 SH of the Zoning Map.

Section 2. Article 2.5 of Part II, Chapter II, San Francisco Municipal Code (City Planning Code) is hereby amended by deleting Sections 255 and 256.

APPROVED AS TO FORM:

THOMAS M. O'CONNOR

By Robert A. Kneeley
Deputy City Attorney

RECOMMENDED:

CITY PLANNING COMMISSION

Allan B. Jacobs

By _____
Allan B. Jacobs
Director of Planning

Passed for Second Reading—Board of Supervisors,

San Francisco, MAY 1 1 1970

Ayes: Supervisors Barbagelata, Boas, ~~Ertola~~, Feinstein, Francois, Gonzales, Mailliard, Mendelsohn, ~~Pelosi~~, Tamaras, von Beroldingen.

Noes: Supervisors ERTOLA

Absent: Supervisors PELOSI

Clerk

Read Second Time and Finally Passed—Board of Supervisors,

San Francisco, MAY 1 8 1970

Ayes: Supervisors Barbagelata, Boas, ~~Ertola~~, Feinstein, Francois, Gonzales, Mailliard, Mendelsohn, ~~Pelosi~~, Tamaras, von Beroldingen.

Noes: Supervisors ERTOLA

Absent: Supervisors PELOSI

I hereby certify that the foregoing ordinance was finally passed by the Board of Supervisors of the City and County of San Francisco.

Clerk

225-70-1
File No.

MAY 2 8 1970
Approved

Mayor

5/5 ISSUE IDENTIFICATION

OCAL COASTAL PROGRAM
FOR THE
D COUNTY OF SAN FRANCISCO
PURSUANT TO
RNIA COASTAL ACT OF 1976

APRIL 1979

Table of Contents

INTRODUCTION

The City and County of San Francisco is a unique governmental entity within the State of California. It is the only consolidated city and county within the state and the only county which is an intensely developed central city within a significantly larger urban area. The coastal area in this environmental context must function in a manner quite differently from most other sections of the Coastal Zone. Because of the density and proximity of adjacent urban development, San Francisco's publicly-owned coastal and beach areas provide valuable open space and increased recreational opportunities to peoples of the City and region.

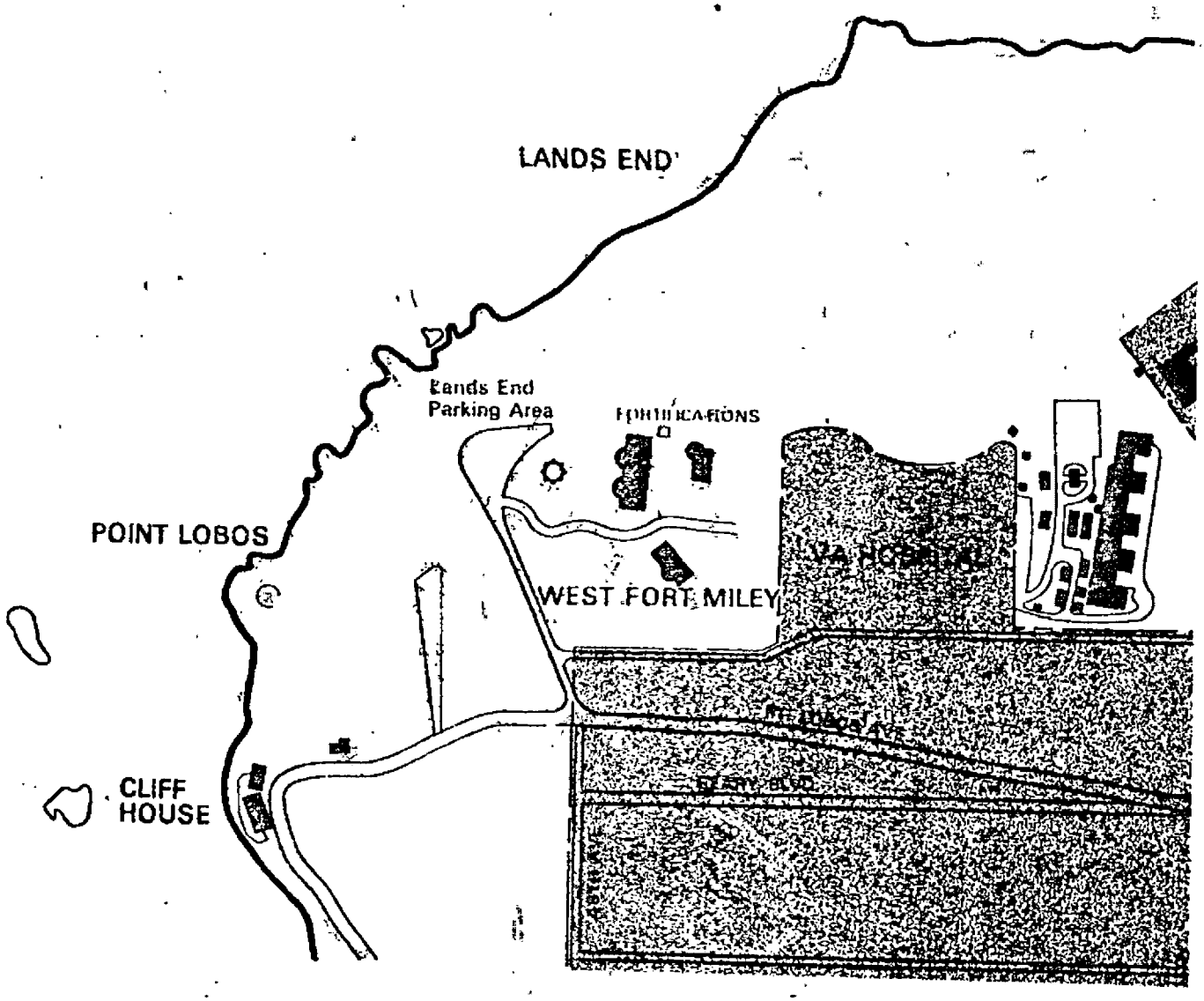
From the early years of the City's history, the coastal beach and cliff areas have been an important recreational and natural resource to the people of San Francisco and the Bay Area. While time and change have modified the recreational opportunities publicly and privately offered along the coastal area, there always has been an intense interest among the City's citizens in maintaining the area for the use and enjoyment of the public. This position was underscored several years ago when the City's electorate approved a bond proposition to acquire the Fort Funston property. Therefore, with the exception of a small portion of coastline property at the southwesterly section of the City, the entire coastline within San Francisco, including most contiguous properties, is under public jurisdiction and it is accessible to the public. The control over these coastline properties now rests with the Federal government, however, as part of the Golden Gate National Recreation Area (see Plate I). The balance of public lands within the Coastal Zone are under the jurisdiction of either the Department of Public Works, the Recreation and Park Department or the Water Department of the City and County of San Francisco. Considering this significant public ownership pattern over all recreationally and environmentally significant properties in the Coastal Zone, existing governmental policies have resulted in well-defined controls over all privately and publicly-owned coastal properties.

Under provisions of the California Coastal Act of 1976, each local government with land lying in whole or in part within the Coastal Zone must prepare and submit a local coastal program for that portion of the Zone which is within its jurisdiction. There are four major steps in the process of developing the local coastal program:

1. Identifying coastal conservation and development problems or issues, and preparing an outline of the work needed to address those issues.

2. Preparing the land use plan.

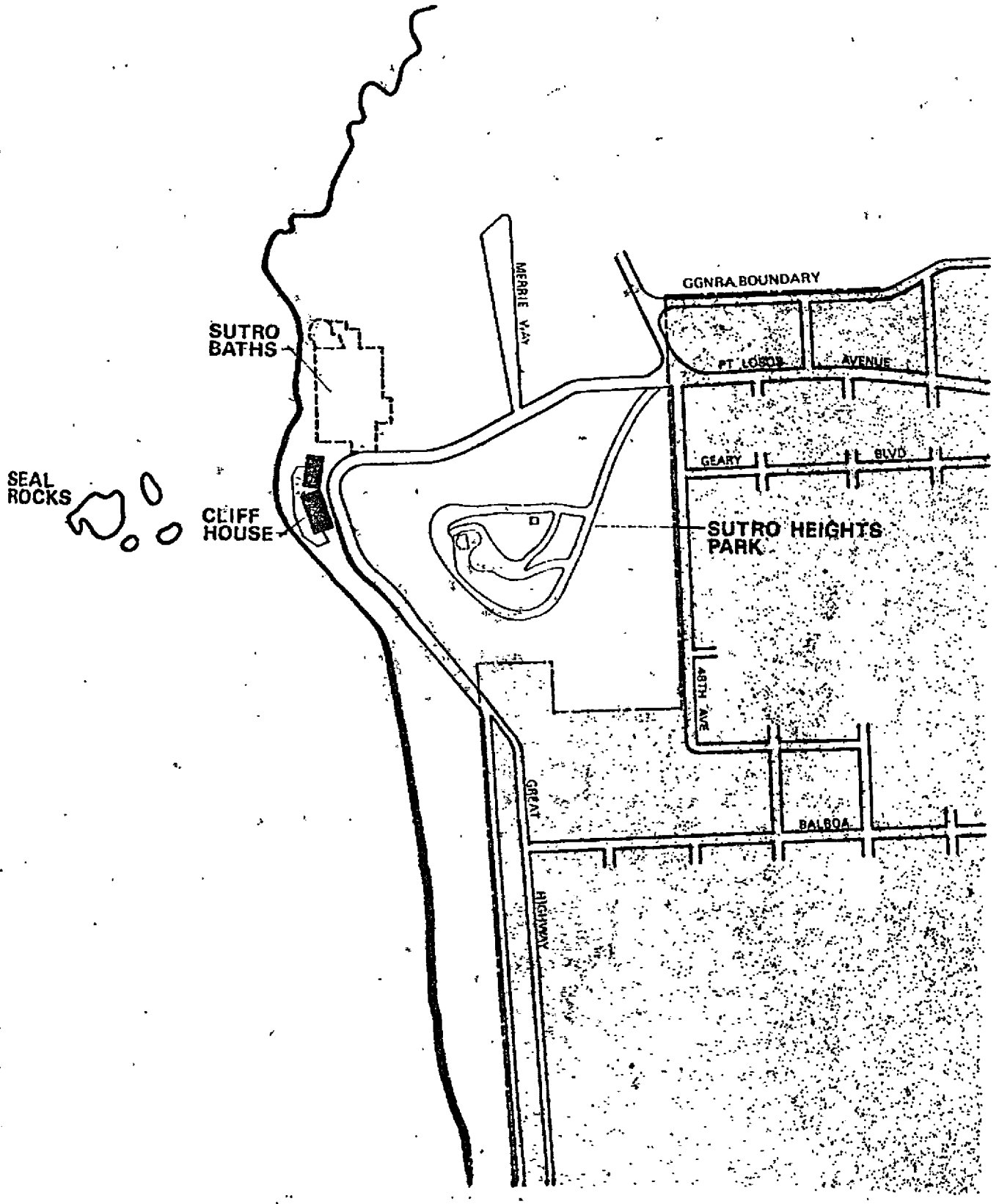
3. Review and approval of the land use plan by the Coastal Commission.



SAN FRANCISCO HEADLANDS EXISTING CONDITIONS

POINT REYES National Seashore
GOLDEN GATE National Recreation Area
National Park Service
U.S. Department of the Interior

Plate I (1)



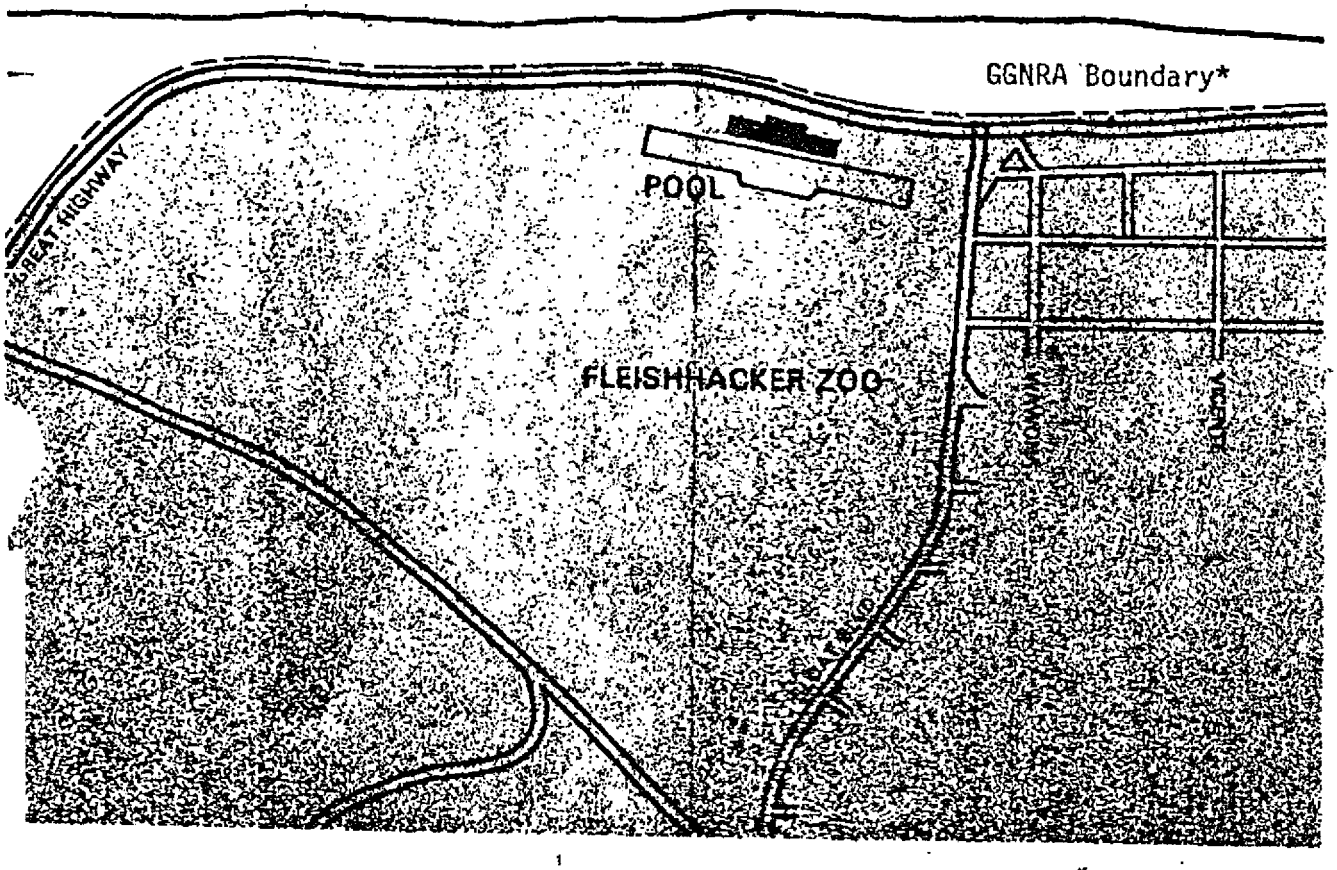
CLIFF HOUSE UNIT
EXISTING CONDITIONS

POINT REYES National Seashore
GOLDEN GATE National Recreation Area
U.S. Department of the Interior
National Park Service

north

100 0 200 400 feet

Plate I (2)



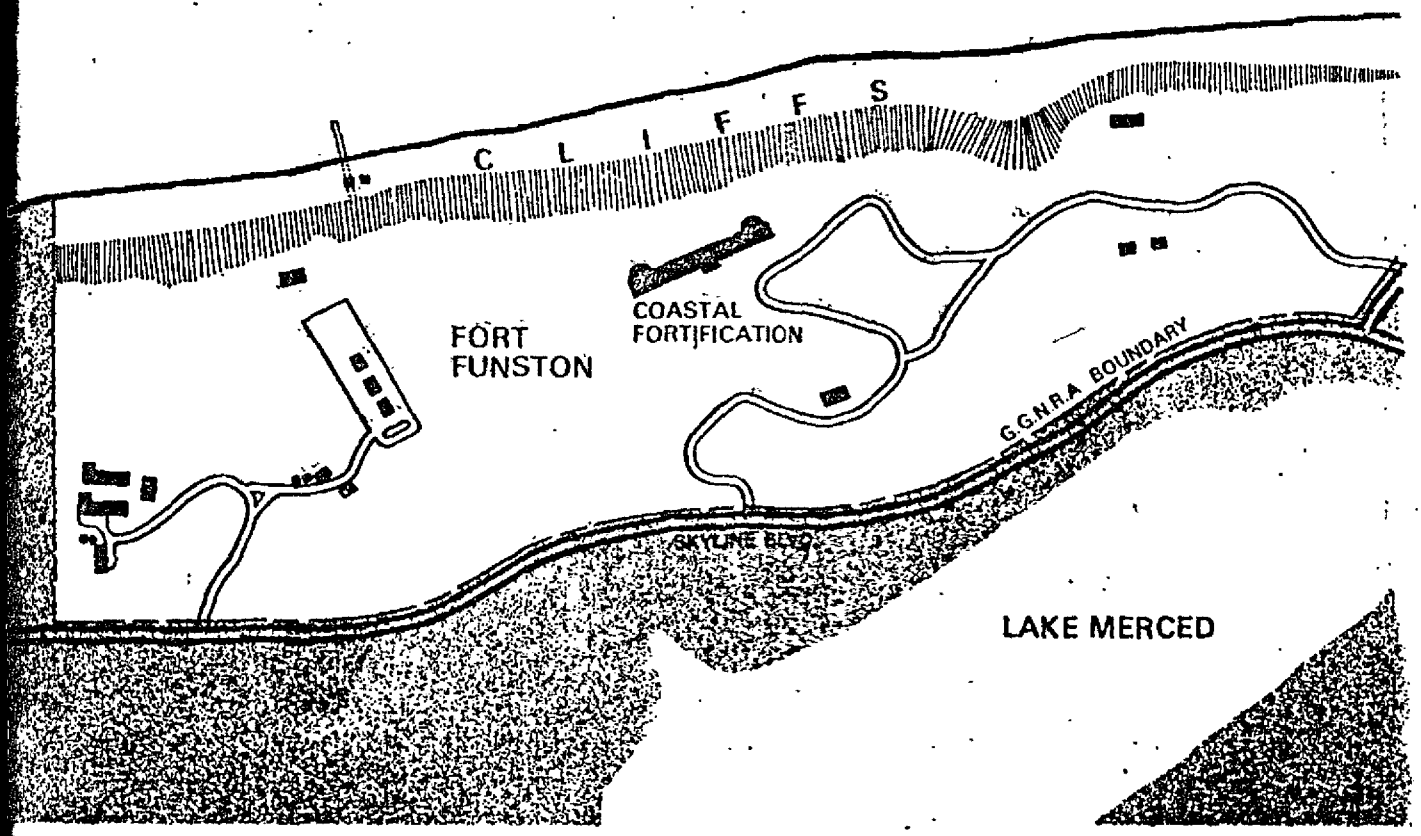
OCEAN BEACH

Golden Gate National Recreation Area

north

* NOTE: Great Highway boundary section is not shown.

Plate I (3)



OCEAN BEACH
EXISTING CONDITIONS

POINT REYES National Seashore
GOLDEN GATE National Recreation Area
National Park Service
U.S. Department of the Interior

Plate I (4)

4. Preparing the zoning regulations to carry out the land use plan and review and approval of the zoning regulations by the Coastal Commission.

ISSUE IDENTIFICATION

The "Issue Identification" is the first step in the preparation of the local coastal program. Its purpose is (1) to determine which policies of the California Coastal Act apply to a specific area; (2) to determine the extent to which local plans meet Act requirements; and (3) to point out potential conflicts between existing plans and development proposals and Act policies.

This report on "Issue Identification" follows the four part format set forth in the Coastal Commission's "Local Coastal Program Manual." The four parts consist of:

1. Areawide Description;
2. Policy Group Evaluation;
3. Policy Group Checklist; and
4. Summary of Key Issues.

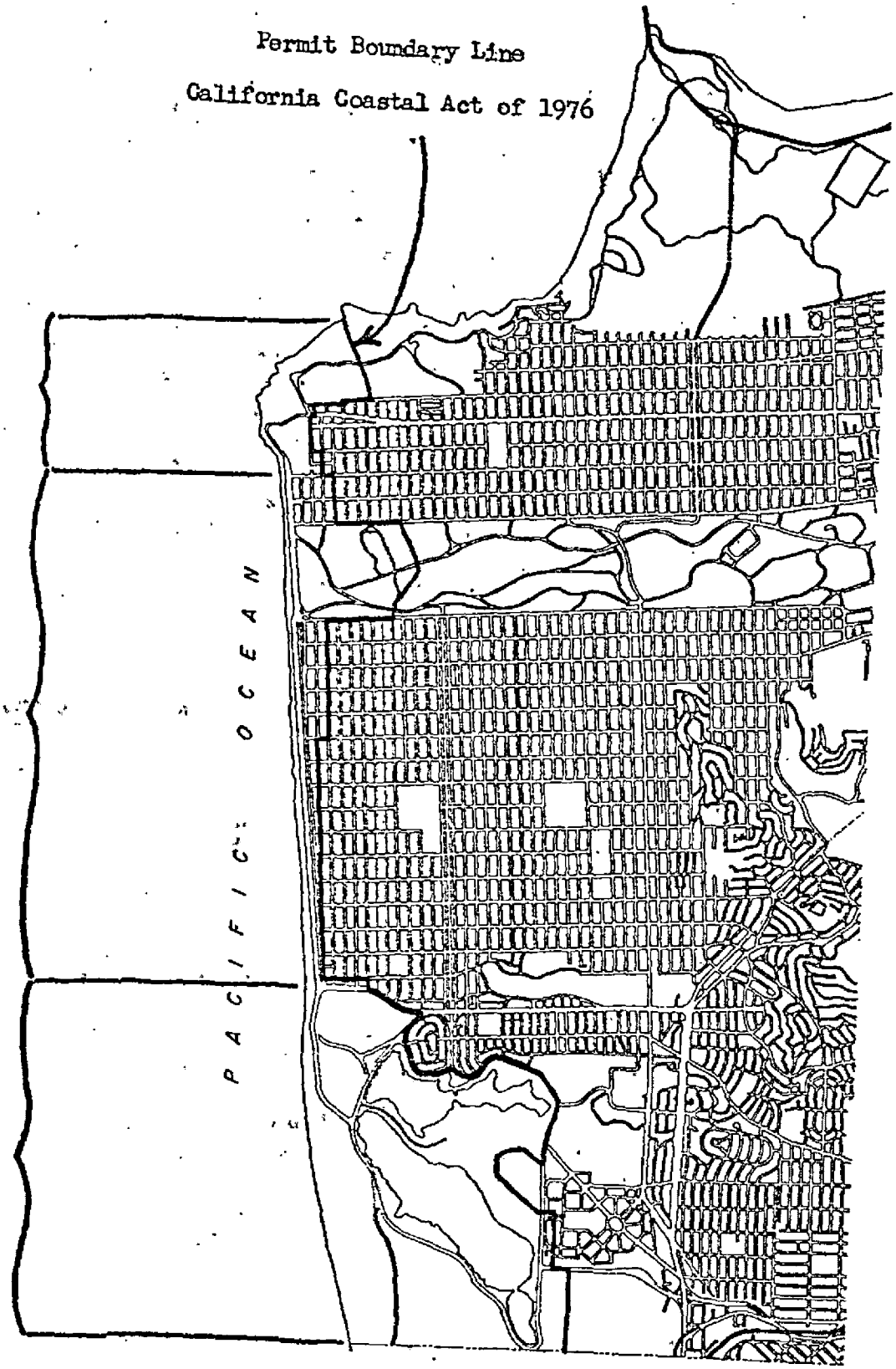
Part I: Areawide Description

The Coastal Zone within San Francisco extends for approximately six miles along the City's westerly boundary. Within this distance, there are three distinct geographic areas. To facilitate the review of the Coastal Zone, this section of this Issues Identification report is therefore separated into the following areas: (A) Lands End; (B) Ocean Beach; and (C) Lake Merced (see Plate II).

Area A: Lands End

The Lands End area of the Coastal Zone extends from the intersection of the Permit Boundary Line with the coastline along the Golden Gate to the southerly line of Sutro Heights Park.

The Coastal Zone within the Lands End area is predominantly under the jurisdiction of the Federal government. The principal amount of this area is within the control of the National Park Service and is part of the Golden Gate National Recreation Area (GGNRA). Additionally, a hospital facility is located on a small portion of this federally-owned land at Fort Miley (see Plate I (1)). It is under the jurisdiction of the Veterans' Administration.



COASTAL ZONE AREAS

City and County of San Francisco

Plate II

The hospital is the only significant non-recreation, publicly-operated activity within the Coastal Zone. Because of a parking problem at the hospital and within the adjacent neighborhood, the hospital administration is working with the GGNRA to provide additional parking. This area is outside the Coastal Zone boundary, however. Also, the administration has proposed certain new additions or expansions to the hospital. While these modifications have not been determined finally at this time, preliminary evaluation suggests that they would not be in conflict with Coastal Zone policies.

Privately-owned land in the Lands End area is located at the Clement Street-El Camino Del Mar intersection and consists of one- and two-family structures and apartment units. The Cliff House commercial recreation area is under Federal ownership. The former Sutro Baths area, while still privately owned, is under the jurisdiction of the National Park Service, and it will be purchased eventually by the Federal government. No vacant land is available in the Lands End area for additional private development.

While Lands End is an isolated area, it provides sweeping views over the coastal seascape. Inland from the cliffs, the landform is covered with scrub growth, pines and cypresses. Cliffside trails through this area provide a variety of scenic views, and rather precipitous and hazardous public access to pocket beaches and fishing locations. On top of the cliffs, within West Fort Miley, are old coastal defense fortifications. These sites add a unique historic feature to this area. Sutro Heights Park, which is under the jurisdiction of the GGNRA, is a dominant topographic characteristic of this area. The park is developed as a passive recreation area with panoramic views of the coastline and the seascape. The Cliff House is the only commercial recreation area within Lands End. While this area is greatly reduced from its former prominence, it is still a popular recreation area for visitors. Adjacent to the Cliff House are the exposed concrete foundations which remain from the old Sutro Baths. Trails through this area provide public access to a small beach area, fishing locations and view areas; however, their use is not encouraged by the National Park Service.

Two high-capacity, vehicular parking-view areas are located within the Lands End area at the USS "San Francisco" memorial monument, with access provided from El Camino Del Mar, and at the unimproved area easterly of the old Sutro Baths site, with access provided from the unimproved Merrie Way. From these areas visitors, while remaining in their cars, have marine views northerly across the Golden Gate to the hills of Marin County (Golden Gate National Recreation Area), and westerly toward Seal Rocks and the surrounding seascape, respectively.

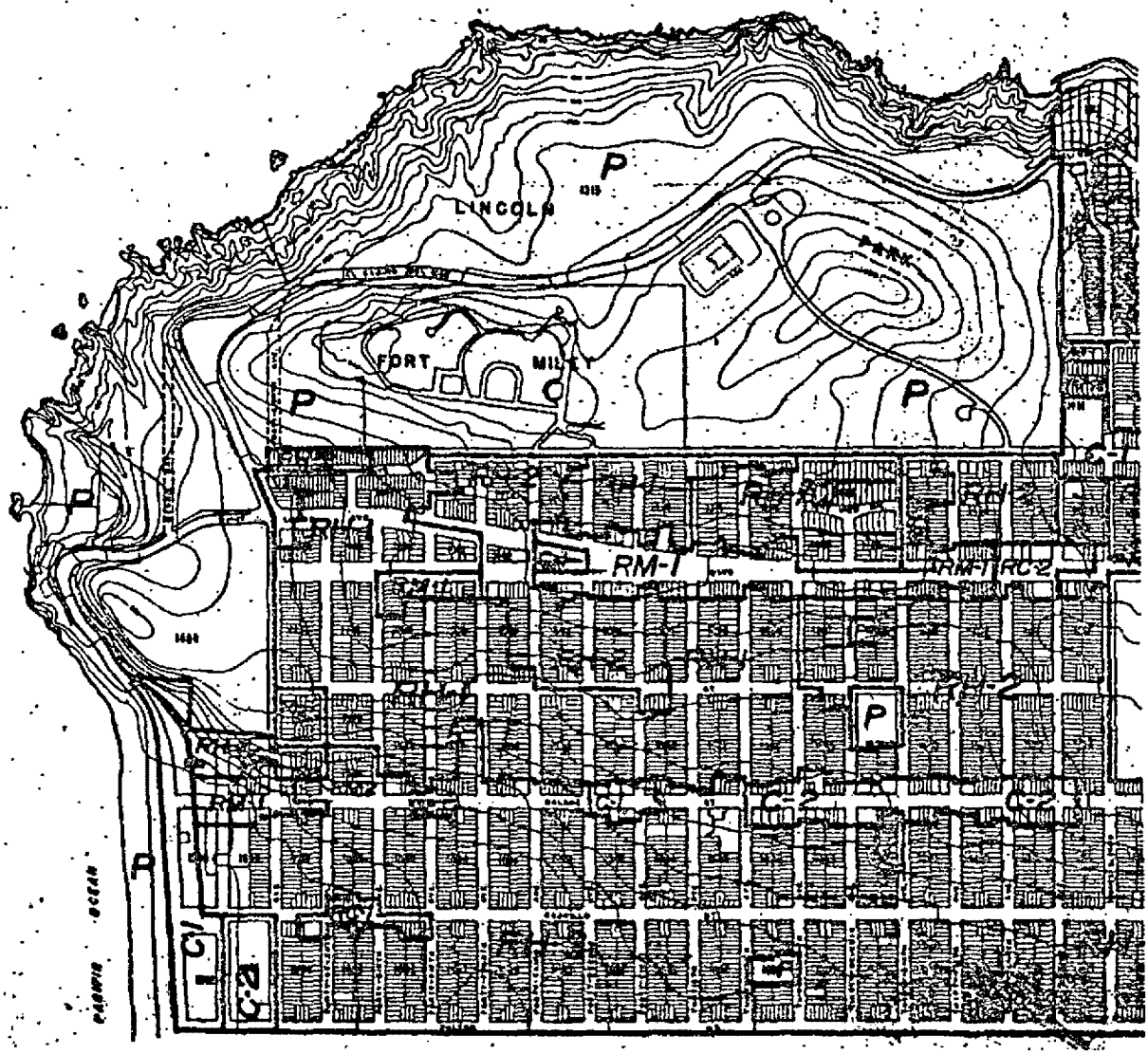
A very small portion of the Lands End area is under private ownership. Since the adoption of the new zoning controls, these properties are under RH-2 residential zoning requirement (two dwelling units per lot). (See Plate III.) The Cliff House-Sutro Baths properties have been placed in P

SUMMARY OF PROPOSED CITY PLANNING CODE STANDARDS FOR RESIDENTIAL DISTRICTS

ZONING DISTRICT	MAXIMUM DWELLING UNIT DENSITY (Sec. 209.1)	OTHER PRINCIPAL USES (Permitted as of Right) (Secs. 209 through 209.9)	OTHER CONDITIONAL USES (Subject to Conditional Approval) (Secs. 209 through 209.9)
RH-1(D) House, One-Family (Detached Dwellings)	One dwelling unit per lot.	Residential care facility for 6 or fewer; child care facility for 10 or fewer; open space for horticulture or passive recreation; public structure of use of a non-industrial character; sale or lease sign.	Child care facility for 11 or more; elementary school; secondary school; religious institution; community facility; open recreation area; greenhouse or plant nursery; utility installation or public service facility; community garage; access driveway to C or M district; non-accessory parking for a specific use; Planned Unit Development.
RH-1 House, One-Family	One dwelling unit per lot; up to one unit per 3,000 sq. ft. of lot area (maximum of 3 units) with conditional use approval.		
RH-1(S) House, One-Family with Minor Second Unit	Same as for RH-1; or, 2 dwelling units per lot with second unit limited to 600 sq. ft. of net floor area.		
RH-2 House, Two-Family	Two dwelling units per lot; up to one unit per 1,500 sq. ft. of lot area with conditional use approval.		Same uses as above, plus: Group housing, boarding; group housing, religious orders; group housing, medical and educational institutions; hotel up to 5 rooms; medical institution; residential care facility for 7 or more; post-secondary educational institution.
RH-3 House, Three-Family	Three dwelling units per lot; up to one unit per 1,000 sq. ft. of lot area with conditional use approval.		

Plate III

RM-1 Mixed, Low Density	One dwelling unit per 800 sq. ft. of lot area.	Same uses as above, plus: Group housing, boarding; group housing, religious orders.	Same uses as above, excluding those listed in previous column as principal uses.
RM-2 Mixed, ~~Moderate Density~~	One dwelling unit per 600 sq. ft. of lot area.		
RM-3 Mixed, Medium Density	One dwelling unit per 400 sq. ft. of lot area.		
RM-4 Mixed, High Density	One dwelling unit per 200 sq. ft. of lot area.		
RC-1 Residential-Commercial Combined, Low Density	One dwelling unit per 800 sq. ft. of lot area.	Same uses as above, plus: Hotel up to 5 rooms; out-patient clinic; philanthropic facility; child care facility for 12 or more; elementary school; secondary school; religious institution; community facility; private recreational facility; open recreation area; greenhouse or plant nursery; access driveway to C or M district; C-1 commercial establishment in or below ground story.	Same uses as above, excluding those listed in previous column as principal uses, plus: Hotel of 6 or more rooms; C-1 commercial establishment above ground story.
RC-2 Residential-Commercial Combined, Moderate Density	One dwelling unit per 600 sq. ft. of lot area.	Same uses as above, plus: C-2 commercial establishment in or below ground story.	Same uses as above, plus: C-2 commercial establishment above ground story.
RC-3 Residential-Commercial Combined, Medium Density	One dwelling unit per 400 sq. ft. of lot area.		
RC-4 Residential-Commercial Combined, High Density	One dwelling unit per 200 sq. ft. of lot area.		



ZONING PLAN

CITY AND COUNTY OF SAN FRANCISCO

Plate III (1)

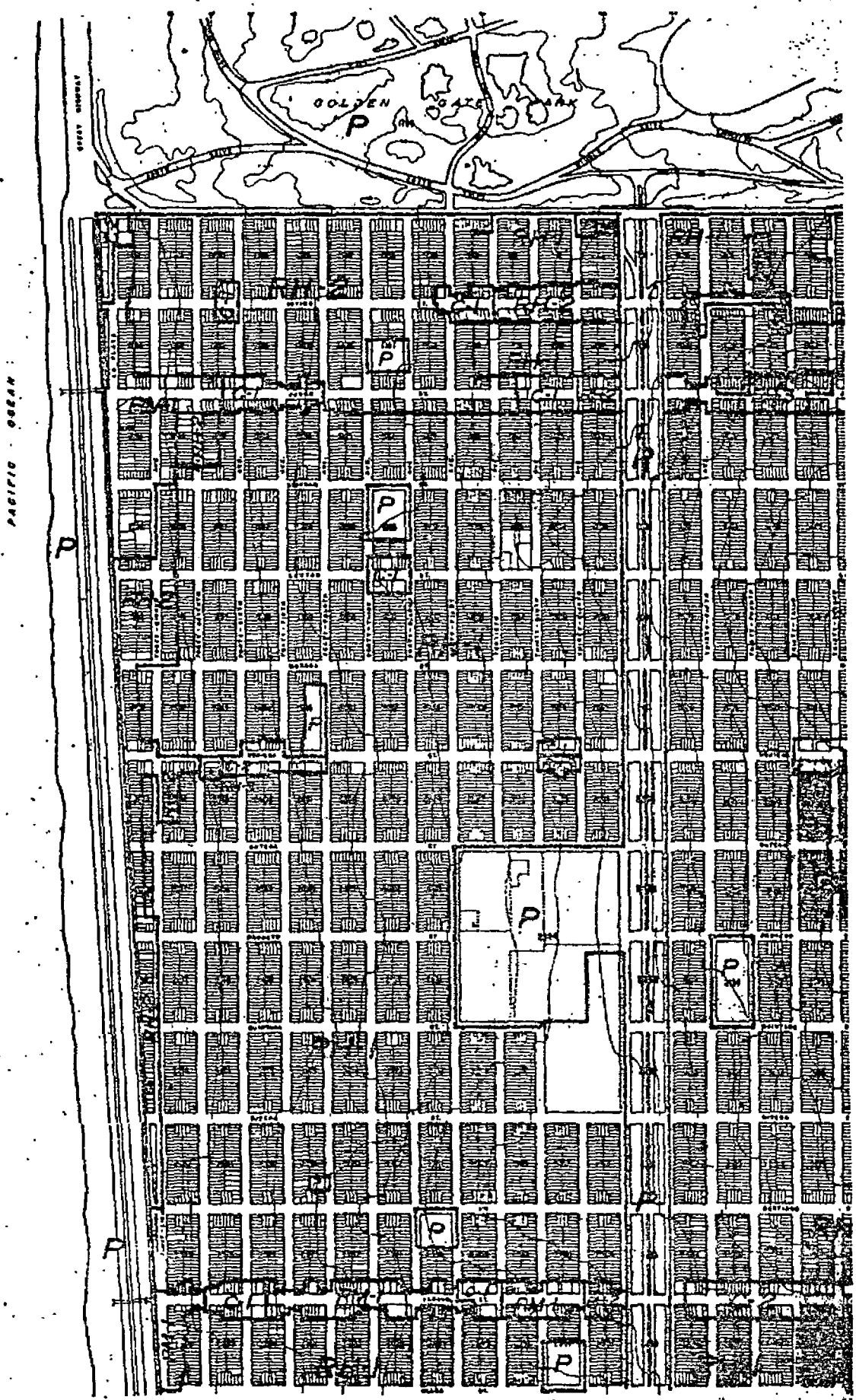


Plate III (2)

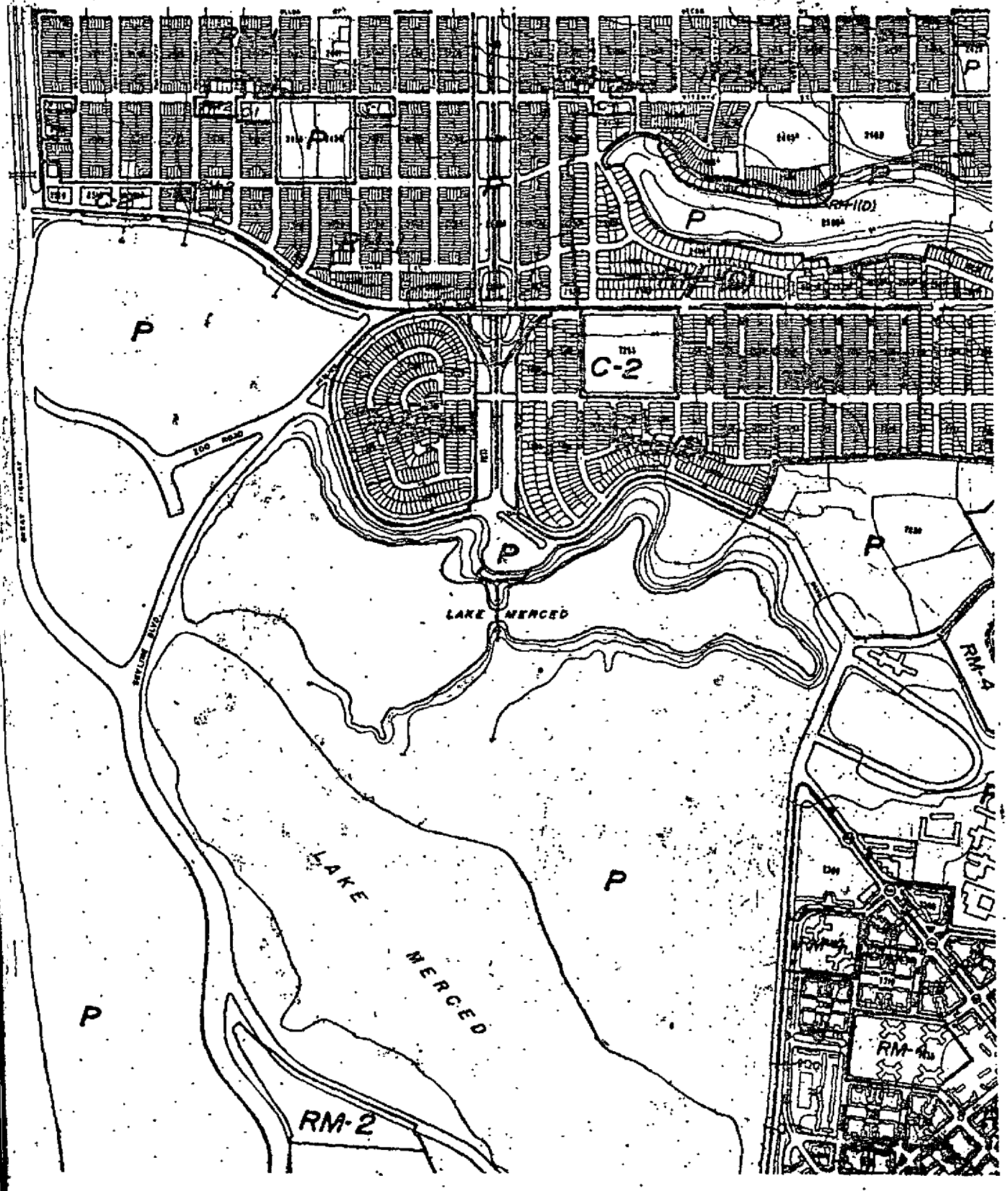


Plate III (3)

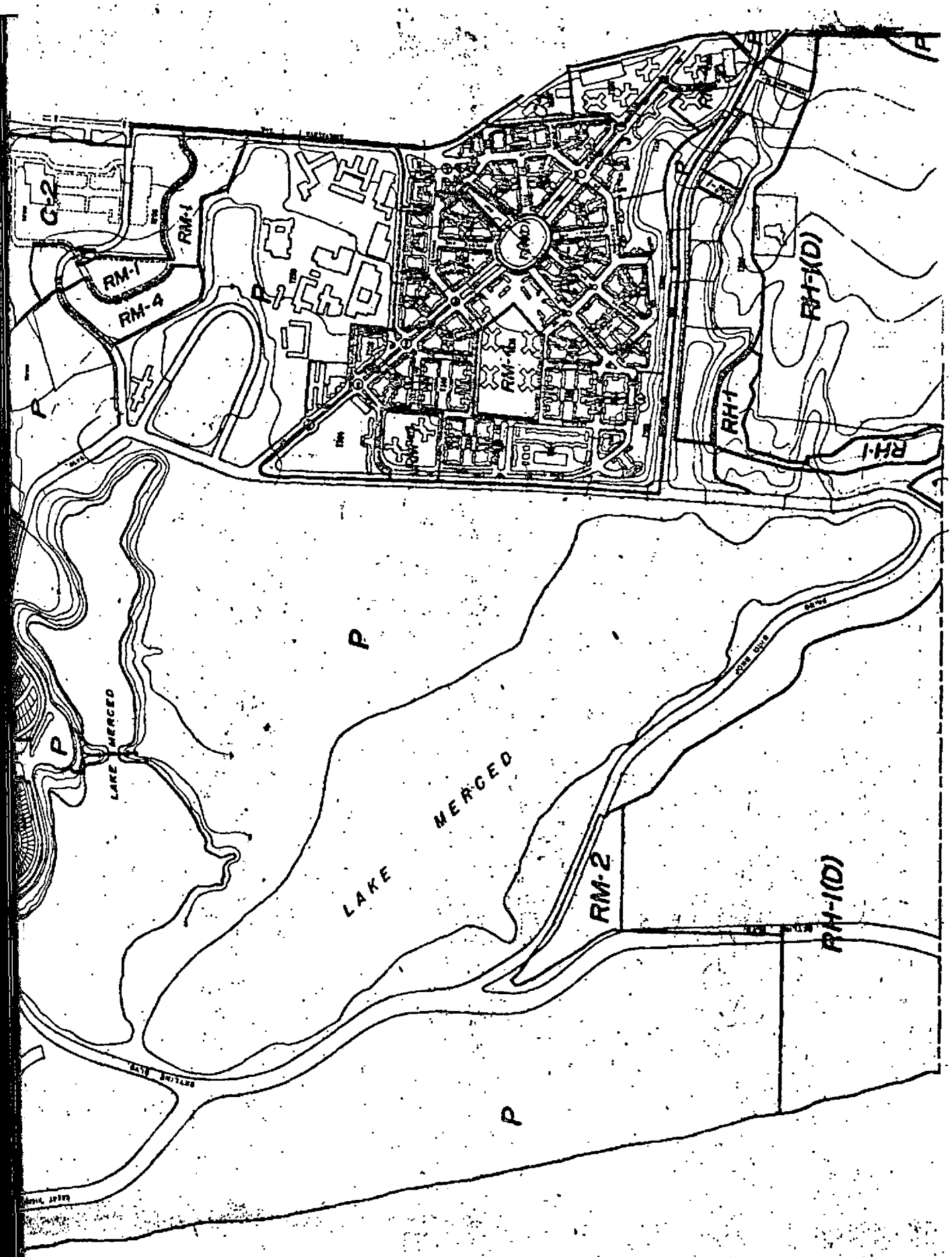

C-2
RM-1
RM-1
RM-4
RM-4
RH-1(D)
RH-1
RH-1
P
P
P
P
LAKE MERCED
LAKE MERCED
RM-2
RH-1(D)

Plate III (4)

(Public) zoning classification, with the exception of the privately-owned property, which is zoned C-2 (Community Retail Business and Service).

All existing privately and publicly developed properties are consistent with the Master Plan of the City and County of San Francisco. The zoning classifications which were placed on public and private properties in the Lands End Area are in conformity with Coastal Act policies.

Area B: Ocean Beach

The Ocean Beach area of the Coastal Zone extends from the southerly line of Sutro Heights Park to Sloat Boulevard. Except for an extension of the Zone into Golden Gate Park, the Coastal Zone within this area is a strip of land paralleling the coastline for approximately three miles.

The Ocean Beach area is flat. The Great Highway, a multi-lane roadway, passes through the entire length of the area. On the westerly side of the Highway between the Cliff House and Lincoln Boulevard, a sea wall and esplanade have been constructed. Adjacent to the esplanade within the Great Highway from Lincoln Way to Sutro Heights Park is an extensive visitor parking area of approximately 1,300 spaces. South of the esplanade, between Lincoln Way and Sloat Boulevard, is the last remaining evidence of the extensive sand dune area which once dominated this section of the coastline.

All lands seaward of the westerly paving line of the Great Highway within the Ocean Beach area are under Federal ownership and are part of the GGNRA. All other publicly-owned lands are under the ownership of the City and County of San Francisco. Jurisdiction for the latter area is divided between the Department of Public Works and the Recreation and Park Department. Although the entire coastline within the Ocean Beach area is open to public access, the lack of parking facilities south of Lincoln Way is a restricting influence on public access. The reconstruction program for the Great Highway proposes to provide parking areas along this section of the Highway.

To the east of the Great Highway, all lands with the exception of Golden Gate Park are under private ownership. The principal land use is residential. It consists of one- and two-family structures with some apartment structures. Density ranges from 17-20 units per gross acre with the typical lot size being 25 feet by 120 feet (3,000 square feet). Commercial development occurs north and south of Golden Gate Park and along Sloat Boulevard. In the vicinity of the Great Highway and Lincoln Way, there are two motels with about sixty units located within the Coastal Zone. Except for a few vacant parcels, notably the former Playland-at-the-Beach, containing about 10 acres, the area east of the Highway is entirely built up.

The portion of Golden Gate Park which is included within the Coastal Zone includes a wide variety of recreational activities, artificial lakes and a sewage treatment plant. Principal recreational activities include a pitch-and-putt golf course, soccer pitches, archery field and a girl scout campground (day use only). Landscaping in this section of the park is informal and gives the area a "natural" appearance.

Within the Ocean Beach area, the San Francisco Wastewater Management Plan is proposing the construction of the West Side Transport System, a major transport-storage sewer, from Fulton Street to Sloat Boulevard. In conjunction with the sewer project, a proposed reconstruction program for the Great Highway will provide for a four-lane curvilinear roadway. Also, the proposed program will provide for the extension of the beach area, improved public access and the stabilizing and maintaining of the sand dunes along the westerly side of the Highway. The residential zoning of RH-2 (two units per lot), RM-1 (one unit per 800 square feet of lot area) and RM-2 (one unit per 600 square feet of lot area) in the Ocean Beach area permits a variety of low- to medium-density dwelling types along the Lower Great Highway and in the area adjacent to Sutro Heights Park. The height limitation for all development is forty feet.

The Playland site has been placed in residential zoning classifications (RH-1 - one-family, RH-2 - two-family, and RM-1 - one dwelling unit per 800 square feet of lot area). The balance of the Playland property not included in the new residential zones has been placed in a C-1 (Neighborhood Retail Business) classification.

Community Retail Business zoning exists along the Great Highway south of Golden Gate Park and along Sloat Boulevard north of the Zoological Gardens.

All existing privately and publicly-developed properties are consistent with the Master Plan of the City and County of San Francisco and with the existing zoning for the area. Generally, the zoning classifications which have been placed on private properties in the Ocean Beach area are in conformity with Coastal Act policies.

Area C: Lake Merced

The Lake Merced area of the Coastal Zone extends from Sloat Boulevard to the county line and easterly around Lake Merced. The lands within the Lake Merced area are under public ownership principally. The old Fort Funston property between Skyline Boulevard and the coastline is under the ownership of the National Park Service and the interior areas of the Coastal Zone are under the ownership of the City and County of San Francisco. Privately-owned property includes two golf courses southerly of Lake Merced

and contiguous to the county line and medium-density apartment developments near the intersection of Skyline Boulevard and John Muir Drive and north, and south of Brotherhood Way along Lake Merced Boulevard. All private residential development in the area is based on the planned unit concept rather than on a standard subdivision lot pattern.

The land along the coastline within the Golden Gate National Recreation Area is a remnant of the landform and landscaping which existed in the San Francisco area prior to its development. From a distance, the old Fort Funston area has the appearance of a dune mound covered with a variety of coastal plant life. This topography conceals old defense fortifications. The bluffs along the coastline provide overviews of the coastal beach area and the seascape. Public access to the beach in this area is restricted because of the steepness of the bluffs. Although the landform slopes downward from south to north, public access to the beach is restricted in the vicinity of the Zoological Gardens because of the grade difference between the parking lots and the beach area.

The interior lands owned by the City and County of San Francisco provide for a variety of recreational opportunities. The Zoological Gardens maintain a collection of approximately 875 animals represented by about 300 species.

Adjacent to the Zoo is the Recreation Center for the Handicapped. Lake Merced is the most prominent feature of this area. The Recreation and Park Department, through a concessionaire, operates a small-boat rental facility at the Lake. Also, fresh water fishing is provided at the Lake. Between the two lakes which comprise Lake Merced, the Recreation and Park Department operates Harding Park and Fleming Golf Courses. On the southwesterly side of the lake in the vicinity of John Muir and Skyline Drives, the Police Department maintains a pistol range. Also, the Recreation and Park Department leases a small parcel to a rod and gun club adjacent to the pistol range. While these two latter facilities may not be compatible with Coastal Act policies, they front on a relatively small portion of the total lake frontage and do not significantly detract from the use and enjoyment of Lake Merced and the surrounding area.

Two parking lots are located south of Sloat Boulevard and west of the Great Highway. There are approximately 200 parking spaces divided equally between the two lots. Principally, these lots accommodate beach visitors and viewers.

At the southeast corner of Sloat Boulevard and the Great Highway, a major wastewater pumping station is proposed. This project is part of the wastewater pollution control program. The proposed facility will be located underground except for an access structure which will be integrated into a proposed wind berm to protect the Zoological Gardens. The top of this structure will be used as a view platform. The construction of the

station and wind berm will extend partially into the area occupied by the now-closed Fleishhacker Pool. As part of the plan for the Zoological Gardens, the area adjacent to the pumping station is proposed for the new entrance complex.

South of the Zoological Gardens, between the Great Highway extension and Skyline Boulevard, there is an area of approximately 44 acres which is under the ownership of the City and County of San Francisco. Except for two parcels of land which are reserved for transient military housing (Federal government) and the National Guard Armory (State of California), the property is vacant.

Proposed plans for this property are for a unified development concept which will provide for the expansion of the Zoological Gardens and for the construction of the Southwest Water Pollution Control Plant. This latter facility will be located below grade where feasible to reduce its visual impact on this essential recreation and open space section of the coastal area. A cooperative effort is now underway between affected agencies to assure that the future use of this property will be at an optimum level of efficiency for both the Zoological Gardens and the Southwest Water Pollution Control Plant.

The zoning for this area (see Plates III (3) and (4)) is consistent with the existing land use pattern, generally. This area is now fully occupied with residential units. The maximum height permitted for residential development is 40 feet, generally, and 65 feet for the residentially zoned property along John Muir Drive. Within the Lake Merced area, there are no private properties available for development at this time.

All existing privately and publicly-developed properties, including the proposed development program for the Southwest Water Pollution Control Plant, are consistent with the Master Plan of the City and County of San Francisco and with the zoning for the area. The zoning classifications which have been placed on private properties in the Lake Merced area are in conformity with Coastal Act policies.

Part 2: Policy Group Evaluation

The Policy Group Evaluation section of the Issues Identification report is a comparative review of existing and proposed uses within the Coastal Zone with policies set forth in the Coastal Act. To facilitate this comparative review, the policy groups included in the Act are discussed for the three geographical areas defined in a previous part of this document. The policy groups, as set forth in the "Local Coastal

Planning Manual" are as follows:

A. Shoreline Access
B. Recreation and Visitor-Serving Facilities
C. Housing
D. Water and Marine Resources
E. Dredging, Filling and Shoreline Structures
F. Commercial Fishing and Recreational Boating
G. Environmentally Sensitive Habitat Areas
H. Agriculture
I. Hazard Areas
J. Forestry and Soils Resources
K. Locating and Planning New Developments
L. Coastal Visual Resources
M. Public Works
N. Industrial and Energy Development

The Recreation and Open Space Element of the Master Plan of the City and County of San Francisco contains an important section on "The San Francisco Shoreline". The principal objective of this section is to "Maintain an unbroken stretch of public open space from Fort Funston through Aquatic Park". Following this general objective, a series of statements set forth implementation policies. Additionally, various objectives and policies of the Urban Design, Transportation, Community Safety, Residence and Environmental Protection Elements of the Master Plan acknowledge the importance and value of natural features and open space within the urban environment. These objectives and policies apply to most if not all of the applicable policy groups of the Coastal Act.

A. Shoreline Access

Shoreline access for the Lands End and Ocean Beach areas of the Coastal Zone is controlled by the National Park Service. All land contiguous with the coastline within these two areas is under the jurisdiction of the Federal government.

In the Lake Merced area, shoreline access is controlled principally by the National Park Service. The most southerly coastline section within this area which is outside the Golden Gate National Recreation Area is under private ownership; however, direct beach access in this area is restricted because of the steep bluffs abutting the beach area. This small section of privately-owned land does not pose a significant impediment to public access to the beach area. At this time, there are no development proposals for the privately-owned golf course property. The Recreation and Open Space Element indicates that this area should be acquired for public open space if the land becomes available for development.

B. Recreation and Visitor-Serving Facilities

Area A: Lands End

As outlined in Part 1, the Lands End area is the most significant coastal viewpoint within the Coastal Zone. There are long-established visitor and recreation facilities, both public and private, in this area. These facilities are under the jurisdiction of the National Park Service. Future proposed plan alternatives provide for the renovation and improvement of the Cliff House in a manner compatible with the architectural style of the early 1900's, the adjacent ruins of the former Sutro Baths are proposed to be converted into a landscaped area and general pathway improvements are proposed around the headlands area to provide safe public access.

Area B: Ocean Beach

All properties contiguous to the coastline which are within the Ocean Beach area are under the jurisdiction of the National Park Service. In conjunction with the proposed Wastewater Management Plan along the Great Highway, a design proposal has been developed for the stabilization of the beach and sand dune area. Additionally, the design proposal provides for the enhancement of recreation opportunities in the area through the construction of improved beach access points, and bicycle and walking paths and lanes. As part of this design plan, the Great Highway will be reconstructed as a scenic roadway with occasional parking bays for improved public access to the beach and dune area.

The zoning for the Playland-at-the-Beach property reduces the amount of commercially zoned land in this area. Also, as part of the zoning reclassifications, permitted uses were changed from community to neighborhood businesses. Therefore, the policy of the City and County of San Francisco is being directed away from commercial recreation activities on the Playland property. The City's development priority for this land is residential, although some commercial use would be consistent with the zoning.

While the importance of providing visitor-oriented, commercial recreational activities within the Coastal Zone is recognized as an acceptable coastal objective, all local plans and policies which have been developed for the coastal area within San Francisco have been designed to emphasize the natural ocean environment and open space values of this area within the urban setting. While many communities along California's coastline focus their commercial recreation activities along beach

and shoreline areas, San Francisco has traditionally oriented commercial recreational activities to the Bay rather than to the ocean. Therefore, with the Fisherman's Wharf area well established as the City's marine-oriented, commercial recreation area, a similar and perhaps competing form of development should not be encouraged within the Coastal Zone in addition to the existing visitor-oriented Cliff House. Limited commercial facilities, consistent with the zoning, would be appropriate.

Area C: Lake Merced

With the improvement program underway for the Zoological Gardens and with further recreation improvements proposed for Lake Merced (pathway development, benches, providing view points around the Lake and general work to improve the appearance of the area), these facilities will continue to be an important recreational asset for the visitor and recreation user.

The National Park Service is in the process of developing alternative proposals for the enhancement and improvement of the old Fort Funston area which is now part of the Golden Gate National Recreation Area. Proposed improvements include pathways, visitor center-exhibit areas, utilization of historic defense fortifications and conservation of the natural landform and native coastal plant communities. These proposals will enhance the existing character of the area rather than provide for the development of a high-capacity recreational area.

C. Housing

The Residence Element of the Master Plan sets forth a series of city-wide housing policies to encourage, for example, the preservation of the existing housing stock and for the expansion of the supply of low- and moderate-income housing opportunities.

Only a very small portion of San Francisco's extremely varied housing stock is located within the Coastal Zone. Also, most of the private land has been developed in this Zone, and there is little opportunity for a change in the present complexion of the housing stock. Because of these characteristics, a meaningful application of the Coastal Act's housing policy would be very difficult to achieve.

Under the rental assistance program of the U. S. Department of Housing and Urban Development, the Department of City Planning is currently encouraging small-scale, assisted housing on scattered sites in the Sunset

and Richmond districts and rental subsidies to assist in the economic integration of large-scale industrial developments.

The Playland site, which has been identified as a Housing Opportunity site, could provide a significant increase in coastal housing, and could include provision for low- and moderate-income housing.

D. Water and Marine Resources

The Environmental Protection Element of the Master Plan provides for the maintenance and improvement of the quality of the ocean, Bay and shoreline areas through application of a series of policy statements.

At present there is a small wastewater treatment plant within Golden Gate Park which provides recycled water for park irrigation, the Chain of Lakes and for other lakes within the Park. This facility will be abandoned after the proposed Southwest Water Pollution Control Plant becomes operational in 1985.

A proposal is under consideration for the use of recycled water from the new Southwest plant for the irrigation of landscaping along the Great Highway and for Golden Gate Park; however, additional treatment of this waste water may be necessary before it can be used in Golden Gate Park. Additionally, the proposed outfall line from the Southwest plant will extend seaward for approximately four miles to assure adequate diffusion of effluents.

E. Dredging, Filling and Shoreline Structures

The Ocean Beach area is currently under study by the Wastewater Management Program and the Coastal Commission relative to beach erosion along the coastline. Also, under the Wastewater Management Plan, modifications to the dune profile have been proposed to assist in the stabilization of the sand dunes.

The Wastewater Management Plan for the Great Highway and for the area in the vicinity of the Zoological Gardens propose that excavated materials from the sewer project be used to assist in the stabilization of the beach area and to enhance the Zoological Gardens with the establishment of a landscaped berm along the seaward side of the Zoo.

F. Commercial Fishing and Recreational Boating

There are no coastline recreational boating or commercial fishing facilities within the Coastal Zone. The principal coastal areas are under public ownership or jurisdiction. No coastal dependent development is proposed. The recreational boating facility at Lake Merced is managed by a concessionaire under contract with the Recreation and Park Department.

All plans for the Lake assume the continuance of this facility.

G. Environmentally Sensitive Habitat Areas

The Environmental Protection Element of the Master Plan contains several policies relative to the protection of plant and animal life in the City.

Area A: Lands End

The Lands End area encompasses several coastal plant communities. These communities, to varying degrees, will be affected by park development decisions of the National Park Service. However, these communities have been recognized by the Park Service and future development proposals will take them into consideration.

Area B: Ocean Beach

Within Golden Gate Park the man-made Chain of Lakes has become an area for various resident and migratory bird populations. Water for these lakes is provided from the small water reclamation plant in the Park. The Plan for Golden Gate Park which is currently under preparation by the Recreation and Park Department will evaluate the relationship of this habitat area with recreational uses of the Park. Because these lakes are man-made, it has become necessary for the Department to develop a balanced maintenance program for the lakes to assure that they continue to meet the recreational and habitat requirements of the user.

Area C: Lake Merced

Fort Funston is covered by an expanse of beach grasses and assorted ground covers which comprise an indigenous community of coastal flora. The National Park Service is aware of this fragile community and, in their proposals for the area, have suggested various development alternatives to assure the preservation of this native dune environment.

The development plan for Lake Merced by the Recreation and Park Department proposes to continue the use of this lake area as a recreational resource. The development plan does not propose any changes to the lake area which might affect its use by migratory or resident bird populations.

H. Agriculture

Other than the likelihood of backyard residential gardens, there are no agricultural areas within the Coastal Zone.

I. Hazard Areas

The Community Safety Element of the Master Plan establishes a series of policies to protect life and property from natural and man-made disasters. Also, the Building and Fire Codes of the City and County of San Francisco set forth requirements to minimize the effect of a fire or earthquake. The bluff and cliff areas within the Coastal Zone are under the jurisdiction of the National Park Service. There are no known proposals for grading in the cliff or bluff areas.

Potential tsunami run-up areas have been identified in the Community Safety Element. Assuming a 20-foot tsunami run-up at the Golden Gate (the maximum recorded run-up was 7.5 feet following the 1964 Alaskan earthquake), the inundation area would extend to the Great Highway, at its present elevation, and the adjacent residential and recreational areas would not be endangered.

J. Forestry and Soils Resources

There are no forestry and soils resources within the Coastal Zone.

K. Locating and Planning New Development

All land uses must meet the air quality standards of the Bay Area Air Pollution Control District. Also, the Environmental Protection Element of the Master Plan addresses the need to maintain air quality through several policy statements.

The San Francisco Municipal Railway presently provides access to the coastal area on several major transit lines. The master plan for the Zoological Gardens has proposed that the transit line now serving the area be extended into the Zoo's proposed entrance complex. Also, the Golden Gate Transit District has provided special bus service to the coastal area and the Zoo. The Transportation Element of the Master Plan establishes a series of objectives and policies relative to the encouragement of transit use throughout the City to reduce the use of the automobile. Also, the Board of Supervisors has adopted a "Transit First" policy relative to the utilization of certain designated City streets.

Area A: Lands End

The majority of land within the Lands End area is under the jurisdiction of the National Park Service or the Veterans Administration. While both of these agencies are proposing new developments, no final decisions have been reached at this time. An archaeological site has been located beneath the old Sutro Baths foundations. This site could possibly be disrupted by development proposals being considered for the property by the National Park Service.

The private land within the area is developed and there are no known proposals for new development in the area.

Area B: Ocean Beach

The principal amount of vacant land within the Ocean Beach area is the former Playland-at-the-Beach property. A development proposal has been submitted to the City Planning Commission. Draft guidelines have been prepared for this property by the Department of City Planning. They include provisions of the City Planning Code relating to height, bulk, residential density, lot coverage, and other related zoning matters. Also, they encompass policies which are contained in the Urban Design, Residence, Recreation and Open Space, and Environmental Protection Elements of the Master Plan. Additionally, specific urban design guidelines relative to siting of buildings, view protection, landscaping, parking and circulation, building form, and neighborhood and park compatability have been proposed.

The Recreation and Park Department has initiated the preparation of a plan for Golden Gate Park. A series of public meetings have been conducted by the planning staff from which an extensive listing of comments, concerns and observations about the future of the Park was received, and a statement of objectives and policies produced. The Park should be considered as a unit.

Under the Wastewater Management Plan, the Richmond-Sunset Water Pollution Control Plant will be phased out. The space now occupied by this plant in Golden Gate Park, along with the adjacent park area, will present a significant park design challenge for the future. Also, the relationship of this section of the Park with the Great Highway from Lincoln Way northerly to Sutro Heights Park, including pedestrian access across the Highway to the beach, represents a major design and planning problem for this section of the Coastal Zone.

The most important project proposed within the Ocean Beach area is the construction of the West Side Transport-Storage Sewer. Designs for this project from Fulton Street to the proposed Southwest Water Pollution Control Plant have been completed. Because this project will disrupt the surface area of the Great Highway, a new design plan has been developed for the reconstruction of the Highway. It will provide for the construction of a scenic roadway and for the improvement of the adjacent recreational and sand dune area. This design plan has been approved by the Board of Supervisors.

Area C: Lake Merced

A master plan has been prepared for the Zoological Gardens by the Recreation and Park Department. This plan proposes certain modifications or expansions to animal exhibits. The initial phase of this improvement program is now underway with the completion of the Wolf Woods exhibit and construction has been initiated on the hoofed stock and primate exhibits. The area occupied by the now-closed Fleishhacker Pool is proposed for Zoo-related expansion (67% of San Francisco's voters, at the general election in November 1977, defeated a policy proposal for the rehabilitation of the pool).

Adjacent to the northwest corner of the Zoological Gardens and within the Great Highway area lies the preferred site for the very large sewage pumping station proposed under the Wastewater Management Program. The proposed facility will be partially below grade, and it will be compatible with the objectives of the master plan for the Zoological Gardens.

South of and contiguous to the Zoological Gardens, a massive water pollution control plant is in the conceptual design stage. When finally completed, this plant will be the principal sewage treatment facility in San Francisco. Also, it will replace the need for the Richmond-Sunset Water Pollution Control Plant in Golden Gate Park. At this time, it is proposed that a portion of the waste water from this plant be used for landscaping irrigation needs along the Great Highway and Golden Gate Park. While storage facilities for this recycled water have not been finally determined, the use of Lake Merced or the development of improved water storage facilities in Golden Gate Park are being considered. In either case, water quality in these facilities would be maintained to protect flora and fauna which now utilize these existing water resources.

Several development alternatives have been proposed by the National Park Service for Fort Funston. At this time, these proposals are under review. Generally, each alternative provides for the protection and enhancement of the natural coastal landscape with varying degrees of public access. Fossil formations are located within Fort Funston. They have not been thoroughly identified, but they are not rare. A public education program and regulations have been proposed to minimize the impairment and removal of the fossils.

At Lake Merced a new fishing pier and parking area have been completed recently. General work in the future for this facility will include shoreline clean-up, additional benches and improved rest areas around the Lake. Also, more park-like landscaping is proposed for the future to enhance the amenities of the area. At the two public golf courses, there are long-range plans for the installation of a new irrigation system and the replacement and improvement of the existing clubhouse.

At this time there are no known development plans for the privately-owned property within the Lake Merced area. However, the Western Shoreline Plan of the Recreation and Open Space Element of the Master Plan indicates that if the private golf course use is discontinued, the property should be acquired for public recreation and open space purposes.

L. Visual Resources and Special Communities

The Great Highway, Skyline Boulevard and other principal highways within the Coastal Zone are designated scenic streets. Special general advertising sign controls apply to these streets to protect their scenic qualities.

Area A: Lands End

The Lands End area has the most important visual resource within the Coastal Zone. From Sutro Heights Park and other points around the headlands, sweeping views of the surrounding coastline and seascape are offered to the visitor. These salient view areas are within the Golden Gate National Recreation Area. The future development plans of the National Park Service are designed to enhance these visitor destination points which are presently in disrepair.

Area B: Ocean Beach

The redesign plan for the Great Highway has proposed that the sand dunes be reduced in elevation to provide an improved view of the seascape from the Highway and from the homes along the Lower Great Highway.

The extensive public parking which is now permitted within the Great Highway between Lincoln Way and Sutro Heights Park is not a visual asset to this section of the coastal area. In the future planning of this area,

coordination with the development proposal on the Playland site is needed. Also, the Plan for Golden Gate Park will address the Great Highway problem and its visual and physical impact. The eventual removal of the Richmond-Sunset Water Pollution Control Plant will provide a significant opportunity to visually improve the most westerly section of the Park.

Area C: Lake Merced

The visual resources of the old Fort Funston area, while under the jurisdiction of the National Park Service, include the natural dune-like topography of the area and the old defense fortifications. Development alternatives for the area propose to reintroduce more native coastal plants, provide a visitor center or exhibits for increased appreciation of the natural environment and the military history of the Fort, improvement of selected fortifications now in disrepair, and removal of all structures without historic significance.

Lake Merced is an important visual resource for those visitors to the Lake area and the adjacent recreational areas. Future development proposals for this area as outlined previously will improve visitor use and enjoyment of the area.

The San Francisco Zoological Gardens is a significant and unique special community within the Coastal Zone. As noted elsewhere, the master plan program undertaken previously by the Recreation and Park Department is designed to enhance the area through the establishment of new landscaping, larger and more natural animal exhibits and the removal of non-Zoo features which detract visually from the park-like setting of the Zoo.

M. Public Works

The Wastewater Management Plan's proposals for the construction of new sewer facilities in the Ocean Beach and Lake Merced areas represent the only major public works undertaking within the Coastal Zone.

Other public works projects in the Coastal Zone area will occur at the Zoological Gardens as future projects are undertaken to implement the master plan, within Golden Gate Park and, to varying degrees, within the Golden Gate National Recreation Area. However, these improvements will be for existing recreational facilities.

N. Industrial and Energy Facilities

There are no industrial or energy facilities existing or proposed to be constructed within the Coastal Zone.

Part 3: Policy Group Checklist

The Policy Group Checklist, based on the policy group evaluations, is an abbreviated summary form, recommended by the "Local Coastal Program Manual" to indicate whether local policies, plans and zoning are adequate and consistent. The following checklist legend is suggested by the "Manual".

Checklist Legend: Relationship of Coastal Act Policies to local jurisdiction

+ = consistency

o = inadequate information to determine status

- = inconsistency or conflict

x = other (as noted)

Policy Groups	Not Appl.	Exist. Cond.	Local Pol.	Local Land Use	Local Zoning	Other Actions	Remarks
A. Shoreline Access							
30210 Maximum access to recreational opportunities		+	+	+	+	x	) Golden Gate National Recreation Area (GGNRA)
30211 Development not to interfere with right of access to sea		+	+	+	+	x	)
30212 Dedicated accessway for new development	x						
B. Recreation and Visitor-Serving Facilities							
30212.5 Distribute public facilities throughout area		+	+	+	+	x	) GGNRA
30213 Lower user-cost facilities		+	+	+	o	x	)
30220-30221 Protect oceanfront land for recreation use		+	+	+	+	x	)
30222 Priority to commercial recreation facilities		-	-	-	-	x	)
30223 Reserve upland support areas	x						
30250(c) Provide visitor facilities at selected points		+	+	+	+	x	GGNRA
C. Housing							
30213 Protect low and moderate income housing; new housing to conform to housing element		+	+	+	+		
D. Water and Marine Resources							
30230 Maintain and restore marine resources		+	+	+	+	x	GGNRA
30231 Protect coastal waters		+	+	+	+	x	GGNRA
30236 Limit stream alteration	x						
E. Dredging, Filling and Shoreline Structures							
30233 Limit diking, filling or dredging; control spoils disposal; maintain or enhance wetland or estuary		+	+	+	+	x	GGNRA
30235 Limit shoreline structures		+	+	+	+	x	GGNRA

Policy Groups	Not Appl.	Exist. Cond.	Local Pol.	Local Land Use	Local Zoning	Other Actions	Remarks
F. Commercial Fishing and Recreational Boating							
30224 Provide new facilities to increase recreational boating		+	+	+	+		Lake Merced
30234 Protect commercial fishing facilities	x						
30255 Priority to coastal dependent developments	x						
G. Environmentally Sensitive Habitat Areas							
30240 Protect sensitive habitat areas; prevent adverse impacts from new development		+	+	+	+	x	GGNRA
H. Agriculture							
30241 Maintain prime agricultural land; minimize conflicts with urban uses	x						
30242 Limit conversion of agricultural land	x						
I. Hazard Areas							
30253(1) Minimize risks in geologic, flood and fire hazard areas		+	+	+	+	x	GGNRA
30253(2) Assure stability and not require bluff alteration in bluff and cliff areas						x	GGNRA control
J. Forestry and Soils Resources							
30243 Protect productivity of timberlands	x						
K. Locating and Planning New Developments							
30244 Mitigation measures for development affecting archeological or paleontological resources		+	+	o	o	x	GGNRA
30250(a) Locate development in or near existing developed areas		+	+	+	+		
30252 Maintain access to coast with transit service		+	+	+	o	x	GGNRA participation
30253(3) Maintain air quality standards		+	+	+	o		
30253(4) Minimize energy consumption and vehicle miles traveled		+	+	+	o		

Policy Groups	Not Appl.	Exist. Cond.	Local Pol.	Local Land Use	Local Zoning	Other Actions	Remarks
L. Visual Resources and Special Communities							
30251 Protect coastal scenic and visual qualities		+	+	+	+	x	GGNRA
30253(5) Protect special coastal communities and neighborhoods		+	+	+	+	x	GGNRA
M. Public Works							
30254 Limit public works facilities to accommodate needs generated by permitted uses		+	+	+	+	x	GGNRA
N. Industrial and Energy Facilities							
30232 Protection against spillage	x						
30250(b) Locate hazardous industrial development away from existing developed areas	x						
30255 Priority to coastal dependent developments	x						
30260 Expansion within existing sites	x						
30261 Tanker facilities	x						
30262 Oil and gas development	x						
30263 Petrochemical facilities	x						
30264 Electric generating plants	x						

Part 4: Summary of Key Issues

Within the relatively narrow coastal zone in San Francisco, a number of key issues have emerged which should be addressed by the Local Coastal Program. The fact that some of these areas are either publicly-controlled land (primarily Federal and local) or subject to policies, regulations or legislation of local, regional, state or federal agencies or governments points out the multi-jurisdictional nature of planning for the coastal area in San Francisco. Seemingly, such is the challenge of our time.

Issue #1: Golden Gate Park/Great Highway

The most westerly section of Golden Gate Park and the Great Highway from Lincoln Way to Sutro Heights presents a significant visual and recreational challenge within an intensely used portion of the coastal zone. Parking within the Great Highway and through traffic along the roadway are factors which visually and physically impede pedestrian access to the beach area. The design concept which has been developed for the Great Highway south of Lincoln Way and which is the subject of a permit application now before the Coastal Commission should be extended northerly to provide a scenic roadway for the entire coastal area within San Francisco. Also, with the proposed removal of the Richmond-Sunset Water Pollution Control Plant from Golden Gate Park, a unique design opportunity is presented for the revitalization of the most-westerly section of the Park.

The questions to be answered are:

A. How can the recreational use and visual quality of Golden Gate Park be maximized? What opportunities are afforded by the proposed removal of the Richmond-Sunset Water Pollution Control Plant?

B. How can recreational use, visual appearance, and coastal access use of the Great Highway north of Golden Gate Park be enhanced? How can the Highway be integrated with the remainder of the redesigned highway to the south?

Issue #2: The Zoo

There are three areas of concern at the Zoo. First, the proposed pump station will have an effect on the proposed new entrance to the Zoo. The relationship of these two features needs to be evaluated. Secondly, the Zoo Master Plan calls for some changes in land use within the present boundaries of the Zoo, such as at the present site of Fleishhacker Pool.

The Master Plan needs to be reviewed in terms of Coastal Act policies. Thirdly, the Zoo Master Plan proposes expansion southward into the area also proposed for the location of the Southwest Treatment Plant. The relationship of these two uses needs to be analyzed.

The following general issues are raised at the Zoo:

A. How can recreational opportunities in the Zoo area be enhanced?

B. How can conflicts between recreational use and wastewater treatment facilities be minimized?

Issue #3: Lake Merced

The area surrounding Lake Merced is generally available for public recreational purposes, but there are a few areas which are devoted to other uses. The following issue is raised: Under the Coastal Act, how suitable are the land uses surrounding Lake Merced?

Issue #4: Richmond/Sunset Residential Neighborhoods

The Richmond and Sunset residential neighborhoods within the Coastal Zone, along with the remainder of the City, have recently been rezoned. The new zoning was drafted with the intent of preserving existing neighborhood character. This purpose is consistent with the Coastal Act. However, the zoning has not been specifically reviewed for its relationship to the policies of the Coastal Act relating to low- and moderate-income housing, visual quality and other matters. Therefore the following issue is raised: Does the new zoning ordinance and existing housing policies of the Master Plan adequately reflect Coastal Act policies?

Issue #5: Playland Site

The Playland site has been the subject of much public interest for some time. For five years, since the amusement park on that site was torn down amid controversy, it has been vacant. Some community sentiment has consistently urged that all or part of Playland be open space. It was recently rezoned in a citywide rezoning to residential and commercial. The Planning Commission unanimously declined a later request for a lower density classification of the site. The Department of City Planning has drafted guidelines for review of any development on the Playland site. These guidelines have incorporated existing policies of the Master Plan and provisions of the Planning Code, but need to be reviewed for consistency with Coastal Act objectives.

The following issue is raised: How can any development proposed for this site fulfill Coastal Act goals, specifically those dealing with provision of low- and moderate-income housing, visitor-serving facilities, on-site recreational facilities, adequate parking, and the policy of the Act encouraging compatibility of new development with the character of surrounding areas?

Issue #6: Planning for Federal Lands

The National Park Service is currently engaged in planning for the Golden Gate National Recreation Area, including Fort Funston, the Cliff House, the Sutro Baths site, and the San Francisco headlands, among other areas. There is a Memorandum of Understanding between the City and the GGNRA which provides for the coordination of planning efforts. The Veterans Administration is also considering possible expansion of parking and facilities at the Veterans Hospital. These federal planning efforts raise the following issue: How do federal land planning efforts relate to Coastal Act policies?

SAN FRANCISCO

LOCAL COASTAL PROGRAM

PUBLIC LANDS

Issue No. 1A: Golden Gate Park
Issue No. 2: The Zoo
Issue No. 3: Lake Merced
Issue No. 6: Federal Lands

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TABLE OF CONTENTS

I. INTRODUCTION

Under provisions of the California Coastal Act of 1976, each local government with land lying in whole or in part within the coastal zone must prepare and submit a local coastal program for that portion of the zone which is within its jurisdiction. There are four major steps in the process of developing the local coastal program:

1. Identification of issues
2. Preparing the land use plan
3. Review and approval of the land use plan by the Coastal Commission
4. Zoning regulations to carry out the plan

The first step, the preparation of the issue identification report, has now been completed. The present report addresses the requirements of the second step as they are applied to publicly-owned properties within San Francisco's coastal zone area.

Because of the density and proximity of adjacent urban development to the publicly-owned areas considered in this report, the evaluation of these areas under the Coastal Act must be approached in a manner which is different from most other areas of the coastal zone. The principal concern for these publicly-owned properties within this urban framework must therefore be for their preservation and protection as recreation or open space resources. To provide for the accomplishment of this objective, the public planning process must be directed to the policy level rather than to the spacial allocation of land uses or the development of a traditional land use plan.

The material presented in this report evaluated public land use policy as it relates to the preservation, protection and development of publicly-owned properties within the coastal zone and the relationship of these policies to the policies of the Coastal Act. To facilitate this evaluation, the following review and inventory of the publicly-owned properties encompassing Golden Gate Park, Lake Merced, Zoological Gardens and Federal lands is presented for these four issue areas.

A. Issue No. 1: Golden Gate Park

In response to a growing public demand for a large public park in the 1860's, the Board of Supervisors for the City and County of San Francisco invited Frederick Law Olmsted to advise on the location and design of a large public park for the City. Although Olmsted's specific recommendations were not followed, his philosophy influenced William Hammond Hall (the first superintendent of Golden Gate Park) in establishing the design of the Park. The basic development pattern which exists today

is essentially as it was established by Mr. Hall.

Golden Gate Park is comprised of 1,017 acres. Of this amount, approximately one-fifth, or about 200 acres, is located within the coastal zone. This area in the most westerly section of the Park provides for a variety of recreational opportunities. There is a pitch and putt golf course, an archery field, an equitation field, horse rental stables, a portion of the buffalo paddock and several recreation fields which are used for soccer and similar activities. It also includes two inoperative windmills (the North Mill is currently being rehabilitated), the Beach Chalet which is located along the Great Highway and is currently a drinking establishment (the murals within this building are being evaluated to provide for their preservation), and the Richmond-Sunset Water Pollution Control Plant. With the development of the proposed Southwest Water Pollution Control Plant south of the Zoological Gardens, the facility now located in the Park is proposed to be removed. Two small lakes (North Lake and Middle Lake) are also located within the Park's coastal zone area. These two lakes along with South Lake which is not within the coastal zone comprise the Chain of Lakes. Although these lakes are not "natural", they function in a naturalistic manner.

Based on 1976 water consumption figures, the average annual water usage in the Park totals approximately 826,460,000 gallons. This water is provided from the domestic supply system, from the water reclamation plant that is located within the Park and from four wells (ground) water). Two of these wells are located within the Park's coastal zone area. They provide approximately 276 million gallons annually. This is equal to about 30% of the Park's total annual requirement.

Because the Park is an open space resource, possible future development is relatively limited. The area now occupied by the Richmond-Sunset Water Pollution Control Plant is the only significant area within the Park's coastal zone which will be subject to future development proposals. The future use of this area is dependent upon Wastewater Management plans. Also, since the land is under the jurisdiction of the Recreation and Park Commission, that body will determine what specific open space uses will be allowed in conformance with the objectives of the Golden Gate Park Plan.

One of the most important issues facing the Park is the preservation and enhancement of the windbreak system along the Great Highway. A study of trees and shrubs in the Park has been undertaken by the California Department of Forestry. Based on the findings of this study, a forest management plan is currently being developed for the windbreak and other critical areas of the Park.

B. Issue No. 2: The Zoo

The Zoological Gardens Area considered under this Issue is bounded on the north by Sloat Boulevard, on the east and southeast by Skyline Boulevard and on the west and southwest by the Great Highway (see attached map). The area encompassed within this boundary comprises approximately 130 acres.

The principal use in this area is the San Francisco Zoological Gardens. Other uses include the Recreation Center for the Handicapped, the now-closed Fleishhacker Pool, Fleishhacker Playfield (located within the Zoo's boundary), U. S. government housing, and the National Guard Armory.

The San Francisco Zoological Gardens was founded in the late 1920's. Many of the present buildings were constructed in the mid-1930's under the Works Progress Administration. At present, there are 950 animals at the Zoo representing 285 species. The average annual attendance at the Zoo is 600,000 persons.

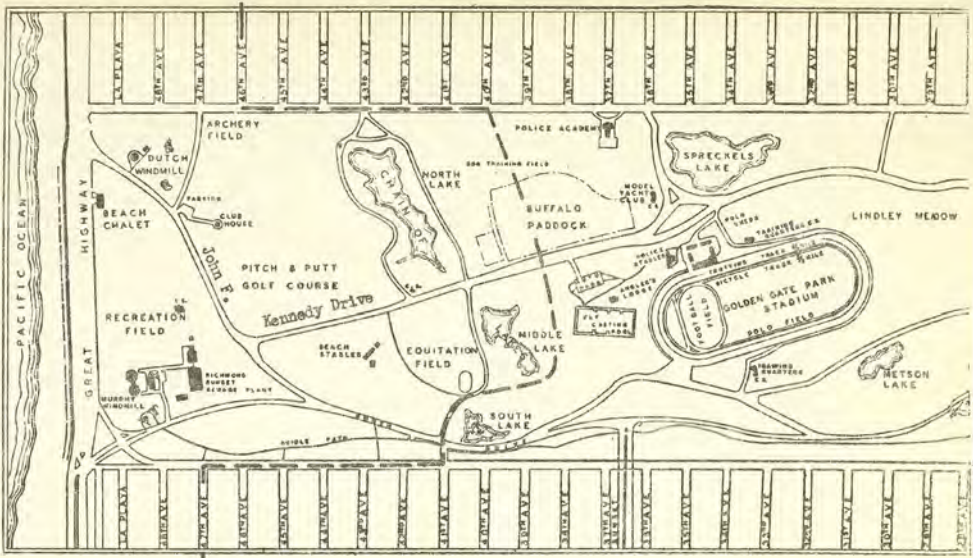
The Zoo currently occupies approximately 63 acres. Of this amount, only 22 acres are allocated to actual animal exhibits. The balance is in landscaping, various public uses and administrative and service areas. Three expansion areas, totaling 55.7 acres, are identified in "A Plan for the San Francisco Zoo" (adopted by the Recreation and Park Commission by Resolution No. 10534):

1. Expansion Area I (4.23 acres) - a meadow and picnic area located westerly of the primate exhibits (a North American hoofed stock exhibit is under construction in this area).

2. Expansion Area II (10.56 acres) - the site of the now-closed Fleishhacker Pool and bathhouse.

3. Expansion Area III (40.86 acres) - an extensive vacant area located south of the Zoo except for an area occupied by the National Guard Armory and U. S. Army housing.

Permit Boundary Line
California Coastal Act of 1976

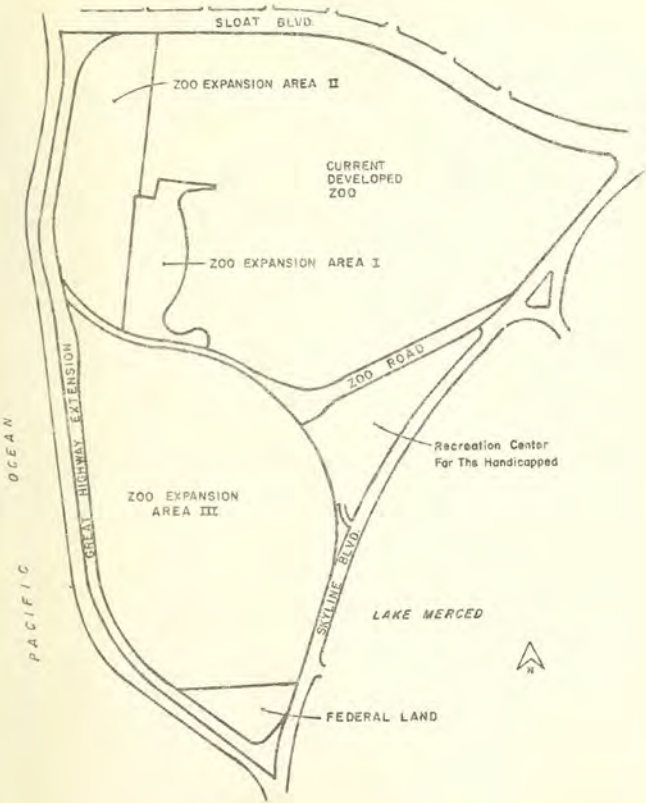


Permit Boundary Line
California Coastal Act of 1976

GOLDEN GATE PARK

One of the principal land use recommendations in the adopted Plan provides for the enlargement of existing exhibits and for the design of new exhibits to incorporate the maximum land area appropriate for the animal type being exhibited. One reason for this recommendation is to provide exhibits which are more visually pleasing for the Zoo visitor. Based on the adopted Plan, the three expansion areas cited above will provide a meadow for North American hoofed stock (Area I), and a new exhibit area for cats, and a new entrance and parking facility for approximately 850 cages to better serve the Zoo visitor (Area II). The southerly Expansion Area III is an ideal location for a controlled wild life park. Zoo visitors would be driven through plains exhibits that feature animals and birds from various areas of the world.

The site of Expansion Area III is the proposed location of the Southwest Water Pollution Control Plant. Under Resolution No. 9204, the Recreation and Park Commission approved in principle the location of the proposed treatment plant within the area allocated for Zoo expansion under the Plan. The resolution set forth nine requirements for the use of the site by the Department of Public Works. Subsequently, the Board of Supervisors, under Resolution No. 334-75, adopted the site for the location of the treatment plant on the condition that it be constructed below ground level to the largest extent possible and that it be designed in conjunction with the plans for the improvement and expansion of the Zoo. Because the proposed treatment plant site is under the jurisdiction of the Recreation and Park Commission, the electorate on November 4, 1975 empowered the Commission to permit the construction of the proposed plant on Zoo expansion property. In the ballot explanation for this Charter amendment, it stated that at least two-thirds of the treatment buildings would be below the ground to permit new Zoo uses on the top of the treatment buildings. The proposted wastewater treatment plant will have a daily estimated capacity of approximately 400 million gallons. It will provide treatment of the sanitary flow from the western half of the City and the wet weather flow from the entire City. In conjunction with this plant, a major pumping station with a daily pumping capacity of about 80 million gallons is proposed for construction within the right-of-way of the Great Highway along the westerly edge of the Zoo near the intersection of the Great Highway and Sloat Boulevard. The design of this station is being coordinated with proposed entrance and parking complex for the Zoo. The station will be integrated with the proposed wind berm along the westerly edge of the Zoo.



san francisco zoo

The Recreation Center for the Handicapped is situated on a five-acre (approximate) triangular site bounded by Zoo Road, the old Great Highway extension and Skyline Boulevard. The property is owned by the City and County of San Francisco and it is under the jurisdiction of the Public Utilities Commission. In February 1971, the Commission leased the property to the Recreation Center for the Handicapped, a private non-profit corporation. The Recreation and Park Department budget contains support funds for the Center.

The Center provides recreation and rehabilitation services for the handicapped of all income levels. Facilities include an arts and crafts room, a swimming pool, a gymnasium and other recreational areas. The Center has prepared a sketch plan for the future expansion of its facilities into adjacent areas, which was referenced in the Coastal Commission permit for the Westside Transport for the Wastewater Management Program. Because the expansion envisioned using additional land which is under the jurisdictions of the Recreation and Park Commission and the Department of Public Works, negotiations are currently underway regarding the plan, but no final decisions have been made. At present, no action has been taken by an agency of the City on the proposed plan, however.

The National Guard Armory and the Federal government housing area (8 units) occupy about 13 acres in the northeast corner of Zoo Expansion Area III. These two facilities will be relocated by the City as part of the water pollution control project.

C. Issue No. 3: Lake Merced

In the middle years of the 1870's, Lake Merced, as it is now known, was converted from a natural body of fresh water into a reservoir by the Spring Valley Water Company, a private concern. Following this conversion, the Lake was then tied into the Company's other water supply facilities for the City. To protect the quality of the Lake's waters, canals were constructed around the Lake to prevent runoff from adjacent pasture lands from entering the Lake. In 1930, the water supply facilities of the Company were sold to the City and County of San Francisco.

At present, the San Francisco Public Utilities Commission, through its Water Department, maintains the Lake as a standby reservoir for emergency use. In 1950, the Commission conferred

upon the Recreation and Park Commission the right to use the Lake and adjacent lands for park and recreation purposes. The document which conveyed this property (Public Utilities Commission Resolution No. 10,435) stipulated, in part, that the Lake shall not be used for swimming, that no gasoline-driven motorboats shall be permitted to operate regularly on the Lake, and that "...nothing shall be done that would tend to make the waters of the Lake unfit for human consumption."

The Lake Merced area considered under this Issue is bounded on the north and east by Lake Merced Boulevard, on the south by John Muir Drive and on the west by Skyline Boulevard (see attached map). The area encompassed within this boundary comprises approximately 700 acres.

In about 1895, the upper and lower portions of the Lake were separated by the construction of a causeway. Today, these two separate bodies of water are known as North Lake and South Lake. Recreationally, the North Lake is used for small boat fishing, and shore and pier fishing. Small boat sailing is confined to the South Lake. For about eight to nine months of the year, shore fishing is an intensive activity around the most southerly portion of this Lake.

On the causeway near Skyline Boulevard, the Recreation and Park Commission has granted a lease to a concessionaire to operate a sports center in support of various activities which occur around the Lake area. There are fishing and sailing boat rental facilities, small boat berthing facilities and food service, as well as a large meeting room for community use. In the summer, the Recreation and Park Department operates a major fishing program for youth, and cooperates in a program for fishing with the Police Officers Fishing Program.

North and South Lakes are separated by a wedge of land which provides a picturesque setting for Harding Park which was first opened to the public in 1925. The Park was named after President Harding in 1923. It is one of the finest municipally-owned championship golf courses in the nation. Also situated within this area is the smaller eight-hole Flemming Golf Course. A club house, situated in the northwesterly portion of the Park, provides a variety of golf services, including a restaurant, to users of the area.

Around the perimeter of the Lake, there are a variety of recreational facilities. Bicycle, bridle, walking and jogging paths and trails circle the Lake. Also, at various

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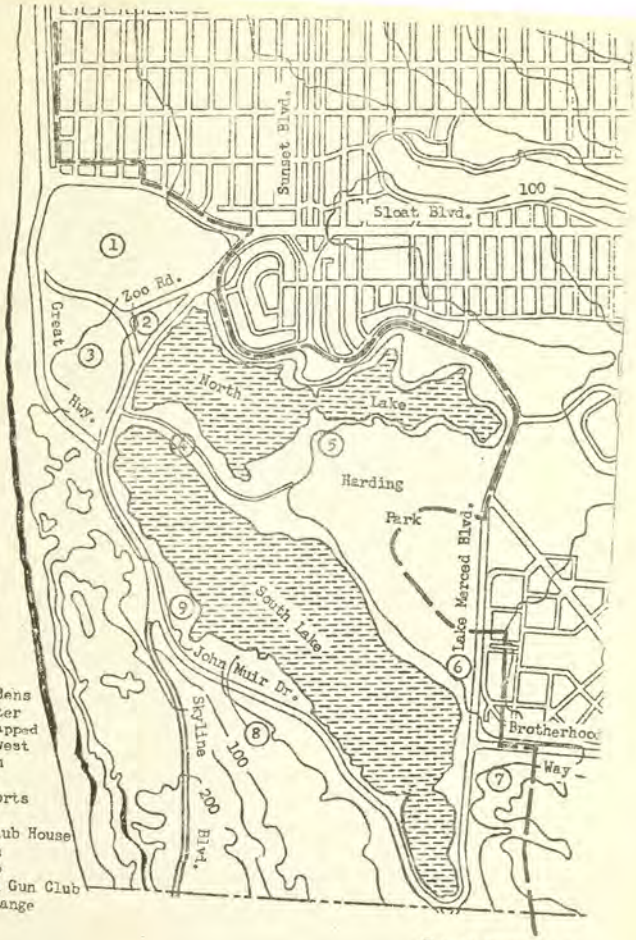

1. Zoological Gardens
2. Recreation Center for the Handicapped
3. Proposed Southwest Water Pollution Control Plant
4. Lake Merced Sports Center
5. Harding Park Club House
6. Pumping Station
7. Girl Scout Camp
8. Pacific Rod and Gun Club
9. Police Pistol Range

Permit Boundary Line
California Coastal
Act of 1976

ZOOLOGICAL GARDENS AND LAKE MERCED AREAS

locations around the Lake, sitting and picnic facilities provide for the added enjoyment of the Lake area.

The Pacific Rod and Gun Club, under a rental agreement with the City, has been located along the southerly shore of South Lake for about 45 years. This Club provides the only recreational skeet and indoor rifle shooting facility in the City. Although the Club is privately operated, it maintains an open membership policy and non-members can use the Club's facilities on a set fee basis.

The San Francisco Bay Council, Girls Scouts of the U.S.A., maintain "Camp Ida Smith" which is located along the easterly side of Lake Merced Boulevard and south of Brotherhood Way. The land on which the camp is located is under the jurisdiction of the Water Department. The Girl Scouts are permitted to use the property under a lease agreement with the City. The area of the camp is about 5.6 acres. Various Girl Scout troops from the Bay Area use the camp on a daily basis during the summer months and on weekends during the school year. Rest room and craft facilities are located in two buildings on the property. There are five outdoor sleeping units. The facilities are available, for a rental fee, to non-scout groups.

In the Lake Merced area, there are two publicly-operated non-recreational facilities. On the southerly side of South Lake, near the intersection of Skyline Boulevard and John Muir Drive, the San Francisco Police Department maintains an indoor police pistol range for its forces. This facility, under the Community Facilities Element of the Comprehensive Plan (Objective 1, Policy 5), is designated as a non-conforming use and the relocation of the range is recommended as it becomes obsolete and replacement is required. At present, because of the severe fiscal limitations facing the City, there is no active proposal to relocate this activity.

The other non-recreational facility is the Water Department's pumping station located along the northerly side of South Lake near the intersection of Lake Merced Boulevard and Brotherhood Way. The present pump station, constructed in the early 1950's, supplies water to Sunset and Sutro Reservoirs from the Hetch Hetchy System's water transmission lines. In an emergency, the station could pump Lake Merced water, after on-site treatment, to these reservoirs.

Lake Merced, the only large fresh water lake in the Bay Area's urbanized coastal zone, functions as an important

open space and recreational resource. For the past few years, considerable work has been done around the Lake to rehabilitate and improve facilities designed to enhance this resource value. Therefore, future recreational development proposals which are under consideration at this time are confined to the enhancement of existing amenities such as, but not limited to, the path and trail system, sitting and picnic areas and fishing facilities. For the two golf courses, the principal activity will be for the continuation of the improvement program for the irrigation system. At this time, there are no major non-recreational development proposals for the Lake Merced area. The relocation of the police pistol range and the redevelopment of the site for recreational purposes is a desirable objective, but the City's funding limitations necessitate the long-term deferment of this objective.

D. Issue No. 6: Federal Lands

On October 27, 1972, the Golden Gate National Recreational Area (GGNRA) was established by an Act of Congress. The GGNRA represented a bold concept in preserving land in San Francisco and Marin Counties, California, for public use and enjoyment, the management of which was to reside with the Secretary of the Interior. The GGNRA covers approximately 38,441 acres (including tidelands), of which about 2,253 acres (3,950 acres, including tidelands) are within San Francisco.

The area of the GGNRA within San Francisco includes land which is within the coastal zone, but also extends to other property outside the coastal zone. Generally, the following property is within the boundary of the GGNRA:

Alcatraz
Aquatic Park
Fort Mason
Marina Green
Crissy Field
Fort Point
San Francisco Headlands)
Cliff House) within the
Ocean Beach (including Fort Funston)) Coastal Zone

The U. S. Department of the Interior, National Park Service, undertook a series of public participation meetings in an attempt to solicit recommendations for the use of the GGNRA. In May 1977, the Park Service provided a document entitled Assessment

of Alternatives for the General Management Plan: Golden Gate National Recreation Area and Point Reyes National Seashore. This document described in some detail the federal public property on a site-by-site basis, and essentially outlined four alternatives for each site:

1. Minimum Visible Change
2. Maximum Natural Appearance
3. Education/History
4. Recreation

The Department of City Planning prepared, and the City Planning Commission endorsed, a memorandum entitled "Staff Response to GGNRA Alternatives", dated June 16, 1977, the essence of which was incorporated into Preliminary Working Drafts on GGNRA park sites. In June 1979, the National Park Service produced the General Management Plan: Environmental Analysis, which articulated Management objectives, introduced Land Management Zoning for the recreation area, and assessed environmental impacts.

GGNRA lands within the Coastal Zone are primarily those which had been under the jurisdiction of the Recreation and Park Commission and which were transferred to the National Park Service pursuant to Public Law 92-589. These include Fort Funston, Ocean Beach, Sutro Heights and Lands End.

The GGNRA land within the Coastal Zone may be described as follows:

San Francisco Headlands. At the north of the Coastal Zone, Lands End and Point Lobos can be described as an "urban wilderness". There is a parking area at the end of 48th Avenue which is popular for tourists because of the spectacular views of the Golden Gate. Lands End is an isolated area. Merrie Way and Memorial parking lots are often filled with cars. Although some visitors stay close to their cars, others use the Lands End trails extensively. Because the cliffs are eroded and unstable, many of the trails are hazardous. Overlooking the ocean near Point Lobos, the Octagonal House, or Marine Exchange Lookout, was built in 1926 as an aid to commerce and protection of life at sea.

Cliff House. On a site offering memorable views of the Golden Gate, the sea lions on offshore rocks, rugged Marin scenery and Ocean Beach to the south, the third Cliff house provides a popular recreational facility,

which includes three restaurants, a snack shop, the National Park Service Visitor Center and various gift and souvenir shops. The first two Cliff Houses were built in 1863 and 1894 respectively and represent a long tradition of public use of the site. The current Cliff House, built in 1909, has been extensively remodeled and the National Park Service is proposing to restore it to its original appearance.

Sutro Heights Park, the former home of one of San Francisco's best known mayors, functions as a neighborhood park, frequented primarily by local residents. It is a pleasant combination of trees, shrubs, lawn and flowers, crossed by formal pathways and accented by occasional pieces of statuary, a gazebo and several other relics of Sutro's time. Its high elevation (200 feet above the Ocean) affords spectacular views. Its southern slope is under private ownership, and may be acquired by the National Park Service.

Sutro Baths, now in ruins, was originally built in 1890 as a complex of more than six salt and fresh water swimming pools, a restaurant, conservatories, galleries and a museum in the hollow below the Cliff House to the north. Now the ruins are mainly water-inundated foundation walls, and are badly in need of repar and stabilization for safety reasons.

Most of the site known as Sutro Baths is under private ownership. Although it is landlocked by the GGNRA, an easement does provide access. At one point, when it was assumed that the site would be acquired by the GGNRA, the National Park Service envisioned the site as a water-oriented park. Since it remains as private land (zoned C-2), the City Planning Commission has taken an interest in it and is considering a Special Use District designation for it which would permit visitor-oriented facilities of a moderate activity level.

Ocean Beach (including Fort Funston). The narrow linear ocean frontage of Ocean Beach stretches from south of the Cliff House to Fort Funston near the San Francisco city limits. The Great Highway defines the eastern boundary. The northern part of the beach (north of Lincoln Way) is defined by a seawall and the Esplanade and has a higher visitor usage. The southerly part of the beach has experienced some erosion problems and is characterized by shifting dunes. At Fort Funston, the windswept uplands have been leveled to provide for Nike missile installations in World War I, and is now used by day-campers, hikers and hanggliders.

II. EXISTING LOCAL POLICIES

The following section is a summary listing of various adopted policies which relate, in whole or in part, to Golden Gate Park, Lake Merced, Zoological Gardens and the Federal lands.

A. Recreation and Open Space Element of the Comprehensive Plan

This Element was adopted by the City Planning Commission on May 24, 1973. The OBJECTIVES of this Element are as follows:

THE BAY REGION

1. Preserve large areas of open space sufficient to meet long-range needs of the Bay region.

THE SAN FRANCISCO SHORELINE

2. Maintain an unbroken stretch of public open space from Fort Funston through Aquatic Park. Retain the natural character of open space from Fort Funston to the eastern edge of the Presidio. Develop open spaces and recreation facilities which complement the urban character of the Northern Waterfront and Bay shoreline.

CITYWIDE SYSTEM

3. Develop a diversified and balanced system of city-wide recreation and open space.

NEIGHBORHOODS

4. Provide opportunities for recreation and the enjoyment of open space in every San Francisco neighborhood.

B. Transportation Element of the Comprehensive Plan

This Element was adopted by the City Planning Commission on April 27, 1972 and amended on January 20, 1977. The OBJECTIVES of this Element are as follows:

GENERAL OBJECTIVES AND POLICIES

1. Meet the needs of all residents and visitors for safe, convenient and inexpensive travel within San Francisco and between the City and other parts of the region.

2. Use the transportation system as a means for guiding development and improving the environment.

MASS TRANSIT PLAN

3. Give first priority to improving transit service throughout the City, providing a convenient and efficient system as a feasible alternative to automobile use.

4. Develop transit as the primary mode of travel to and from downtown and all major activity centers.

THOROUGHFARES PLAN

5. Establish a thoroughfares system in which the function and design of each street are consistent with the character and use of adjacent land.

6. Provide for convenient and safe movement among districts in the City during normal travel periods.

7. Provide safe and pleasant space for pedestrians.

8. Allow for the safe use of the bicycle as a means of transportation and recreation.

DOWNTOWN TRANSPORTATION PLAN

9. Maintain the type and level of transportation facilities and services appropriate to enhance the economic vitality of the downtown business and shopping district.

10. Provide convenient and high-capacity loading points for transit travelers.

11. Improve facilities for freight deliveries and business services.

CITYWIDE PARKING PLAN

12. Ensure that the provision of new or enlarged parking facilities does not adversely affect the livability and desirability of the City and its various neighborhoods.

13. Contain and lessen the traffic and parking impact of institutions on surrounding residential areas.

14. Relate the amount of parking in residential areas to the capacity of the City's street system and land use patterns.

15. Meet short-term parking needs in neighborhood shopping districts consistent with preservation of a desirable environment for pedestrians and residents.

C. Environmental Protection Element of the Comprehensive Plan

This Element was adopted by the City Planning Commission on May 24, 1973. The OBJECTIVES of this Element are as follows:

GENERAL

1. Achieve a proper balance among the conservation, utilitzation, and development of San Francisco's natural resources.

2. Implement broad and effective management of natural resources.

BAY, OCEAN AND SHORELINES

3. Maintain and improve the quality of the Bay, Ocean and shoreline areas.

AIR

4. Assure that the ambient air of San Francisco and the Bay region is clean, provides maximum visibility and meets air quality standards.

FRESH WATER

5. Assure a permanent and adequate supply of fresh water to meet the present and future needs of San Francisco.

6. Conserve and protect the fresh water resource.

LAND

7. Assure that the land resources in San Francisco

are used in ways that both respect and preserve the natural values of the land and serve the best interests of all the City's citizens.

FLORA AND FAUNA

8. Ensure the protection of plant and animal life in the City.

D. Plan for Golden Gate Park - Objectives and Policies

This statement of objectives and policies was adopted by the Recreation and Park Commission on May 24, 1979. The OBJECTIVES of this statement are as follows:

1. Acknowledge Golden Gate Park's contribution to the diversity of cultural and recreational activities available to residents of San Francisco and the Bay region; recognize the Park's importance as an American cultural resource.

2. Provide for the protection and renewal of the Park landscape.

3. Preserve the open space of Golden Gate Park.

4. Minimize vehicular traffic.

5. Foster appropriate use of Park recreation resources.

E. A Plan for the San Francisco Zoo - Objectives and Policies

This statement of objectives and policies was adopted by the Recreation and Park Commission on February 19, 1974. The OBJECTIVES of this statement are as follows:

1. Enhancement of visitor interest.

2. Excellence through specialization.

3. Achieve optimum standards in animal care and welfare.

4. Research opportunities.

5. Meeting the needs of the future.

F. General Management Plan: Environmental Analysis

Although this is not a local document, as are the previous elements and plans, it does represent the Management objectives for the Golden Gate National Recreation Area (GGNRA). This document was adopted by the Citizens Advisory Committee of the GGNRA on December 8, 1979. These objectives are an expansion of the original charge from the Act which established the GGNRA in which "...the Secretary of the Interior...shall utilize the resources in a manner which will provide for recreation and educational opportunities consistent with sound principles of land use planning and management. In carrying out the provisions of the Act, the Secretary shall preserve the recreation area, as far as possible, in its natural setting, and protect it from development and uses which would destroy the scenic beauty and natural character of the area."

MANAGEMENT OBJECTIVES: GOLDEN GATE NATIONAL RECREATION AREA

Achievement of the following key management objectives will ensure that the purpose for which the parks were established is fulfilled.

1. Preservation and Restoration of Natural Resources

To maintain the primitive and pastoral character of the parklands in northern Marin County by providing only minimum, dispersed development. Necessary concentrated developments will be confined to the southern Marin County and San Francisco portions of the recreation area.

To locate development in areas previously disturbed by human activity whenever possible.

To maintain grazing in certain suitable areas and at appropriate levels for the purpose of helping to control fire fuels and as an educational and aesthetic element for visitor enjoyment.

To maintain and restore the character of natural environment lands by maintaining the diversity of park plant and animal life, identifying and protecting threatened and endangered plant and animal species and other sensitive natural resources, controlling exotic plants, and checking erosion whenever feasible.

2. Preservation and Restoration of Cultural Resources

To re-use existing buildings for visitor and management needs in order to help preserve historic structures and reduce building costs.

To retain the current character of cultural resources pending completion of detailed resource management plans.

To recognize the importance of the cultural resources within the recreation area through a positive program of their identification, evaluation, preservation, management, and interpretation.

3. Making the Recreation Area Readily Available to the Broadest Variety of Park Users

To pursue the extension of transit service between the park and transit dependent neighborhoods.

To offer recreational opportunities to a diversity of park users and to impart knowledge necessary for full enjoyment of park resources through a particular emphasis on interpretation, education and information programs.

To develop facilities and programs that respond to the special needs of senior citizens, the handicapped, and cultural and ethnic minorities.

To encourage community organizations to utilize park areas and facilities as a setting for their own recreation and education programs.

4. Provision of a Broad Variety of Park Experiences

To plan facilities to offer a wide variety of uses.

To retain opportunities for recreational activities pursued in the park today.

To develop a trail system for the use of hikers, bicyclists and equestrians.

To offer visitors a more extensive exposure to the park's resources through the provision of a variety of overnight experiences.

To enhance the visitors' enjoyment of park resources by providing food and rental services where the need is demonstrated.

5. Consideration of Park Neighbors

To alleviate traffic impacts on adjacent communities and on park resources by the use of transit systems.

To balance the responsibility of meeting the needs of park visitors with the need to protect the interests of residents of adjacent communities.

III. APPLICABLE LOCAL POLICIES

The following section is a review of adopted local policies as contained in the various plan documents that would have an effect on the coastal zone areas encompassed by Golden Gate Park, Lake Merced, Zoological Gardens and Federal lands. Each of the following policies is referenced to the appropriate objective and source document as set forth in Section II of this report. The policies which are stated in this section are excerpted from the various plan documents.

A. Issue No. 1: Golden Gate Park

1. Recreation and Open Space Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective A.1: Policy 2 calls for the improvement of public transit service to regional park facilities.

b. Objective A.2: Policy 2 calls for the improvement of the quality of existing shoreline recreation areas.

c. Objective A.2: Policy 3 (Western Shoreline Plan) calls for the strengthening of the visual and physical connection between Golden Gate Park and the beach; the improvement of the western end of the Park for public recreation and when possible the elimination of the sewer treatment facility (Richmond-Sunset Water Pollution Control Plant).

d. Objective A.3: Policy 1 calls for the preservation of public open space.

e. Objective A.3: Policy 3 recommends that non-recreational uses in parks be gradually eliminated; that automobile traffic in and around public open spaces be reduced. The Recreation and Open Space - Programs document, as approved by the City Planning Commission on July 19, 1973, sets forth appropriate action programs for implementing the Recreation and Open Space Element of the Comprehensive Plan. A provision under the Citywide System - Reducing Traffic in Public Open Space section

recommends the establishment of an internal transit system in Golden Gate Park to reduce and possibly eliminate the need for private automobiles on park roads. For Kennedy Drive, the elimination of through, non-park and non-emergency automobile traffic is recommended.

f. Objective A.3: Policy 5 calls for the development of a master plan for Golden Gate Park. (Note: The Recreation and Park Commission has undertaken the first step in the development of a Plan for Golden Gate Park with the adoption of a statement of objectives and policies.)

2. Transportation Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective B.3: Policy 1 calls for the improvement of transit travel and service by giving priority to transit vehicles where conflicts with auto traffic occur, and by establishing a transit preferential street system. The Transit Preferential Streets Plan designates Fulton Street as it parallels the northerly length of Golden Gate Park as part of the preferential street system.

b. Objective B.3: Policy 8 calls for the establishment of frequent and convenient transit service to major recreational facilities and the provision of special service for sports, cultural and other heavily attended events.

c. Objective B.5: Policy 2 calls for the design of streets for a level of traffic that will not cause a detrimental impact on adjacent land uses. The Thoroughfares Plan establishes four levels of street activity: freeway; major thoroughfare; secondary thoroughfare; and recreation street. A recreation street is a special category of street whose major function is to provide for slow pleasure drivers, cyclist and pedestrian use; more highly valued for recreation use than for traffic movement. Additionally, under this category, the Plan recommends that adequate parking be provided outside of natural areas. In the Thoroughfares Plan, Kennedy

and South Drives in Golden Gate Park, including the portion which is within the coastal zone, are designated as recreation streets.

d. Objective B.5: Policy 4 calls for the discouragement of non-recreational and non-local traffic in and around parks and along the shoreline recreational areas. The Thoroughfares Plan recommends that through, non-park traffic on John F. Kennedy Drive in Golden Gate Park be eliminated.

e. Objective B.7: Policy 4 calls for the partial or whole closure of certain streets not required as traffic carriers for pedestrian use or open space.

f. Objective B.8: Policy 1 calls for the establishment of bicycle routes between major recreation areas, residential areas, and major work centers. The Bicycle Plan provides for the establishment of bicycle routes on the portion of Chain of Lakes and South Drives which are within the coastal zone.

3. Environmental Protection Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective C.1: Policy 1 calls for the conservation and protection of natural resources of San Francisco.

b. Objective C.1: Policy 2 calls for the improvement of the quality of natural resources.

c. Objective C.1: Policy 3 calls for the restoration and replenishment of the supply of natural resources.

d. Objective C.3: Policy 2 calls for the promotion of the use and development of shoreline areas consistent with the Comprehensive Plan and the best interests of San Francisco.

e. Objective C.5: Policy 4 calls for the promotion of non-polluting recreational uses of fresh water lakes and reservoirs.

f. Objective C.6: Policy 2 calls for the encouragement and promotion of research on the necessity and feasibility of water reclamation.

g. Objective C.8: Policy 2 calls for the protection of the habitats of known plant and animal species that require a relatively natural environment. Specifically, the Policy indicates that the natural areas of Golden Gate Park should remain in their present condition and that the conversion of these areas for active recreation should be discouraged.

h. Objective C.8: Policy 3 calls for the protection of rare and endangered species.

4. Plan for Golden Gate Park - Objectives and Policies. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective D.2: Policy A ensures that the essential design elements that give the Park its unique landscape character are retained and protected.

b. Objective D.2: Policy B calls for the development of a long-range plan for effective management of the Park's forested areas.

c. Objective D.2: Policy D calls for the establishment of designated naturalistic park-land areas to protect the pastoral character of the Park and ensure the retention of the Park's open space.

d. Objective D.3: Policy B calls for the preservation of notable Park landmarks of historic, architectural and aesthetic value; the encouragement of restoration or reconstruction of other buildings and features that provide continuity with the past.

e. Objective D.3: Policy D calls for the phased removal or relocation of structures or facilities which are not essential for cultural or recreational uses within the Park or for Park maintenance.

f. Objective D.3: Policy E provides encouragement for the development of alternative energy sources and recycling system that would contribute to efficient management and operation of Golden Gate Park.

g. Objective D.4: Policy A calls for the restriction of non-recreational traffic to designated Park roadways in a manner that fully separates business, shopping and commute traffic from the Park experience.

h. Objective D.4: Policy B calls for the reduction of Park roadways.

i. Objective D.4: Policy C calls for the gradual implementation of a transportation system for the Park which would be integrated with public transit and recreational transport system of the Golden Gate National Recreation Area.

j. Objective D.4: Policy D encourages the use of public transit for recreational transit to Golden Gate Park and adjoining recreation areas.

k. Objective D.5: Policy A ensures that the Park's recreational activities are compatible with the Park's environment. The policy addresses the issue of the preservation of wild life habitats and recommends that the Vandervort Barn horse rental facility be consolidated with the Golden Gate Equestrian Center adjacent to the Polo Field.

B. Issue No. 2: Zoological Gardens

1. Recreation and Open Space Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective A.1: Policy 2 calls for the improvement of public transit service to regional park facilities.

b. Objective A.2: Policy 2 calls for the improvement of the quality of existing shoreline recreation areas.

c. Objective A.3: Policy 1 encourages the preservation of public open space.

2. Transportation Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective B.3: Policy 8 calls for the establishment of frequent and convenient transit service to major recreation facilities.

b. Objective B.5: Policy 2 calls for the design of streets for a level of traffic that will not cause a detrimental impact on adjacent land uses. In the Thoroughfares Plan, the Great Highway, as it passes along the westerly boundary of this area, is classified as a recreational street.

3. Environmental Protection Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective C.3: Policy 1 calls for the support of regulatory programs of existing regional, State and Federal agencies dealing with the Bay, Ocean and Shorelines.

b. Objective C.3: Policy 3 calls for the implementation of plans to improve sewage treatment and halt pollution of the Bay and Ocean.

4. A Plan for the San Francisco Zoo - Objectives and Policies. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective E.1: Policy 2 calls for the development of animal enclosures and service facilities which enhance the Zoo's park-like atmosphere.

b. Objective E.1: Policy 4 calls for the creation of an information and education center to provide illustrative materials on the collection.

c. Objective E.1: Policy 7 calls for the development of accessory recreational or amusement facilities and concessions if they do not detract visually or physically from the Zoo.

d. Objective E.1: Policy 8 calls for the maintenance, enhancement and improvement of the landscaped, park-like atmosphere of the Zoo to further its visual attractiveness to visitors and to provide improved settings for animal exhibits.

e. Objective E.5: Policy 3 calls for the development of a "zoo presence" or theme at existing or proposed entrances to the Zoo.

f. Objective E.5: Policy 4 calls for the development of an internal transit system to provide direct visitor access from entrance areas which would be routed to present an overall view of the complete collection.

C. Issue No. 3: Lake Merced

1. Recreation and Open Space Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective A.1: Policy 1 calls for the protection of the natural character of regional open spaces.

b. Objective A.1: Policy 2 calls for the improvement of public transit service to regional park facilities.

c. Objective A.2: Policy 2 calls for the improvement of the quality of existing shoreline recreation areas.

d. Objective A.3: Policy 1 calls for the preservation of public open space.

e. Objective A.3: Policy 3 recommends the gradual elimination of non-recreational uses in parks and the reduction of automobile traffic around public open spaces.

2. Transportation Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective B.3: Policy 8 calls for the establishment of frequent and convenient transit service to major recreation facilities.

b. Objective B.5: Policy 2 calls for the design of streets for a level of traffic that will not cause a detrimental impact on adjacent land uses. In the Thoroughfares Plan, John Muir Drive and a portion of Skyline Boulevard are classified as recreational streets. Additionally, under the City Planning Code (Sec. 608), Skyline Boulevard, Lake Merced Boulevard and John Muir Drive are classified as scenic streets. Under the Code, special sign controls are established for these streets which prohibit general advertising signs and place restrictions on the size of other business signs.

c. Objective B.8: Policy 1 calls for the establishment of bicycle routes for recreational use and other purposes. The Bicycle Plan provides for a bicycle route completely around Lake Merced. (At present, except for a small section along John Muir Drive, a separate multi-purpose pathway system goes around the Lake.)

3. Environmental Protection Element of the Comprehensive Plan. Applicable POLICIES of this Element, by objective, relative to the coastal zone are as follows:

a. Objective C.1: Policy 1 calls for the conservation and protection of natural resources of San Francisco.

b. Objective C.1: Policy 2 calls for the improvement of the quality of natural resources.

c. Objective C.1: Policy 3 calls for the restoration and replenishment of the supply of natural resources.

d. Objective C.5: Policy 3 ensures that San Francisco's drinking water meets State and Federal water quality standards.

e. Objective C.5: Policy 4 calls for the encouragement and promotion of non-polluting recreational uses of fresh water lakes.

f. Objective C.8: Policy 1 calls for the cooperation with and otherwise support of the California Department of Fish and Game and its animal protection programs.

g. Objective C.8: Policy 2 calls for the protection of the habitats of known plant and animal species that require a relatively natural environment.

h. Objective C.8: Policy 3 calls for the protection of rare and endangered species.

D. Issue No. 6: Federal Lands

Because of the different format of the General Management Plan: Environmental Analysis, dated June 1979, there are really no correlative policies. It should be noted that the National Park Service used a very open public process during the preparation of its plan and was very responsive to comments made by the City which were based on local policies.

IV. COASTAL ACT POLICIES

The Coastal Act policies can be found in Appendix A. This section is a comparative review of them with adopted local policies which may have an effect on the coastal zone areas encompassed by Golden Gate Park, Lake Merced, Zoological Gardens and Federal lands.

ISSUE NO. 1: GOLDEN GATE PARK

A. Shoreline Access

1. Sec. 30210. Golden Gate Park is a public facility under the ownership of the City and County of San Francisco. The Park is under the jurisdiction of the Recreation and Park Commission. Public access through the Park to the adjacent Ocean Beach area is provided by existing public roadway systems. Under the City Planning Code (Zoning Ordinance), the Park is in a public use district. This district applies to land that is owned by a government agency and in some form of public use, including open space.

2. Sec. 30211. This section is not applicable to Golden Gate Park.

3. Sec. 30212. This section is not applicable to Golden Gate Park.

B. Recreation and Visitor-Serving Facilities

1. Sec. 30212.5. There are a number of policies stated under Section III which are designed to mitigate the impacts of over-use and congestion in the Park.

2. Sec. 30213. Recreational activities or facilities which are located within the Park's coastal zone area are either free or require a minimum fee for their use.

3. Sec. 30220. This section is not applicable to Golden Gate Park.

4. Sec. 30221. The portion of Golden Gate Park within the Coastal Zone, as a public park area, is protected from non-Park related uses under various policies set forth in Section III. The Beach Chalet, which has been in use as a bar and meeting place for the Veterans of Foreign Wars, will be refurbished as a restaurant.

5. Sec. 30222. This section is not applicable to Golden Gate Park. All property is under public ownership.

6. Sec. 30223. This section is not applicable to Golden Gate Park. All upland areas are developed. No reservation of new support areas can therefore be made.

7. Sec. 30250(c). The location of new visitor-serving facilities within the Park is not feasible. The Recreation and Park Commission is in the process of awarding a lease for the Beach Chalet to provide for an improved visitor-serving restaurant, however. Proposed development plans for the Playland site are to include new or improved visitor-serving facilities for this area of the coastal zone.

C. Housing

1. Sec. 30213. This section is not applicable to Golden Gate Park. The Park is a publicly-owned recreational resource.

D. Water and Marine Resources

1. Sec. 30230. This section is not applicable to Golden Gate Park. There are no marine resources within the Park's coastal zone area.

2. Sec. 30231. Policies A.3.g and A.4.k in Section III of this report provide for the protection of wildlife habitats. These policies would apply specifically to the Chain of Lakes which are located within the Park's coastal zone area. At present, there is no evidence that the two wells located within the Park's coastal zone area are resulting in any depletion of ground water supplies in the western section of the City.

3. Sec. 30236. This section is not applicable to Golden Gate Park.

E. Diking, Dredging, Filling, and Shoreline Structures

1. Sec. 30233(a). The Chain of Lakes is the only significant inland water area within the Park's coastal zone. The three lakes which comprise the

Chain were formed as part of the Park's landscape design. The water level in these lakes is maintained through the Park's water distribution system. Policy A.4.k under Section III of this report provides for the protection of habitat areas; therefore, any dredging, filling or creation of shoreline structures will be for the maintenance, preservation or restoration of the lakes as a recreation resource (visual) and as a wildlife habitat.

2. Sec. 30235. This section is not applicable to Golden Gate Park.

F. Commercial Fishing and Recreational Boating

1. Sec. 30224. Because of the visual importance of the Chain of Lakes as a recreational resource and the use of the lakes as a wildlife habitat, no recreational boating is permitted on the lakes. The provisions of this section are therefore not applicable to the Park.

2. Sec. 30234. This section is not applicable to Golden Gate Park for the above-stated reasons.

3. Sec. 30255. Golden Gate Park is a public recreation facility within the coastal zone. Where possible, new development within the Park's coastal zone will provide for increased recreational opportunities along the coastal area.

G. Environmentally Sensitive Habitat Areas

1. Sec. 30240. Within the Park's coastal zone area, the Chain of Lakes is the most significant habitat and naturalistic landscaped area of the Park. Policy A.4.k in Section III provides for the protection of wildlife habitats and Policy A.4.c provides for the establishment of designated naturalistic parkland areas.

H. Agriculture

1. Sec. 30241. Provisions of this section are not applicable to Golden Gate Park.

2. Sec. 30242. Provisions of this section are not applicable to Golden Gate Park.

I. Hazard Areas

1. Sec. 30253(1). In the Community Safety Element of the Comprehensive Plan, as adopted by the City Planning Commission on September 12, 1974, the potential tsunami inundation area, based on a 20-foot wave, in the vicinity of Golden Gate Park would not extend inland beyond the Great Highway. Therefore, it is not expected that any new development within the Park's coastal zone area would be subject to risk by flood.

2. Sec. 30253(2). There are no bluffs or cliffs within the coastal zone area of the Park or areas subject to erosion. The proposed development plan along the Great Highway and the proposed reforestation plan for the Park will contribute, when implemented, to the stability of the soil along the Park's windbreak located adjacent to the Great Highway.

J. Forestry and Soil Resources

1. Sec. 30243. The provisions of this section are not applicable to the publicly-owned recreation area of Golden Gate Park.

K. Locating and Planning New Development

1. Sec. 30244. No known archaeological or paleontological resources exist within the Park's coastal zone area. At this time, there are no major construction projects proposed within this area of the Park which would adversely impact such resources.

2. Sec. 30250(a). Provisions of this section are not applicable to Golden Gate Park.

3. Sec. 30252. New development within the Park's coastal zone area will provide, primarily, for increased recreational opportunities along the coastal area. Because of the importance of the windbreak system to the survival of the Park's forested area (see Policy A.4.b), the plantings proposed for this system and its relationship to the proposed Great Highway improvement plan may result in some restrictions on public access through the Park and across the Great Highway to the Ocean Beach area. There will be specific access points at the underpass at the north and the

land bridge at the south. The existing roadway system will still function as the principal, defined access routes to the beach. In both the Transportation Element of the Comprehensive Plan and the Statement of Objectives and Policies for Golden Gate Park, added emphasis is placed on the importance of providing increased transit access to the Park and adjacent beach area as a substitute to automobile access. Also, the proposed development plan for the Great Highway will provide for a redesigned parking area to accommodate beach visitors.

4. Sec. 30253(3) and (4). Because the Park's coastal zone area is principally for recreation or open space activities, the provisions of this section do not apply to Golden Gate Park.

L. Coastal Visual Resources and Special Communities

1. Sec. 30251. Adopted policies in the Recreation and Open Space Element of the Comprehensive Plan and in the Statement of Objectives and Policies for Golden Gate Park under Section III provide for the protection, preservation and enhancement of the scenic and visual qualities of the Park.

2. Sec. 30253(5). Because the land occupied by Golden Gate Park is set aside for Park purposes, the provisions of this section do not apply.

M. Public Works

1. Sec. 30254. The proposed development plan for the Great Highway adjacent to Golden Gate Park is recommending certain public works projects, such as, but not limited to, overpasses, roadway modifications and parking areas. Most of this work would be within the existing right-of-way of the Great Highway. To provide for better traffic circulation and for the preservation of the windbreak system, a minor modification of South Drive at Lincoln Way and the Great Highway is being considered. Also, new walkways, bicycle paths and equestrian trails are being proposed within the Park as part of the improvement program along the Great Highway. The Charter of the City and County of San Francisco (Section 7.403) provides that no land under the jurisdiction of the

Recreation and Park Commission can be used for non-Park purposes. This prohibition can be modified by the electorate, however. But, for all intents and purposes, any new or expanded public works facility in Golden Gate Park must be consistent with the needs of the Park.

N. Industrial Development and Energy Facilities

1. Sections 30232, 30250, 30255, 30260-30264. The provisions of these sections are not applicable to Golden Gate Park.

ISSUE NO. 2: THE ZOO

A. Shoreline Access

1. Sec. 30210. The Zoological Gardens area is under the ownership of the City and County of San Francisco. The recreational use of this area is under the jurisdiction of the Recreation and Park Commission. Because of the need to maintain security over the exhibit areas, no public access is provided across the Great Highway from the Zoo to Ocean Beach except at the designated crosswalk at Sloat Boulevard and Great Highway. As part of the construction program for the pumping station at Sloat Boulevard and Great Highway, a public viewing area will be provided on top of the station. Public access will be from the proposed entrance and parking complex at the Zoo. Also, the adopted Plan for the Zoo recommends that the street car which serves this area of the City be extended into the proposed entrance complex. Under the City Planning Code, the Zoological Gardens area is in a public use district.

2. Sec. 30211. This section is not applicable to the Zoo.

3. Sec. 30212. This section is not applicable to the Zoological Gardens area.

B. Recreation and Visitor-Serving Facilities

1. Sec. 30212.5. The Zoo plan, as adopted by the Recreation and Park Commission, provides for the enlargement of exhibits to correct crowded conditions, to place the animals in a more pleasing viewing

environment and to improve the access and movement of the visiting public. In conjunction with the on-street parking areas along Sloat Boulevard and the existing off-street parking area at Sloat Boulevard and Skyline Boulevard, a major new parking area (about 850 spaces) is proposed at the northwest corner of the Zoo. This area will serve not only the Zoo but also the adjacent beach area.

2. Sec. 30213. At present, the Zoo has a minimal admission fee ($2.00 for adults; $.50 for senior citizens; and free for children under the age of 15 years). Development proposals for the Zoo, including those which are in conjunction with the water pollution control project, will provide added public recreational opportunities. The water pollution control work, including the pumping station, is the only project in the Issue area which is non-recreational. However, mitigating aspects of the project will provide added recreational and visual amenities (such as the public viewing area and increased landscaping) within the Zoological Gardens area. The handicapped center, although it provides recreational opportunities, is the only private use in the Issue area. Future development of the center may pose a conflict with this section because of the provision indicating a preference for developments which provide public recreational opportunities. Also, any proposed expansion would probably involve lands under the jurisdiction of the Recreation and Park Commission. In this event, the Charter provision regarding the use of such lands would apply.

3. Sec. 30220. This section is not applicable to the Zoological Gardens area.

4. Sec. 30221. This section is not applicable to the Zoological Gardens area.

5. Sec. 30222. All lands within the Issue area are under public ownership. This section is not applicable to the Zoological Gardens area.

6. Sec. 30223. All upland areas are developed within the City. No reservation of new support areas can therefore be made. This section is not applicable to the Zoological Gardens area.

7. Sec. 30250(c). The adopted Plan will provide for increased visitor interest and opportunities at the Zoo. Also, various adopted policies point to the importance of concession (visitor service) activities within the Zoo providing they do not detract from its visual amenities.

C. Housing

1. Sec. 30213. As a publicly-owned recreation area, the provisions of this section do not apply.

D. Water and Marine Resources

1. Sec. 30230. There are no marine resources within this area. This section is not applicable to the Zoological Gardens area.

2. Sec. 30231. While the various lakes which are part of the landscape design of the Zoo provide temporary resting areas for wildfowl, there are no significant wildlife habitats for unconfined animals within Issue area. The resolution of the Recreation and Park Commission, in approving the wastewater treatment facility, stipulated that sewage from the Zoo would be accepted by the proposed plant and that the plant is to be free of any harmful environmental conditions, such as unpleasant odors, noise or any other condition which would have a deleterious effect on humans or animals. Ground water is used at the Zoo and along the Upper and Lower Great Highway for landscape irrigation. At present, there is no evidence that the two wells which are located within the Zoo are resulting in any depletion of ground water supplies in the western section of the City.

3. Sec. 30236. This section is not applicable to the Zoological Gardens area.

E. Diking, Dredging, Filling, and Shoreline Structures

1. Sections 30233 and 30235. The provisions of these sections do not apply to the Zoological Gardens area.

F. Commercial Fishing and Recreational Boating

1. Sec. 30224. The provisions of this section do not apply to the Zoological Gardens area.

2. Sec. 30234. See above.

3. Sec. 30255. The Zoological Gardens area is a principal public recreation area within the coastal zone. Although the proposed wastewater treatment facilities within this Issue area are not coastal-dependent developments, they will be underground, principally, and added measures are proposed to minimize their impact on the Zoological Gardens as a coastal recreation facility. Because no official City review has been undertaken on the plans for the Recreation Center for the Handicapped, the impact of this private, non-coastal-dependent activity on the coastal recreation area cannot be determined at this time.

G. Environmentally Sensitive Habitat Areas

1. Sec. 30240. Because the Zoological Garden area is under development, there are no significant natural habitat areas.

H. Agriculture

1. Sec. 30241 and Sec. 30242. The provisions of these sections are not applicable to the Zoological Gardens area.

I. Hazard Areas

1. Sec. 30253(1). The potential tsunami inundation area, based on a 20-foot wave in the vicinity of the Zoo, will not extend easterly of the Great Highway (Community Safety Element of the Comprehensive Plan). Therefore, it is not expected that any new development would be subject to risk by flood.

2. Sec. 30253(2). There are no bluffs or cliffs within this Issue area.

J. Forestry and Soil Resources

1. Sec. 30243. The provisions of this section are not applicable to the Zoological Gardens area.

K. Locating and Planning New Development

1. Sec. 30244. Based on prior surveys, no known archaeological or paleontological resources exist within the Zoological Gardens area.

2. Sec. 30250(d). The provisions of this section are not applicable to the Zoological Gardens area.

3. Sec. 30252. Under the Plan for the Zoo, it is recommended that the existing street car line be extended into the entrance complex area to provide improved transit access for visitors to the Zoo and the coastal area. Also, the proposed off-street parking area at the entrance complex will provide greater convenience for the recreation visitor and it will remove vehicular parking activities within the Sloat Boulevard right-of-way.

4. Sec. 30253. Under applicable laws, the wastewater treatment plant will meet air quality requirements.

L. Coastal Visual Resources and Special Communities

1. Sec. 30251. Various policies in the Plan for the Zoo provide for the maintenance and protection of the Zoo's scenic and visual qualities.

2. Sec. 30253(5). The provisions of this section do not apply to the Zoological Gardens area.

M. Public Works

1. Sec. 30254. The transport and wastewater treatment facilities proposed within the Zoological Gardens area represent the most significant public works project within the City's coastal zone area. The treatment plant is intended to serve existing development in San Francisco. Considering the limited availability of land to accommodate the transport and treatment facilities and the importance of this land as a recreational resource, City policy has assured that these facilities will not preclude the use of this coastal land for recreational or zoological purposes.

N. Industrial Development and Energy Facilities

1. Sections 30232, 30250, 30255, 30260-30264. The provisions of these sections are not applicable to the Zoological Gardens area.

ISSUE NO. 3: LAKE MERCED

A. Shoreline Access

1. Sec. 30210. The area surrounding Lake Merced is under the ownership of the City and County of San Francisco. The recreational use of this area is under the jurisdiction of the Recreation and Park Commission. Public access to the Lake is provided by the shoreline, directly, and by docks and piers at selected locations. In certain other areas, topographic characteristics restrict public access to the Lake's waters. Under the City Planning Code, the Lake and surrounding land area is in a public use district.

2. Sec. 30211. In Section III of this report, policies B.1.d, B.3.a and c, assure that public open space is to be protected and maintained.

3. Sec. 30212. This section is not applicable to the Lake Merced area.

B. Recreation and Visitor-Serving Facilities

1. Sec. 30212.5. Because the primary purpose of Lake Merced is to supply potable water, development which has occurred or may occur in the future has been or will be designed to maintain the natural character of the Lake and to mitigate the impacts of over-use and congestion. Four major off-street parking areas are provided in the Lake area. These areas accommodate user access to major recreational activity centers.

2. Sec. 30213. Recreational activities or facilities which are located within the Lake Merced area are publicly controlled and are either free or require a minimum fee for their use.

3. Sec. 30220. This section is not applicable to the Lake Merced area.

4. Sec. 30221. There is no ocean-front land in the Lake Merced area.

5. Sec. 30222. This section is not applicable to the Lake Merced area. All property is under public ownership.

6. Sec. 30223. This section is not applicable to the Lake Merced area. All upland areas are developed. No reservation of new support areas can therefore be made.

7. Sec. 30250. Because of previously-stated local policies, the location of new visitor-serving facilities within the Lake Merced area is not desirable. The Lake Merced Sports Center and the Harding Park Club House are the principal focal points of visitor activity. Smaller visitor-serving facilities are located at various points around the Lake. The Recreation and Park Department is currently improving the facility in the vicinity of Brotherhood Way and Lake Merced Boulevard.

C. Housing

1. Sec. 30213. As a publicly-owned recreation and water resource, this section is not applicable to the Lake Merced area.

D. Water and Marine Resources

1. Sec. 30230. This section is not applicable to the Lake Merced area. There are no marine resources within this area.

2. Sec. 30231. Policies B.3.f and g in Section III of this report provide for the protection of wildlife and its habitats which apply to the waters and adjacent wet lands of Lake Merced. Although the Lake's waters are used for irrigation of Harding Park, there is no evidence that this usage affects the Lake's water level or quality.

3. Sec. 30236. This section is not applicable to the Lake Merced area.

E. Diking, Dredging, Filling, and Shoreline Structures

1. Sec. 30233(a). Because of previously-stated local policies regarding the protection and maintenance of open space and the principal use of the Lake's waters, any diking, dredging, filling or the creation of shoreline structures will be for the preservation of the Lake as a water resource for human consumption and as a recreational resource.

2. Sec. 30235. Previous stated local policy regarding the protection of the Lake as a recreation and water resource assure that any required structures around the Lake's shoreline, to protect existing facilities or landforms, will be designed to eliminate or minimize any adverse impact of the structures (several sluffs or slippages occurred along the bluff areas during the 1957 earthquake).

F. Commercial Fishing and Recreational Boating

1. Sec. 30224. Recreational boating activities are provided, as noted in the introduction, on South Lake and North Lake. This activity is an important recreational feature at Lake Merced. Through prior action taken by the Recreation and Park Commission, boating facilities at the Lake have been improved (new piers or floats and a boat lift) to encourage non-powered, recreational boating on the Lake.

2. Sec. 30234. As noted in the above section, boating facilities at the Lake are provided as an important recreational activity. There is no commercial fishing on the Lake.

3. Sec. 30255. The Lake Merced area is a public recreation facility within the Coastal Zone. Any new development, except water system improvements, will be designed to enhance the recreational value of the Lake within the zone.

G. Environmentally Sensitive Habitat Areas

1. Sec. 30240. Policy B.3.g provides for the protection of the habitats of known plant and animal species that require a relatively natural environment.

H. Agriculture

1. Sections 30241 and 30242. The provisions of these sections are not applicable to the Lake Merced area.

I. Hazard Areas

1. Sec. 30253(1). The potential tsunami inundation area, based on a 20-foot wave, will not reach the

Lake Merced area (see Community Safety Element of the Comprehensive Plan).

2. Sec. 30253(a). A number of reported landslides (see Community Safety Element) have occurred around North and South Lakes in the past. The protection of the bluff areas around the Lake from development or activities which would adversely affect their stability or integrity will be assured under various policies which provide for the protection of open space resources.

J. Forestry and Soil Resources

1. Sec. 30243. The provisions of this section are not applicable to the Lake Merced area.

K. Locating and Planning New Development

1. Sec. 30244. No known archaeological or paleontological resources exist within the Lake Merced area. At this time, there are no major construction projects proposed which would adversely impact such resources.

2. Sec. 30250(a). This section is not applicable to the Lake Merced area.

3. Sec. 30252(3) and (4). New development, except where water system improvements may be required, will provide for increased recreational opportunities along the coastal zone.

4. Sec. 30253. Because the Lake Merced area is used for recreational purposes, the provisions of this section do not apply to the Lake Merced area.

L. Coastal Visual Resources and Special Communities

1. Sec. 30251. One of the principal urban values of the Lake Merced area is in its scenic and visual qualities. The installation of an irrigation system which is currently underway in Harding Park will assure the maintenance and enhancement of the Park's landscaped features. The intent of several policies under the Recreation and Open Space and Environmental Protection Elements of the Comprehensive Plan is to assure that the scenic and visual qualities of public open space is considered and protected.

2. Sec. 30253(5). Because the land occupied by the Lake Merced area is publicly owned and, by resolution, set aside for recreational purposes, the provisions of this section do not apply.

M. Public Works

1. Sec. 30254. Future development proposals around the Lake Merced area, at this time, are limited to upgrading recreational systems or facilities such as, but not limited to, irrigation improvements, picnic facilities, parking improvements and walks and paths rehabilitation and improvements. These public works projects are designed to accommodate recreation and service needs.

N. Industrial Development and Energy Facilities

1. Sections 30232, 30250, 30255, 30260-30264. The provisions of these sections are not applicable to the Lake Merced area.

ISSUE NO. 6: FEDERAL LANDS

A. Shoreline Access

1. Sec. 30210. The Golden Gate National Recreation Area (GGNRA) is a Federal public park, specifically created for the public use and enjoyment. Objective F.1. provides for the preservation and restoration of natural resources.

2. Sec. 30211. Regarding development, Objective F.1. further provides that development should be located in areas previously disturbed by human activity whenever possible.

3. Sec. 30212. Access to the Pacific Ocean is already available in the San Francisco portion of the GGNRA.

B. Recreation and Visitor-Serving Facilities

1. Sec. 30212.5. Mitigation against overcrowding the GGNRA is provided by the charge in the Act which states that "the Secretary shall preserve the recreation, as far as possible, in its natural

setting and protect it from development and uses which would destroy the scenic beauty and natural character of the area."

2. Sec. 30213. To protect lower cost visitor and recreational facilities, Objective F.3., to make the recreational area readily available to the broadest variety of park users, is applicable.

3. Sec. 30220. Water-oriented recreational activities such as walking and jogging along Ocean Beach are provided for, however, for safety reasons, warning signs are posted.

4. Sec. 30221. Since the GGNRA is a public park, Ocean Beach will be protected for recreational use.

5. Sec. 30222. The GGNRA is public; therefore this policy regarding private land does not apply.

6. Sec. 30223. This policy is not applicable to the GGNRA. All upland areas are developed. Merrie Way does provide parking for coastal visitors.

7. Sec. 30250(c). Visitor-serving facilities, as other development within the GGNRA, is provided for in Objective F.1. wherein development is to be located in areas previously disturbed by human activity.

C. Housing

1. Sec. 30213. There is no housing in the GGNRA.

D. Water and Marine Resources

1. Sec. 30230. The protection of marine resources is provided in Objective F.1.

2. Sec. 30231. Again, Objective F.1. applies to the biological productivity and quality of coastal waters.

3. Sec. 30236. Since no rivers or streams drain into the Pacific Ocean within the Coastal Zone, this section does not apply.

E. Diking, Dredging, Filling, and Shoreline Structures

1. Sec. 30233. This section is not applicable to the GGNRA.

2. Sec. 30235. The preservation and restoration of natural resources is a primary objective of GGNRA.

F. Commercial Fishing and Recreational Boating

1. Sec. 30224. There are no harbors within the Coastal Zone; therefore this section is not applicable to the GGNRA.

2. Sec. 30234. This section is not applicable for the above-stated reason.

3. Sec. 30255. Although there is not a specific policy which relates to coastal-dependent developments, the general charge in the Act provides for the utilization of resources "in a manner which will provide for recreation and educational opportunities consistent with sound principles of land use planning and management."

G. Environmentally Sensitive Habitat Areas

1. Sec. 30240. Objective F.1. provides for the preservation and restoration of natural resources.

H. Agriculture

1. Sec. 30241. Provisions of this section are not applicable to the GGNRA.

2. Sec. 30242. Provisions of this section are not applicable to the GGNRA.

I. Hazard Areas

1. Sec. 30253(1) and (2). Objective F.1., expanded, provides for the checking of erosion to maintain and restore the character of natural environment lands.

J. Forestry and Soil Resources

1. Sec. 30243. There are no commercial timberlands in the Coastal Zone, so this section is not applicable to the GGNRA.

K. Locating and Planning New Development

1. Sec. 30244. The preservation of historic structures and the retention of cultural resources are provided in Objective F.2.

2. Sec. 30250(a). As provided in Objective F.1., the location of development should be in areas previously disturbed by human activity.

3. Sec. 30252. Objective F.3. provides for making the recreation area readily available to the broadest variety of park users by pursuing the extension of transit service between the park and transit-dependent neighborhoods, and thus maintaining and enhancing public access to the coast.

4. Sec. 30253(3) and (4). Air quality policy is implied in Objective F.3. and Objective F.5. regarding public transit.

L. Coastal Visual Resources and Special Communities

1. Sec. 30251. The protection of scenic and visual qualities is provided for by Objective F.1.

2. Sec. 30253. Strictly speaking, this section does not apply to the GGNRA within the Coastal Zone. Somewhat related is Objective F.5., which provides for consideration of park neighbors.

M. Public Works

1. Sec. 30254. This section is not applicable to the GGNRA.

N. Industrial Development and Energy Facilities

1. Sec. 30255. This section, as it relates to industrial development, does not apply to the GGNRA.

2. Sec. 30260.)

3. Sec. 30261.)

4. Sec. 30262.)

5. Sec. 30263.)

6. Sec. 30264.)

7. Sec. 30232.)

8. Sec. 30250.)

These sections are not applicable to the GGNRA.

V. CONCLUSIONS

After a comparative review of local policies with Coastal Act policies for the coastal zone areas encompassed by Golden Gate Park, Lake Merced, Zoological Gardens and Federal lands, the following conclusions are present for these four issue areas.

A. Issue No. 1: Golden Gate Park

Golden Gate Park provides a significant contribution to the diversity of cultural and recreational activities available to residents of San Francisco and the Bay Area, and to visitors from outside the Bay Region. Also, with the Park's proximity to the Golden Gate National Recreation Area, the role of the Park as a valuable urban cultural and recreational resource is given a national level of importance.

The adopted policies of the City and County of San Francisco have recognized the significant role which is fulfilled by Golden Gate Park. Also, Coastal Act policies provide an added focus on the Park as an important open space resource within the context of the coastal zone. Therefore, based on the foregoing comparative review of local policies (Section III) with the policies contained in the Coastal Act (Section IV), it is found that a level of common purpose exists between these two policy areas and that local land use policies and zoning are consistent with Coastal Act policies for Golden Gate Park.

B. Issue No. 2: The Zoo

The San Francisco Zoological Gardens is one of the most significant visitor destination points within the City's coastal zone area. Also, it is an important recreational and educational resource for the City and the Bay Area.

The adopted policies of the City recognize the importance of the Zoo and the need to protect it from potentially incompatible uses. The design of the various wastewater facilities in the vicinity of the Zoo is proceeding in accordance with the conditions set forth in the policy resolutions of the Board of Supervisors and the Recreation and Park Commission.

At present, no City policy has been established regarding the proposed expansion plans for the Recreation Center for the Handicapped. As noted under Section IV of this report, there may be a possible conflict with Coastal Act policy and, depending on the expansion area, a conflict with the Charter

provisions regarding the use of lands under the jurisdiction of the Recreation and Park Commission.

Therefore, based on the foregoing comparative review of existing local policies (Section III) and with the policies contained in the Coastal Act (Section IV), it is found that a level of common purpose exists between these two policy areas and that existing local land use policies and zoning are consistent with Coastal Act policies for the Zoological Gardens area.

C. Issue No. 3: Lake Merced

The Lake Merced area provides a variety of recreational experiences for the visitor or park user which are not found elsewhere in the City and in the Bay Area. Also, because of the proximity of the area to the Golden Gate National Recreation Area, there exists a mutual reinforcement and visual continuity between these two very important open space resources.

The various adopted policies of the City and County of San Francisco recognize the importance of the Lake Merced area in meeting the recreational needs of the casual visitor and the park user. Also, Coastal Act policies provide an added focus in the Lake Merced area as an important open space resource within the context of the coastal zone.

The only non-conforming activity in the Lake Merced area is pistol range which is operated by the Police Department. This facility was placed in this area many years ago to avoid any possible noise conflict resulting from the discharge of firearms within residential or other developed areas on the City. While the Comprehensive Plan recognizes the incompatibility of this use with other recreational or open space uses in the Lake Merced area, it recommends that the facility remain at the present location (it is some distance from the heavier use areas of the Lake), but that it be removed at some time in the future when it no longer meets the needs or requirements of the Police Department.

Therefore, based on the foregoing comparative review of local policies (Section III) and with the policies contained in the Coastal Act (Section IV), it is found that a level of common purpose exists between these two policy areas and that local land use policies and zoning are consistent with Coastal Act policies for the Lake Merced area.

D. Issue No. 6: Federal Lands

The creation of the Golden Gate National Recreation Area (GGNRA) in 1972 represented a bold concept by the provision of a national urban park which was in close proximity to San Francisco residents, but which also provides a recreational resource for visitors from the Bay Area, California, the United States and the world.

The GGNRA, at least in San Francisco, and especially in the Coastal Zone within San Francisco, is truly the basic point of contact between the land and the sea. Since the GGNRA is a federal entity, under the Department of the Interior, National Park Service, the multi-jurisdictional aspects of planning for the Coastal Zone become slightly complicated. Traditionally, there has been a cooperative posture of communication between the GGNRA and the City. And, in fact, a Memorandum of Understanding between the City and County of San Francisco and National Park Service, dated April 25, 1975, created a formal basis for cooperation and continuing communication.

As the designate of agent for the National Park Service, the General Superintendent of the GGNRA is given the responsibility of notifying the Department of City Planning, the designate of agent for the City and County of San Francisco, of any planned construction upon GGNRA lands within the City boundaries and shall give good faith consideration to any objections which the Planning Commission shall pose to said construction. This is a formalization of the general spirit of cooperation by which the citizens of San Francisco and its Board of Supervisors endorsed a policy of cooperation in the management and control of waterfront lands in the GGNRA (Resolution No. 364-72).

Because of the local support for the GGNRA, it is logical to assume that San Francisco believed that, in transferring City park lands to the Federal Government, local recreation and open space policies would be incorporated and even furthered, because of the availability of Federal resources. In fact, in 1973, the electorate of San Francisco amended the Charter of the City and County of San Francisco authorizing the transfer of City property to the Federal Government for inclusion in the GGNRA by a 75% vote.

The planning efforts for the GGNRA have incorporated the policies of San Francisco into its plans, particularly those which provide for public access and contribute to the diversity of cultural interests which guide the planning for San Francisco's own park system, and which have been found to be consistent with

Coastal Act policies.

Therefore, based on the foregoing, it is found that a level of common purpose exists between the policies of the Golden Gate National Recreation Area and local policies and that these two policy areas are consistent with Coastal Act policies.

APPENDIX A Coastal Act Policies

The following is a list of the policies of Chapter 3 of the California Coastal Act. The policies are arranged in subject groups (i.e., Shoreline Access, Recreation and Visitor-Serving Facilities, etc.) rather than in numerical order as they appear in the Coastal Act. This list includes all policies in Chapter 3 as of January 1, 1980 (additions to Chapter 3 made in 1979 are underlined).

SHORELINE ACCESS

SEC. 30210

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

SEC. 30211.

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

SEC. 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity for which the commission has determined, pursuant to Section 30610, that a coastal development permit will be required unless the regional commission or the commission determines that

such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision, "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

(c) Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 4 of Article X of the California Constitution. (Amended by Cal. Stats. 1979, Ch. 919.)

SEC. 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The most to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission, regional commissions, and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs. (Added by Stats. 1979, Ch. 919.)

RECREATION AND VISITOR-SERVING FACILITIES

SEC. 30212.5.

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

SEC. 30213. (Part)

Lower cost visitor and recreational facilities... shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

SEC. 30220.

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

SEC. 30221.

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and forseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

SEC. 30222.

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

SEC. 30223.

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

SEC. 30250 (c).

Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors. (Amended by Cal. Stats. 1979, Ch. 1090.)

HOUSING

SEC. 30213. (Part)

Housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided... New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

WATER AND MARINE RESOURCES

SEC. 30230.

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

SEC. 30231.

The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

SEC. 30236.

Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

DIKING, DREDGING, FILLING, AND SHORELINE STRUCTURES

SEC. 30233.

(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that no less than 80 percent of all boating facilities proposed to be developed or improved, where such improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

SEC. 30233.

Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

COMMERCIAL FISHING AND RECREATIONAL BOATING

SEC. 30224.

Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

SEC. 30234.

Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

SEC. 30255.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support. (Amended by Cal. Stats. 1979, Ch. 1090.)

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

SEC. 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

AGRICULTURE

SEC. 30241.

The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(d) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

SEC. 3024.

All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 3020. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

HAZARD AREAS

SEC. 3025. (Part)

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

FORESTRY AND SOIL RESOURCES

SEC. 3026.

The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

LOCATING AND PLANNING NEW DEVELOPMENT

SEC. 3027.

Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

SEC. 3028. (Part)

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to

accomodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

SEC. 30252.

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

SEC. 30253. (Part)

New development shall:

(3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

(4) Minimize energy consumption and vehicle miles traveled.

COASTAL VISUAL RESOURCES AND SPECIAL COMMUNITIES

A-3

SEC. 30251.

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

SEC. 30253. (Part)

New development shall:

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

PUBLIC WORKS

SEC. 30254.

New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES

SEC. 30255.

Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support. (Amended by Cal. Stats. 1979, Ch. 1090.)

SEC. 30260.

Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

SEC. 30261.

(a) Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated so as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oilspills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

(b) Because of the unique problems involved in the importation, transportation, and handling of liquefied natural gas, the location of terminal facilities therefore shall be determined solely and exclusively as provided in Chapter 10 (commencing with Section 5550) of Division 2 of the Public Utilities Code and the provisions of this division shall not apply unless expressly provided in such Chapter 10.

SEC. 30262.

Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(a) The development is performed safely and consistent with the geologic conditions of the well site.

(b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.

(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

SEC. 30263.

(a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the

facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the facts, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.

(c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from implant processes where feasible.

SEC. 30264.

Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

SEC. 30232.

Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

SEC. 30250. (Part)

(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

APPENDIX B Selected objectives and policies of the City and County of San Francisco

A. Recreation and Open Space Element of the Comprehensive Plan

THE BAY REGION

Objective Preserve large areas of open space sufficient to meet the long-range needs of the bay region.

Policy 1. Protect the natural character of regional open spaces and place high priority on acquiring open spaces noted for unique natural qualities.

Policy 2. Increase the accessibility of regional parks by locating new parks near population centers, establishing low user costs and improving public transit service to parks.

THE SAN FRANCISCO SHORELINE

Objective Maintain an unbroken stretch of public open space from Fort Funston through Aquatic Park. Retain the natural character of open space areas from Fort Funston to the eastern edge of the Presidio. Develop open spaces and recreation facilities which complement the urban character of the northern waterfront and bay shoreline.

Policy 2. Improve the quality of existing shoreline recreational areas.

Policy 3. Provide new public parks and recreation facilities along the shoreline.

Golden Gate Park. Strengthen visual and physical connection between the park and beach. Improve the western end of the park for public recreation and when possible eliminate the sewer treatment facilities.

CITYWIDE SYSTEM

Objective Develop a diversified and balanced system of citywide recreation and open space.

Policy 1. Preserve public open space.

Policy 2. Gradually eliminate nonrecreational uses in parks and playgrounds and reduce automobile traffic in and around public open spaces.

Policy 5. Develop a master plan for Golden Gate Park.

B. Transportation Element of the Comprehensive Plan

MASS TRANSIT PLAN

Objective Give first priority to improving transit service throughout the city, providing a convenient and efficient system as a feasible alternative to automobile use.

Policy 1. Improve speed of transit travel and service by giving priority to transit vehicles where conflicts with auto traffic occur, and by establishing a transit preferential streets system.

Policy 8. Establish frequent and convenient transit services to major recreational facilities and provide special service for sports, cultural and other heavily attended events.

Objective Establish a thoroughfares system in which the function and design of each street are consistent with the character and use of adjacent land.

Policy 2. Design streets for a level of traffic that will not cause a detrimental impact on adjacent land uses.

Policy 4. Discourage nonrecreational and nonlocal travel in and around parks and along the shoreline recreational areas.

Objective Provide safe and pleasant space for pedestrians.

Policy 4. Partially or wholly close certain streets not required as traffic carriers for pedestrian use or open space.

Objective Allow for the safe use of the bicycle as a means of transportation and recreation.

Policy 1. Establish bicycle routes between major recreation areas, residential areas and major work centers.

C. Environmental Protection Element of the Comprehensive Plan

GENERAL OBJECTIVES

Objective Achieve a proper balance among the conservation, utilization, and development of San Francisco's natural resources.

Policy 1. Conserve and protect the natural resources of San Francisco.

Policy 2. Improve the quality of natural resources.

Policy 3. Restore and replenish the supply of natural resources.

BAY, OCEAN, AND SHORELINES

Objective Maintain and improve the quality of the bay, ocean, and shoreline areas.

Policy 1. Cooperate with and otherwise support regulatory programs of existing regional, State, and Federal agencies dealing with the Bay, Ocean, and Shorelines.

Policy 2. Promote the use and development of shoreline areas consistent with the Comprehensive Plan and the best interest of San Franci

Policy 3. Implement plans to improve sewage treatment and halt pollution the Bay and Ocean.

FRESH WATER

Objective Assure a permanent and adequate supply of fresh water to meet the present and future needs of San Francisco.

Policy 3. Ensure water purity.

Policy 4. Promote nonpolluting recreational uses of fresh water lakes and reservoirs.

Objective Conserve and protect the fresh water resource.

Policy 2. Encourage and promote research on the necessity and feasibility of water reclamation.

FLORA AND FAUNA

Objective Ensure the protection of plant and animal life in the city.

Policy 1. Cooperate with and otherwise support the California Department of Fish and Game and its animal protection programs.

Policy 2. Protect the habitats of known plant and animal species that require a relatively natural environment.

Policy 3. Protect rare and endangered species.

D. Plan for Golden Gate Park

Objective Provide for the protection and renewal of the Park landscape.

Policy A Ensure that the essential design elements that give the Park its unique landscape character are retained and protected.

Policy B Develop a long-range plan for effective management of the Park's forested areas.

Policy D Establish designated areas of the Park's cultivated landscape as "Naturalistic Parkland" to preserve and protect the pastoral character of the Park and to ensure the retention of Park open space.

Objective Preserve the open space of Golden Gate Park

Policy B Preserve notable Park landmarks of historic, architectural, and aesthetic value; encourage restoration or reconstruction of other buildings and features that provide continuity with the past.

Policy D Provide for the phased removal or relocation of structures or facilities which are not essential for cultural or recreational use within the Park, or for Park maintenance.

Policy E Encourage development of alternative energy sources and recycling systems that would contribute to efficient management and operation of Golden Gate Park.

Objective Minimize vehicular traffic.

Policy A Restrict non-recreational traffic to designated Park roadways in a manner that fully separates business, shopping, and commute traffic from the Park experience.

Policy B Reduce the number of Park roadways.

Policy C Provide for the gradual implementation of a transport system for the Park which would be integrated with public transit and recreational transport systems of the Golden Gate National Recreational Area.

Policy D Encourage the use of public transit and recreational travel to Golden Gate Park and adjoining recreation areas.

Objective Foster appropriate use of Park recreation resources.

Policy A Ensure that Park recreational activities are compatible with the Park's environment.

E. A Plan for the San Francisco Zoo

Objective Enhancement of visitor interest

Policy 2. Encourage the development of designs for animal enclosures and service facilities which enhance the Zoo's park-like atmosphere, are aesthetically pleasing, naturalistic and "fun to see" while maintaining high standards of public safety.

Policy 4. An information and education center (orientation center), including subcenters, should be developed to provide illustrative materials on the collection specifically, and wildlife generally.

Policy 7. The development of accessory recreation or amusement facilities and concessions may be located within the Zoo providing they do not detract visually or physically from the principal role of the Zoo.

Policy 8. The landscaped, park-like atmosphere of the Zoo should be maintained, enhanced and improved to further its visual attractiveness to visitors and to provide improved settings for animal exhibits.

Objective Meeting the needs of the future.

Policy 3. A "zoo presence" or theme should be developed at existing or proposed entrances to the Zoo to emphasize special or unusual collections or individual animals.

Policy 4. An internal transit system should be developed to provide direct visitor access from entrance areas and it should be routed to present an overall view of the complete collection rather than peripheral to the Zoo complex.

SAN FRANCISCO

LOCAL COASTAL PROGRAM

PRIVATE LANDS

INCLUDING

HOUSING ELEMENT
(ISSUE NO. 4)

COMMERCIAL PROPERTY

AND

ACCESS COMPONENT

PREPARED BY

DEPARTMENT OF CITY PLANNING
100 LARKIN STREET
SAN FRANCISCO, CA 94102

AUGUST 1980

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TABLE OF CONTENTS

I. Introduction

The Coastal Act of 1976 requires that each local jurisdiction with land lying in whole or in part within the Coastal Zone prepare a Local Coastal Program (LCP).

To date, San Francisco has produced an Issue Identification, identifying six specific issues of concern in the San Francisco Coastal Zone. Save this one on housing in the Coastal Zone, these issues have been heard by the City Planning Commission at public hearings, as follows:

August 1979:	Issue No. 5:	Playland-at-the-Beach Site
November 1979:	Issue No. 1B:	Great Highway Redesign North of Lincoln Way
March 1980:	Public Lands	
	Issue No. 1A:	Golden Gate Park
	Issue No. 2:	The Zoo
	Issue No. 3:	Lake Merced
	Issue No. 6:	Federal Lands

This paper discusses the final issue (Issue No. 4) regarding residentially-zoned land in the Richmond and Sunset Districts, and the Olympic Country Club. In addition, this paper will discuss the very small amount of commercial property within the Coastal Zone, including the Sutro Baths. The Access Component, required by the Coastal Act, is included here also. This, then, should conclude the basic discussion of the issues within the Coastal Zone.

II. Housing Element

A. Existing Situation

The residentially-zoned property which lies within the Coastal Zone is primarily in the Richmond and Sunset neighborhoods of San Francisco. The age, character and density of existing housing is mixed in both of these neighborhoods. Some of the more interesting housing structures existed before the earthquake of 1906. The construction of the Esplanade, which began in 1916, and the construction of the Great Highway, which began in 1919 and was completed in 1929, seem to be significant events in the triggering of housing activity in these districts.

The mix of housing structures by type is found in the following

chart:

Existing Housing (by density type)

Richmond (14 blocks)

Type	No. of Lots	Percentage of Total	
1-Unit	209	67%)	88%
2-Unit	63	20%)	
3-Unit	4	1%	
4+-Unit	34	11%	
Total	310	99%*	

Sunset (19 blocks)

Type	No. of Lots	Percentage of Total	
1-Unit	441	68%)	85%
2-Unit	113	17%)	
3-Unit	24	4%	
4+-Unit	72	11%	
Total	650	100%	

Total: 960

* Percentage does not equal 100% due to rounding.

In the Richmond, three and one-half blocks of the total of 14 are vacant and developers have received a conditional use authorization for a planned unit development and a Costal permit for the construction of 436 housing units, including 83 units of low- and moderate-income family housing. This site was considered as a separate issue (Issue No. 5: Playland-at-the-Beach Site). The remainder of the residentially-zoned property includes a mixture of primarily one- and two-unit buildings (88%) with a scattering of multiple-unit structures.

In the Sunset, the coastal zone between Golden Gate Park and Sloat Boulevard includes approximately 19 blocks, several of which are tapered slivers created by the angled orientation of the Great Highway. At around the turn of the century, much of the Sunset was an undeveloped expanse of sand dunes. Some small cottages of that period remain in existence today. Many of the lots have been developed with more modern structures including row houses of one- and two-unit density and higher density apartment houses. The area from Lincoln Way to Noriega Street which is within the Coastal Zone went through the City's Concentrated Code Enforcement (CCF) program and was taken over by

the Federally Assisted Code Enforcement (FACE) program. Structures which went through these programs were deemed to be in compliance with the Housing Code in 1970.

The Olympic Country Club represents the one privately-owned residentially-zoned parcel in San Francisco with direct frontage on the Pacific Ocean. The Country Club spans two counties (San Francisco and San Mateo) and two regional coastal commissions (North Central Coast and Central Coast). There are 161.35 acres of the Club in San Francisco and 191.37 acres in San Mateo County.

The Recreation and Open Space Element of San Francisco's Comprehensive Plan contains this specific policy regarding the Olympic Country Club:

> Retain entire area as open space. If private golf course is discontinued, acquire for public recreation and open space.

The Olympic Country Club is zoned RH-1(D) (Single-Family, Detached Dwellings) and is in a 40-X (40 feet, no bulk requirement) Height and Bulk district.

As a Conditional Use in an RH-1(D) district, Section 209.5(a) of the San Francisco Planning Code provides the following:

> Open recreation area not publicly owned which is not screened from public view, has no structures other than those necessary and incidental to the open land use, is not operated as a gainful business and is devoted to outdoor recreation such as golf, tennis or riding.

This would seem to be consistent with the Comprehensive Plan and with the current use of the site.

Other than the Richmond and Sunset neighborhoods and the Olympic Country Club, residentially-zoned land within the Coastal Zone has been developed to the maximum extent. Specifically, these are the following:

> John Muir Apartments, 720 rental units along John Muir Drive, south of Lake Merced;
>
> Lake Merced Hills, 200 condominium units just off Lake Merced Boulevard, east of Lake Merced; and

a portion of Park Merced, part of one of the first planned unit developments, which includes portions of Vidal Drive, Higuera Avenue and Garces Drive, off Lake Merced Boulevard.

B. Zoning

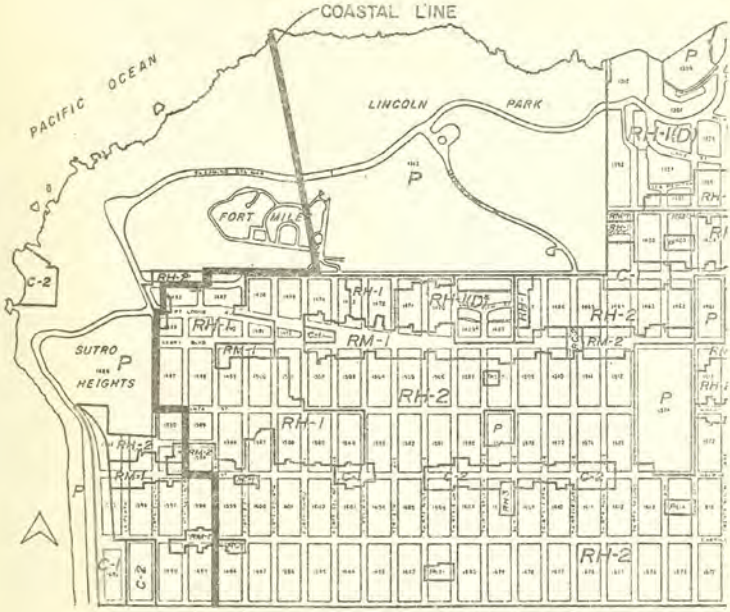
A significant amount of attention has been given to residential zoning in San Francisco, including the Richmond and Sunset residential neighborhoods. There has been a continual move to decrease the amount of density permitted in order to retain neighborhood character.

In 1921, when the first zoning was enacted, the Richmond and the Sunset were zoned Commercial and 2nd Residential (anything over one unit per lot), and there was no height limit. This situation prevailed until 1960 when some 2nd Residential went to R-2 (Two-family), and east-west streets, considered to be transit-oriented, went to R-3 (High-medium residential) in the Richmond; and the Commercial was reduced and R-4 (High-density residential) went in north of Lawton Street (along the coast), R-3 went in south of Lawton Street and there was a small amount of R-2 in the Sunset. At this time, there was no height limit on Commercial or R-4.

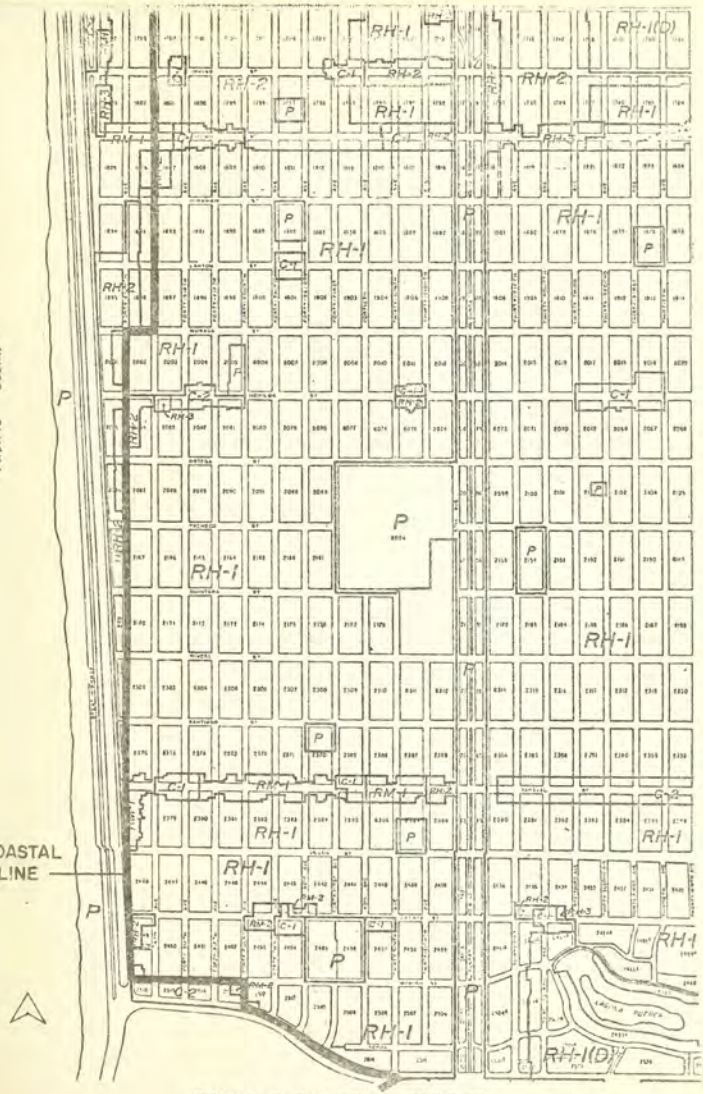
In 1963, R-3 density was halved, which meant 50% reduction in density on properties zoned R-3. In 1967, a 40-foot height limit was placed on Commercial and R-4. In 1974, in the Sunset, R-4 was reduced to R-3 and some R-3 was reduced to R-2.

The Residential Zoning Study, which began in 1976, was undertaken because a number of neighborhoods, including the Richmond and Sunset districts had requested or initiated changes in zoning to a decreased density. The underlying reason for these requests, which became the primary charge of the study, was a desire to retain the neighborhood character of San Francisco's residential areas. The clear message from the residents was that they wanted to keep their neighborhoods as they were and they did not want to incorporate new, larger, and sometimes disruptive structures into intimate small-scale neighborhoods. A block-by-block, street-by-street survey was undertaken by the Department of City Planning, with the resultant proposals essentially reflecting the pattern of development which was extant. In areas of mixed density (one-family units with two-family units, for example), the determination for the zoning district went to the type of structure which was in the majority of a street frontage.

Additionally, in conformance with the policy regarding



ZONING IN THE RICHMOND DISTRICT



ZONING IN THE SUNSET DISTRICT

rehabilitation of existing housing, it was pointed out by the Department's economic consultant in a study entitled Analysis of the Economic Impacts of the Proposed Change in San Francisco Zoning, December 17, 1976, by Gruen Gruen + Associates, that if a one-unit structure were sound, the economics would not be conducive to replacement on a one-for-one basis; also, given the possibility of an increase of only one unit per lot, it was not economically feasible to demolish and reconstruct housing with such a small increase in density.

The resulting zoning, adopted by the City Planning Commission and the Board of Supervisors in 1978, reduced C-2 (Community Business) to C-1 (Neighborhood Shopping) and RM-1 (1 dwelling unit per 800 square feet) and retained RH-2 (Two-Family) in the Richmond district. In the Sunset, some R-3 was reduced to RH-2, some to RH-3 and some to RM-1, with the rest remaining RH-2. The description and purpose of these districts can be found in Appendix A.

C. Potential Increase in Units

The implications of zoning for potential increase in the Richmond and Sunset neighborhoods is found in the following table:

Potential Density Increase
in San Francisco's Coastal Zone

Richmond	No. of Lots Which Could Increase	No. of Lots Total	Percent Which Could Increase
In RH-2	198	270	73%
In RM-1	19	34	56%
In RM-2	5	6	83%
Total	222	310	72%
Sunset	**Could Increase**	**Total**	**Percent**
In RH-1	0	121	0%
In RH-2	258	385	67%
In RH-3	14	16	88%
In RM-1	71	122	58%
In RM-2	0	6	0%
Total	343	650	53%
Sunset/Richmond Total	565	960	59%

In terms of real numbers, most of any potential increase in density would occur in RH-2 zoned areas. This means that single-family units up to a total of approximately 450 in these areas could increase by one unit. If a structure is in sound condition, it is unlikely that this would occur.

The RM-1 zoned areas in the Sunset would provide another relatively significant potential for increase. Of the 71 structures on RM-1 zoned lots, 53 are single-family and 18 are 2-unit structures. Fifty of the single-family units are in the blocks abutting the Judah bus lines and turnaround. Judah has historically been a transit line and higher density has traditionally been encouraged on transit streets.

Generally, the effect of the Residential Zoning Study has been to slow down the rate of demolition.

It is with structures that are substandard and where rehabilitation costs are high that demolition would most likely be considered. This would be more likely in cases where an increase in density were possible. Because of the existence of a number of cottages and other small, one-family dwellings which appeared to be in deteriorating condition, the staffs of the Planning Department and the North Central Coast Regional Commission undertook a survey to investigate this situation. There were 71 units on 44 lots which were identified as potential candidates for demolition primarily because of their external appearance. Of these, 79% were built before 1914. On only 16 lots could there be any increase in density.

The City believes that this small amount of potential increase in building activity which may have an effect on low- and moderate-income housing is certainly not enough to take any drastic policy level re-orientation. While there may be cause to consider programs to increase the amount of affordable housing city-wide, the effect in the Coastal Zone would be minimal.

This is not to say that the potential for increase does not exist in the Coastal Zone, but it does indicate that the economic picture would seem to preclude a significant amount of demolition and new construction activity.

D. Existing Local Policies

Although neighborhood environment can be thought to be in the purview of most of the elements of San Francisco's Comprehensive Plan, including the elements of Urban Design,

Transportation, Recreation and Open Space, and Community Facilities, the Residence Element speaks specifically to the provision of housing in San Francisco. The Residence Element considers the city-wide issue of housing, but also recognizes the regional context of the situation.

In a city as tightly developed as San Francisco, drawing artificial lines to provide for boundaries can be unrelated to the character and fibre of residential neighborhoods. Such is the situation of the Coastal Zone in San Francisco.

The policies contained in the Residence Element, though related to specific councerns of the Coastal Commission, are for the entire City. Specific objectives and policies related to the Coastal Zone can be found in Appendix B.

San Francisco has recognized that oft-times the equality of its existing housing stock is worthy of preservation. Its policies reflect a preference, generally, for rehabilitation rather than demolition, as evidenced by its early programs such as the Concentrated Code Enforcement (CCE) and Federally Assisted Code Enforcement (FACE), both of which were undertaken in the Sunset Coastal Zone, and, more recently, the Rehabilitation Assistance Program (RAP).

The Residence Element does recognize, however, that the desire to protect existing housing against demolition may be inconsistent with the desire for adequate neighborhood maintenance, if there is no feasible way to keep older housing in good condition. The Element points out that the advanced age of some buildings may necessitate the replacement of housing which is no longer functionally or physically suitable for the needs of the City's residents, and is not capable of rehabilitation.

The Residence Element contains this objective: Minimize hardships caused by the increased cost of housing. Its policy to preserve and expand the supply of low- and moderate-income housing is already being implemented. San Francisco has passed one of the strictest Condominium Conversion Ordinances in the State.

The Subdivision Code of the City and County of San Francisco governs condominium conversion. The Code permits any legal apartment building to be converted to condominiums without modifications such as additional parking or minimum square footage. The Subdivision Code governs all buildings of two or more units, and requires a public hearing before the

City Planning Commission in all cases involving five or more units. It also requires a 40% tenant intent to purchase, mandatory lifetime leases to tenants aged 62+ or permanently disabled, a one-year lease to all tenants after final City approval, and the right of first refusal to purchase the unit occupied for all tenants.

Those units determined to be low- or moderate-income by nature of the rents charged for the size of the unit must remain low- or moderate-income ownership units by the imposition of corresponding maximum sales prices. Buildings containing five or more units must provide a minimum of 10% low- or moderate-income units. These units may be set aside by the subdivider within the project, built on an alternate site or an in lieu cash transfer to the City Housing Development Fund may be made.

The Rent Stabilization Ordinance, adopted last year, applies specific controls to rent increases for all rental units in the City except in certain cases such as hotels, motels, inns, tourist houses and rooming and boarding houses, owner-occupied buildings containing four rental units or less, and other categories. It also provides for the creation of a Residential Rent Stabilization and Arbitration Board to arbitrate rental disputes.

The policies of the City and its body politic have been protective of the rights of all people to live in San Francisco. There is every indication that they will continue to do so.

E. Coastal Act Policies Related to Housing

The two Coastal Act policy areas which are related to the provision of housing in San Francisco's Coastal Zone are Housing and Locating and Planning New Development.

Housing

Section 30213 (in part): Housing opportunities for persons of low and moderate income shall be protected, encouraged, and, where feasible, provided...

San Francisco's Residence Element speaks specifically to this policy of the Coastal Act. Objective 1 of this Element is as follows:

> Preserve, improve and maintain the existing housing stock.

This objective and the policies which support it recognize

the quality construction of many, if not most, of San Francisco's housing stock. Policy 7 under this Objective states:

> Discourage demolition of housing that is sound or capable of rehabilitation,

and the discussion of that policy further points out that the City should discourage unnecessary demolition of existing units, particularly where they provide a sound low-cost housing resource.

The price of land in San Francisco is so high, and construction costs are increasing, that to demolish and reconstruct makes economic sense only when the increase in the density of the lot is significant.

Objective 4 also speaks to the dilemma of the cost of housing:

> Minimize hardships caused by the increasing cost of housing.

And Policy 1 of that objective goes further, and is in conformance to the Coastal Act policy:

> Preserve and expand the supply of low- and moderate-income housing.

This policy acknowledges the continuing strong market demand for housing in the City, realizes that rising costs have significantly reduced the private sector's ability to provide housing at prices lower-income households can afford, but endorses various forms of assistance both to expand the supply of lower-cost housing and to subsidize the rental or purchase of market rate housing by lower-income households.

In the Coastal Zone, there are already scattered site assisted housing and housing units managed by the San Francisco Housing Authority; and 83 new low- and moderate-income units have been proposed for the Ocean Beach Park Estates project.

Objective 5 of the Residence Element states:

> Maximize housing choice.

Policy 2 of that Objective states:

> Encourage economic integration,

and further, encourages private developers to include a percentage of units in new or converted market rate housing for occupancy by low- and moderate-income households.

Objective 7 of the Residence Element states:

> Address housing needs through a coordinated regional approach.

Housing is a regional concern. Problems such as the inability of large numbers of people to afford decent housing, inequities and discrimination in the housing market and the inadequacy of public resources cross the boundaries of local jurisdictions and cannot be addressed solely on a local level.

Policy 2 of that Objective states:

> Encourage the distribution of low- and moderate-income housing throughout the Bay Area.

At the present time, most of the region's subsidized housing for low- and moderate-income housing is concentrated in the central cities, including San Francisco. A major reason for this is the central cities' active role in securing Federal housing assistance. The Association of Bay Area Governments (ABAG) pointed out that San Francisco is already providing more than its fair share of low- and moderate-income housing, region-wide.

True, the Coastal Zone constitutes another region, the region of the coast. Absent the policies of the City and County of San Francisco's Residence Element, absent the implementation ordinances for Condominium Conversion and Rent Stabilization, and absent the continuing concern and study which San Francisco gives to this issue, it may be that the Coastal Commission's entry into the field of housing would be necessary and more relevant.

* * * * * *

The other part of Section 30213 of the Coastal Act states:

> New housing in the Coastal Zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

The San Francisco Residence Element was adopted by Resolution No. 7417 of the San Francisco City Planning Commission on December 11, 1975.

Policies relating to new residential development are found under Objective 2 of the Residence Element:

> Encourage new residential development only when it preserves or improves the quality of life for residents of the City and provides needed housing opportunities.

Since San Francisco is essentially a built-up area, new housing through development opportunities are limited. This does not preclude some adjustments and change over the years due to public and private actions. Some housing replacement should be expected, and some new housing can be constructed on under-used industrial and commercial land.

The primary reasons for replacing existing housing would be that that housing is incapable of rehabilitation and represents a health or safety danger. Since much of the City was rezoned to reflect existing density, the replacement of sound housing is thoroughly discouraged. Also, because much of San Francisco and the Coastal Zone is zoned for relatively low-intensity residential development, the likelihood of significant replacement of existing housing is remote.

Locating and Planning New Development

Sections 30244, 30250, 30252 and 30253 of the Coastal Act relate to locating and planning new development. These policies are concerned primarily with

potential projects of such a scale which would have a deleterious effect on the environment. Of the residentially-zoned areas within the San Francisco Coastal Zone which would be available for private development, the former Playland-at-the-Beach site stands alone and it has been discussed in Issue Paper No. 5.

The other projects of major proportions are the Westside Transport and the Southwest Treatment Plant, a portion of San Francisco's Wastewater Management Plan. These two public projects have had extensive review by the City and the Coastal Commission and have received a permit from both after having gone through environmental review.

Other than that, any new development within the Coastal Zone would be of a scale limited to a city lot size and would not be of a scale significant enough to be affected by this policy.

F. Conclusion

The language in the Coastal Act of 1976 states "Lower cost visitor and recreational facilities and housing opportunities for persons of low and moderate income shall be protected, encouraged and, where feasible, provided." San Francisco would very much prefer that housing policy for the City be uniform and that a separate group of policies and regulations not apply to one area only. However, the State legislature has chosen to provide special protection to the Coastal Zone and for that reason it may, in some cases, be necessary to adopt certain policies which apply to San Francisco's Coastal Zone alone.

In recognition of the number of Federal, State and local housing programs in place and in various germinating stages, an equitable solution to the issue of providing low- and moderate-income housing in the Coastal Zone would appear to be as follows:

1. Review requests for demolition of housing units to determine whether the demolition would have an effect on the existing low- and moderate-income housing stock (as defined by HUD income guidelines and verified by City Planning staff). Require a one-for-one replacement of a low- or moderate-income unit, if subsidies are available. Owner-occupied single-family dwellings would be exempt.

2. Take steps to assure the availability of subsidies for use in replacement housing as follows:

   - Work with the California Department of Housing and Community Development (HCD) as it establishes its proposed statewide housing development corporation to be called the California Housing Opportunities Corporation (CHOC) in order to channel funds for housing assistance to the Coastal Zone.

   - Create a city housing finance agency which would provide a central point for the collection of in-lieu fees and other subsidies, disburse loans or other types of assistance such as revenue bond proceeds and Urban Development Assistance Grants (UDAG) to housing projects, and manage rental and resale of affordable units city-wide. (Such an agency is being proposed by the Mayor's Office of Community Development.)

3. Continue to enforce the provisions of the Subdivision Code which affect condominium conversions, which already provide for a one-for-one replacement of low- and moderate-income housing.

After a comparative review of local policies with Coastal Act policies for the residential areas of San Francisco and with these additional provisions, it is found that there is a level of common purpose in these two policy areas.

III. Commercial

A. Existing Situation

Commercially-zoned property within the Coastal Zone is C-1 (Neighborhood Shopping) and C-2 (Community Business). The specific description and purpose of these districts can be found in Appendix C.

The only C-1 property is that which is a portion of the former Playland-at-the-Beach property, specifically, all of Block 1692 (Parcel 2), approximately one-half of Block 1595 (Parcel 3), and a westerly strip of Block 1592 (Parcel 4). The disposition of these parcels was the subject of a Conditional Use (CU) for a Planned Unit Development (PUD) for the Ocean Beach Park Estates,

and subject to review from the North Central Coast Regional Commission which granted it an uncontested permit. The former Playland-at-the-Beach site was handled by the Local Coastal Program (LCP) process as Issue No. 5 in August of 1979.

Richmond District

Within the Richmond District, there are two parcels of C-2-zoned property: the Sutro Baths site and the site of the Safeway Store.

Sutro Baths

The Sutro Baths site is a 3.95-acre parcel which is landlocked by the Golden Gate National Recreation Area (GGNRA), although the GGNRA had granted a permanent easement to the site. There was a general belief that the Sutro Baths site would be acquired at some point by the GGNRA. In fact, in its Assessment of Alternatives dated May 1977, the GGNRA made specific proposals for the site in all four of its basic alternatives. Negotations by the National Park Service to purchase the site came to a temporary but abrupt halt in April 1979 when the Park Service refused to acquire it because of the price ($9.2 million, as determined by a jury of the United States District Court).

In May 1979, the City Planning Commission initiated a Special Use District for the site, which created an automatic Conditional Use process requiring a Commission hearing for anything proposed for the site. On April 24, 1980, the City Planning Commission adopted a Special Use District for the site, and on May 11, 1980, the Department of the Interior purchased the site for inclusion in the GGNRA (for $5.5 million).

The Department of City Planning will be proposing that the City Planning Commission initiate a rezoning of the property to P (Public) and OS (Open Space) height and bulk district so that the site will be in conformance with the Western Shoreline Plan policy found in the Recreation and Open Space Element of the Comprehensive Plan:

Cliff House - Sutro Baths

Acquire for public use all privately

owned property in area commonly known as Cliff House/Sutro Baths. Develop as an 11-acre nature-oriented shoreline park. Limited commercial-recreation uses may be permitted if public ownership is retained and if development is carefully controlled to preserve natural characteristics of the site.

Safeway

The other C-2-zoned property in the Richmond is the site occupied by the Safeway Store. Although the site could accommodate expansion of its present use or inclusion of additional housing units, there has been no proposal to do so. Although the City would welcome additional housing units on the site, and in fact proposed such to Safeway originally, any additional development should take the Ocean Beach Park Estates project into consideration and may receive Commission consideration.

Sunset District

Commercially-zoned property in the Sunset is all C-2, and represents all or a part of seven blocks. To the north, just south of Lincoln Way, on the most westerly block between the Great Highway and La Playa is the Hotel Pacifica with 43 units and a restaurant. The northwest corner of the block east has a gas station and the 24-unit apartment building (1220 La Playa) which was the subject of permit consideration by the North Central Coast Regional Commission and the California Coastal Commission.

There is a 24-unit apartment building on the northeast corner at the Great Highway and Wawona. And on Sloat Boulevard, the remaining four blocks of C-2 contain four restaurants, three gas stations, a motel, a garden center, and the United Irish Cultural Center.

Almost all of the property in the Sunset has a 40-foot height limit. This includes the commercial south of Lincoln Way. The interesting exception to this is the 100-foot height limit on all of the four blocks on Sloat Boulevard just east of the Great Highway and a small portion of the fifth block. This variation in height limit was the result of studies done during the formation of the Urban Design Plan, which resulted in recommendations which

would provide for a visual interest and were in locations which would not jeopardize the views of nearby residents.

Since these blocks are zoned C-2 (Community Business), a number of retail businesses are allowed, but this could also be considered an opportunity for housing units of an increased density. Depending on the type of proposal and whether the planned unit development concept were used, somewhere between 200 and 300 or more units could be allowed with commercial on the ground floor.

B. Existing Local Policies

The Commerce and Industry Element of San Francisco's Comprehensive Plan was adopted by Resolution No. 8001 by the City Planning Commission on June 29, 1978. In it there are two policy areas which specifically relate to the commercially-zoned properties in the Coastal Zone: Neighborhood Commercial and Visitor Trade.

Neighborhood Commercial

Objective 8: Maintain and strengthen viable neighborhood commercial districts readily accessible to City residents.

The following policies apply to commercial areas within the Coastal Zone.

Policy 1

Promote the multiple use of neighborhood commercial areas with priority given to neighborhood-serving retail and service activity.

Policy 2

Promote neighborhood commercial revitalization.

Policy 3

Protect environmental quality in neighborhood commercial areas.

Policy 4

Maintain a presumption against the establishment of major new commercial development except in conjunction with adequately supportive residential development and public/private transportation capacity.

Because much of San Francisco's commercial enterprises were developed at the same time as residential, there has always been an intimate relationship between them, in terms of use and scale and interrelationship. The commercial uses in the Coastal Zone have been related to the surrounding community and have served the special function also of providing for the needs of coastal visitors and other open space patrons of public recreational areas.

Since the residential community is so fully developed in the Coastal Zone, it is fitting and appropriate that the neighborhood-serving commercial not be totally subsumed by any large-scale visitor-oriented commercial. San Franciscans have traditionally welcomed visitors to their City and are willing to share their services with tourists. This approach of serving residents at the same time as providing a convenience for visitors was accommodated in the plans for the development at the former Playland site.

Visitor Trade

Objective 10: Enhance San Francisco's position as a national center for conventions and visitor trade.

The following policies are applicable in the Coastal Zone:

Policy 1

Guide the location of additional tourist related activities to minimize their adverse impacts on existing residential, commercial, and industrial activities.

Policy 3

Assure that areas of particular visitor attraction are provided with adequate public services for both residents and visitors.

The great attraction of the Pacific Ocean is certainly a drawing point for many visitors to San Francisco. The history of this City has accommodated

public access to the Ocean long before the State citizenry passed Proposition 20. San Franciscans were instrumental in the establishment of the Golden Gate National Recreation Area (GGNRA) and willingly gave over their local public land for inclusion in this far-reaching public regional park.

With that openness for use by all people, both residents and non-residents alike, comes the demand for providing services oriented toward visitor needs. Certainly the kind of facilities near and at the Zoo and at the Cliff House recognize the needs of tourists, and the revitalization of the Beach Chalet is intended to serve the users of the beach as well as the viewers of the beach.

The real challenge in this situation is to provide a balance which is sensitively calibrated to serve the visitors without being an unruly intrusion to the coastal residential community. In cooperation with the GGNRA, the City is continuing to accommodate visitors to the coast at the Cliff House. The redesign of the Great Highway and the commercial node across from the Zoo also serve to do this.

C. Coastal Act Policies

Coastal Act policies most closely related to commercially-zoned land are those regarding recreation and visitor-serving facilities. These coastal policies were considered in some detail in the paper on Public Lands. Because this paper is dealing with private lands and because this section specifically deals with commercially-zoned property, the following coastal policy applies:

> 30222: The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

Certainly, the allowable uses in C-1 and C-2 are geared to servicing the public, both residents and non-residents. C-1 is more appropriate for small-scale neighborhood retail goods and

personal services, while C-2 is established in areas where a city-wide or regional market can partake. Visitor-oriented allowable uses in commercially-zoned areas are restaurants, hotels, motels, retail sales and personal services. Commercial districts also allow housing, and with the increasing perception of a shortage in housing opportunities in the City and in the Coastal Zone, it is altogether appropriate for a mixed residential-commercial development to receive priority in commercial districts.

D. Conclusion

The commercial districts in San Francisco were developed to accommodate the needs of its residents and of the larger community of users including visitors to the City. Because commercially-zoned land in the Coastal Zone is located so close to a major recreational facility (GGNRA) and to local public recreation and open space areas, there has already been an accommodation to visitor-serving facilities. San Francisco does, at the same time, want to serve its residents, and this balance can be effectuated through the existing zoning.

Therefore, based on the foregoing review of existing applicable local policies and coastal policies, and commercial district definitions, it is found that a common level of purpose exists between these two policy areas and that local land use policies and zoning are consistent with Coastal Act policies for commercially-zoned areas. The Sutro Baths site, zoned commercial, has been acquired for public use by the Department of the Interior. In accordance with Master Plan policy, it is recommended that a rezoning be initiated to change C-2 to P (Public) and 40-X height limit to OS (Open Space). This would also conform to Coastal Act policy.

ACCESS COMPONENT

The Public Access Component of the Local Coast Program (LCP) is required by Section 30500(a) of the Coastal Act of 1976. It may be set forth in a separate plan element or it may be comprised of various plan components that are joined together in a text accompanying the LCP.

Golden Gate National Recreation Area

Of course, the primary access to the coast is provided by the public Ocean Beach area, Fort Funston, the Cliff House

area and Lands End, as part of the Golden Gate National Recreation Area (GGNRA). The National Park Service, Department of the Interior, is empowered by Public Law 92-589 (October 27, 1972) to "preserve for public use and enjoyment certain areas of Marin and San Francisco Counties", within which these lands in the Coastal Zone fall. The City does maintain a liaison function with the GGNRA to coordinate planning concerns common to the Federal and local efforts, including access issues of parking, recreational transit and pedestrian access.

The Great Highway and Ocean Beach

Access issues have already been addressed in detail in the permit issued by the Coastal Commission for the Redesign for the Great Highway. The redesign of the Great Highway as a part of the Wastewater project was originally that portion from Sloat Boulevard to Lincoln Way. The permit that was issued for the Great Highway by the Coastal Commission included conditions regarding the portion of the Great Highway between Lincoln Way and Fulton Street (in front of Golden Gate Park). Therefore, as part of the LCP process, that portion was designed conceptually. The proposed two landscaped bridges found in the condition of the permit were studied by the consultant for the Great Highway, and it was determined that one landscaped bridge and one broad underpass would be a better way to provide access from Golden Gate Park to Ocean Beach, while preserving views from the Beach Chalet.

Although the LCP does not deal with the area in which construction of the wastewater project was previously approved, some significant access issues are part and parcel of that permit, specifically:

Sloat Boulevard to Lincoln Way:

-Access for recreational drivers along the realigned curvilinear roadway providing views;

-A continuous footpath;

-An equestrian trail;

-A bicycle path;

-Five underpasses; and

-Two at-grade pedestrian crossings.

Lincoln Way to Fulton Street (in front of Golden Gate Park):

-A broad landscaped bridge just north of Lincoln Way;

-An underpass just south of Fulton Street;

-A continuation of the trail system; and

-Approximately 500 parking spaces.

In addition, a viewing platform is intended at the site of the pump station set in a landscaped berm which will include a pathway system.

Also, access issues during the construction period of the Westside Transport were addressed in the permit to mitigate impacts on pedestrian and transit access.

The Great Highway from Fulton Street to the Cliff House was the subject of Issue No. 1A, which was endorsed by the San Francisco City Planning Commission by Resolution No. 8429 on November 29, 1979, and provides for:

-Separated parking in front of the former Playland-at-the-Beach site;

-A continuation of the recreational trail system;

-A continuation of the 4-lane curvilinear roadway; and

-Comfort stations.

The Coastal Commission has defined certain types of activities which are labeled as access. Most of the types they have defined are already being enjoyed at the Ocean Beach area, or are planned for in the implementation of the redesign of the Great Highway. The following access activities can or will take place in San Francisco's coastal area:

-Walking
-Sitting
-Swimming
-Fishing
-Bicycling
-Equestrian uses
-Viewing
-Rock climbing
-Beachcombing
-Driving
-Dune use
-Picnicking
-Jogging
-Hiking
-Hanggliding

Recreational Transit

The GGNRA and the City have cooperated in providing transit from the City and the region to recreational areas within the Coastal Zone. In its Five Year Plan 1980-1985 1st Annual Update, the San Francisco Municipal Railway includes a separate chapter on Recreational Services, some recommendations of which were part of the Golden Gate Travel Survey.

The Municipal Railway (MUNI) has been striving to increase its crosstown service so as to provide its patrons recreational transit to public open space areas as conveniently as possible.

Those lines which are in place and which service the Coastal Zone are the following:

5-FULTON, which terminates at the Playland site·

71-HAIGHT-NORIEGA, which goes to the Great Highway on Noriega;

72-HAIGHT-SUNSET, which goes along Lincoln Way, then south to Stonestown and Lake Merced;

38-GEARY, which goes out Geary Boulevard to the Playland site;

31-BALBOA, which goes out Balboa Street to the Playland site;

18-SLOAT, which provides a north-south connection along the western edge of the City;

70-LAKE MERCED, which circles Lake Merced, services the Zoo and provides access to the Daly City BART station;

17-PARKMERCED, which provides a continuous loop from Parkmerced to 19th Avenue and West Portal;

75-LEGION OF HONOR, which goes to the California Palace of the Legion of Honor.

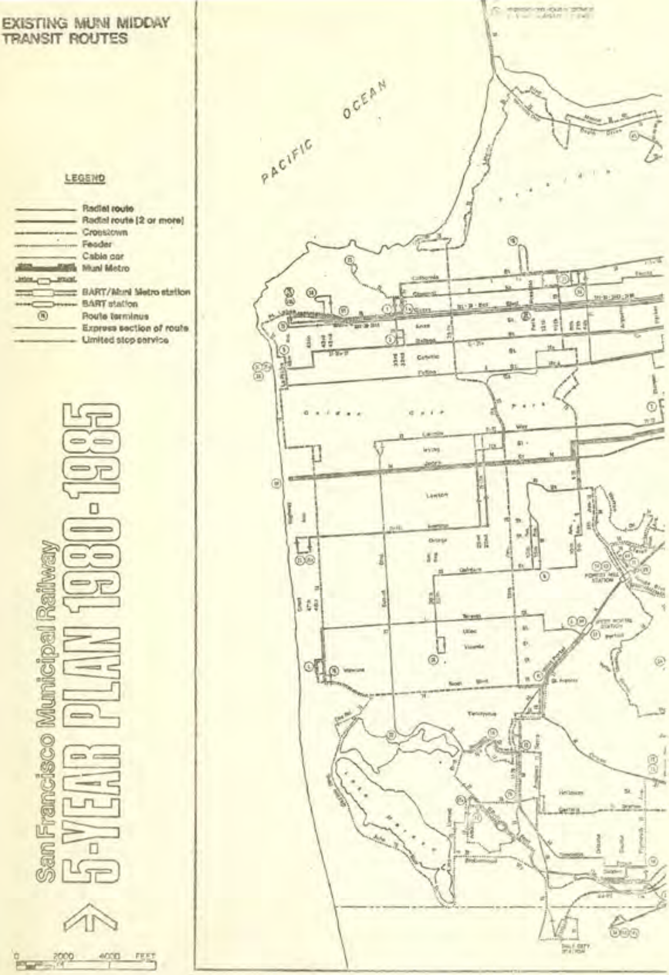
Proposed MUNI lines which will increase opportunities for recreational transit are the following:

18-46TH AVENUE, which is a north-south connection along 46th Avenue and the Great Highway, Skyline Boulevard and John Muir Drive and will connect Lake Merced, the Zoo, Golden Gate Park, the Cliff

EXISTING MUNI MIDDAY TRANSIT ROUTES

San Francisco Municipal Railway

5-YEAR PLAN 1980-1985



RECOMMENDED PLAN

LEGEND

RADIAL ROUTES

- SINGLE ROUTE
- EXPRESS SECTION OF ROUTE
- 3 OR 4 ROUTES ON STREET
- 5 OR MORE ROUTES ON STREET
- LIMITED STOP SERVICE

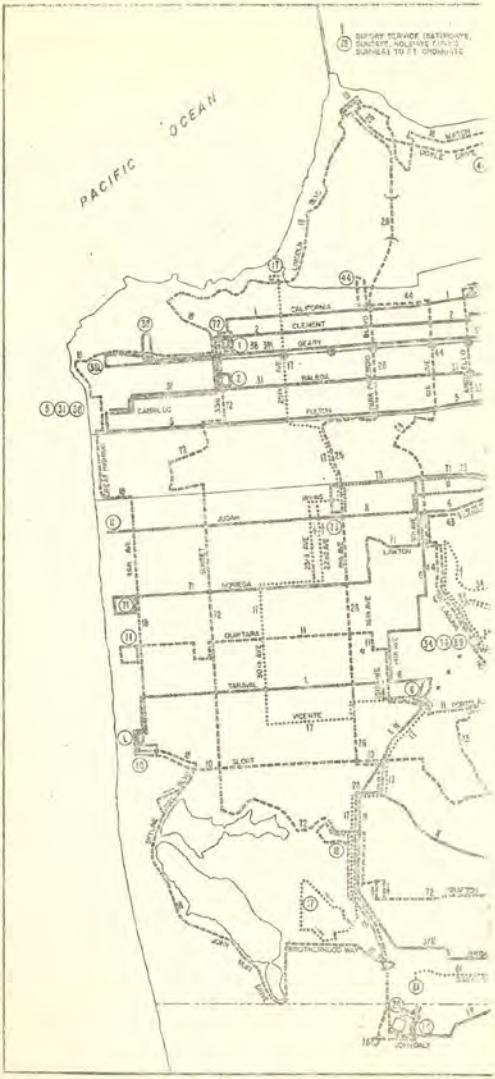
OTHER ROUTES

- CROSSTOWN
- FEEDER
- MUNI METRO OR STREETCAR
- CABLE CAR

TERMINALS & STATIONS

- ROUTE TERMINUS
- MUNI METRO STATION
- S P OR BART STATION (Market Street BART Stations are also MUNI METRO Stations)

San Francisco Municipal Railway 5-YEAR PLAN 1979-1984



0 2000 4000 FEET

House, the Palace of the Legion of Honor, Baker Beach and the Presidio;

11-QUINTARA-24TH STREET, which will cross Twin Peaks to the Great Highway, providing access from Noe Valley and the Mission;

10-MONTEREY, which will connect Hunters Point, Bernal Heights and Glen Park to the Great Highway and the Zoo;

73-LINCOLN WAY, a shuttle along Golden Gate Park to 19th Avenue;

72-SUNSET, which will go through Golden Gate Park at Cross Over Drive and connect with Lake Merced and McLaren Park, providing access from Visitacion Valley (this line also goes to Candlestick Park).

In addition, there are bus shelters at Cabrillo and La Playa and proposed for the bus terminal at the Ocean Beach Park Estates project, Geary Boulevard at 48th Avenue, Judah Street at La Playa, 47th Avenue at Ortega Street and 47th Avenue at Wawona Street.

Access to the Zoo by public transit is encouraged by a Zoo discount.

Olympic Country Club

A permit issued by the Coastal Commission to the Olympic Country Club in 1978 included a condition that the Club offer an easement of 20 feet from the mean high tide for public access across the beach between Fort Funston, part of GGNRA, and Thornton State Beach (in San Mateo County). In August 1980, the GGNRA agreed to accept that easement and to extend its ranger patrol along that area of the beach, thus legitimating the informal access which had already been occurring there.

A number of informal trails traverse the bluff area of the Olympic Country Club west of Skyline Boulevard and east of that easement. The maze of trails threaten the stability of the bluffs and, therefore, it would be preferable to consolidate that informal trail system into a single trail, clearly marked, and under the jurisdiction of an entity which could provide for maintenance and control of usage. The actual location of the one trail would have to be determined and should be done in coordination with San Mateo County, which has

a similar proposal in its LCP which would be included as a condition of any development proposal from the Olympic Country Club.

Since the GGNRA has already agreed to accept the 20-foot easement along the beach for maintenance and operation, it would seem appropriate for it also to agree to accept responsibility for patroling this bluff area trail and to have the right to monitor the usage of the trail and bluff area.

Conclusion

In accordance with existing Coastal permit conditions for the redesign of the Great Highway, and in accordance with the redesign of the portion of the Great Highway covered in the LCP, and in accordance with the existing and planned Municipal Railway recreational routes, and in accordance with Federal law creating the Golden Gate National Recreational Area, it is found that there is a common level of purpose between those plans and laws, and the policies of the Coastal Act of 1976 regarding access. In addition, any development proposal from the Olympic Country Club shall be conditioned such to offer an easement for a single trail along the bluffs so as to be in alignment with a single trail on the San Mateo County portion of the Olympic Country Club.

A P P E N D I C E S

Appendix A: Description and Purpose of Residential Districts found in the San Francisco Planning Code

Appendix B: Objectives and Policies of the Residence Element of the San Francisco Comprehensive Plan

Appendix C: Description and Purpose of Commercial Districts found in the San Francisco Planning Code

Appendix A

Description and Purpose of Residential Districts found in the San Francisco Planning Code.

SEC. 204. DESCRIPTION AND PURPOSE OF RESIDENTIAL DISTRICTS. The following statements of descriptions and purpose outline the main functions of the R (Residential) districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. These districts are established for purposes of implementing the Residence element and other elements of the Master Plan, according to the objectives, principles and policies stated therein. Among these purposes are the following:

(a) Preservation, improvement and maintenance of the existing housing stock through protection of neighborhood environments and encouragement of sound ownership precision and rehabilitation efforts;

(b) Recognition and protection of the architectural characteristics and densities of existing residential areas;

(c) Maintaining of housing choice by assuring the availability of quality owner and rental housing of various kinds, suitable for a wide range of household types, lifestyles and economic levels.

(d) Encouragement of residential development that will meet outstanding community needs, provide adequate indoor and outdoor spaces for its occupants, and relate well to the character and scale of existing neighborhoods and structures; and

(e) Promotion of balanced and convenient neighborhoods having appropriate public improvements and services, suitable non-residential activities that are compatible with housing and meets the needs of residents, and other amenities that contribute to the livability of residential areas.

(Amended Ord. 167-78, Approved 10/6/78)

Sec. 206.1. RH (Residential, House) Districts. These districts are intended to recognize, protect, conserve and enhance areas characterized by dwellings of the form of houses, usually with one, two or three units with separate entrances, and limited scale in terms of building width and height. Such areas tend to have similarity of building style and predominantly contain large units suitable for family occupancy, considerable open space, and limited non-residential uses. The RH districts are composed of five separate classes of districts, as follows:

RH-1(D) Districts: One-Family (Detached Dwellings). These districts are characterized by lots of greater width and area than in other parts of the city, and by single-family homes with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases private covenants have controlled the nature of development and helped to maintain the street areas.

RH-1 District: One-Family. These districts are occupied almost entirely by single-family homes on lots 25 feet in width, without side yards. Front and rear building styles vary, but tend to be uniform within tracts developed in distinct time periods. Though built on separate lots, the structures have the appearance of small-scale row housing, rarely exceeding 35 feet in height. Front set-backs are common, and ground level open space is generous. In most cases the single family character of these districts has been maintained for a considerable time.

RH-1(S) Districts: One-Family with Minor Second Unit. These districts are similar to RH-1 districts, except that a small second dwelling unit has been installed in many structures, usually by conversion of a ground-story space formerly part of the main unit or devoted to storage. The second unit remains subordinate to the owner's unit, and may house one or two persons related to the owner or be rented to others. Despite these conversions, the structures retain the appearance of single-family dwellings.

RH-2 Districts: Two-Family. These districts are designed as one-family and two-family homes, with the lower dwelling comprised of two large units, one occupied by the owner and the other available for rental. Structures are fairly small and usually do not exceed 35 feet in width or 40 feet in height. Building styles are often more varied than in single family areas, but certain streets and tracts are quite uniform. Considerable ground level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although non-residential uses tend to be quite limited.

RH-3 Districts: Three-Family. These districts have many similarities to RH-2 districts, but structures with three units are common in addition to one-family and two-family houses. The predominant form is large flats rather than apartments, with lots 25 feet wide, a fine or moderate scale and separate entrances for each unit. Building styles tend to be varied but complementary to one another. Outdoor space is available at ground level, and also on decks and balconies for individual units. Non-residential uses are more frequent in these areas than in RH-2 districts.

(Added Ord. 415-78, Approved 10/6/78)

Sec. 206.2. RM (Residential, Mixed) Districts. These districts are intended to recognize, protect, conserve and enhance areas characterized by a mixture of houses and apartment buildings, exercise a range of densities and building forms according to the individual district objectives. Despite the range of densities and building sizes, most structures are of a scale that respects the traditional in patterns, open spaces and articulation of facades typical of the San Francisco neighborhoods. These districts provide unit sizes and types suitable for a variety of household, and contain supporting non-residential uses. The RM districts are composed of four separate classes of districts, as follows:

RM-1 District: Low Density. These districts contain a mixture of the dwelling types found in RH districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The over-all density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Non-residential uses are often present to provide for the needs of residents.

RM-2 District: Moderate Density. These districts are generally similar to RM-1 districts, but the over-all density of units is greater and the mixture of building types and unit sizes is more pronounced. Building widths and scales remain moderate, and considerable outdoor space is still available. The unit density permitted requires careful design of new structures in order to provide adequate amenities for the residents. Where non-residential uses are present, they tend to offer services for wider areas than in RM-1 districts.

RM-3 District: Medium Density. These districts have some smaller structures, but are predominantly devoted to apartment buildings of six, eight, ten or more units. Most of these districts are close to downtown and have been developed in this manner for a long time. The units are by no means all alike, but tend to be smaller than in RM-1 and RM-2 districts. Many buildings exceed 40 feet in height, and in some cases additional buildings over this height may be accommodated without deterioration of the district character. Although tall and buildings wider than 25 or 35 feet are common, the scale often remains moderate through sensitive facade design and segmentation. Open spaces are smaller, but decks and balconies are used to advantage for many units. Supporting non-residential uses are often found in these areas.

RM-4 District: High Density. These districts are devoted almost exclusively to apartment buildings of high density, usually with smaller units, close to downtown. Buildings over 40 feet in height are very common, and taller tall buildings may be accommodated in some instances. Despite the intensity of development, distinct building styles and moderation of facades are still to be seen in new developments, as are open areas for the residents. Group housing is especially common in these districts, as well as supporting non-residential uses.

(Added Ord. 415-78, Approved 10/6/78)

Sec. 206.3. RC (Residential-Commercial Combined) Districts. These districts are intended to recognize, protect, conserve and enhance areas characterized by structures combining residential uses with neighborhood-serving commercial uses. The predominant residential uses are preserved, while provision is made for supporting uses, usually in or below the ground story, which meet the frequent needs of nearby residents without generating excessive vehicular traffic. The RC districts are composed of four separate classes of districts, as follows:

RC-1 District: Low Density. These districts provide for a mixture of low-density dwellings similar to those in RM-1 districts with certain commercial uses of a very limited nature. The commercial uses are those permitted in C-1 districts, located in or below the ground story only and designed primarily for walk-in trade to meet the frequent and recurring needs of nearby residents. Open spaces are required for dwelling in the same manner as in RM-1 districts, except that rear yards are somewhat smaller and front set-back areas are not required.

RC-2 District: Moderate Density. These districts provide for a mixture of moderate-density dwellings similar to those in RM-2 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. Open spaces are required for dwellings in the same manner as in RM-2 districts, except that rear yards need not be at ground level, and front set-back areas are not required.

RC-3 District: Medium Density. These districts provide for a mixture of medium-density dwellings similar to those in RM-3 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. Open spaces are required for dwellings in the same manner as in RM-3 districts, except that rear yards need not be at ground level and front set-back areas are not required.

RC-4 District: High Density. These districts provide for a mixture of high-density dwellings similar to those in RM-4 districts with supporting commercial uses. The commercial uses are those permitted in C-2 districts, located in or below the ground story in most instances, and excluding automobile-oriented establishments. Open spaces are required for dwellings in the same manner as in RM-4 districts, except that rear yards need not be at ground level and front set-back areas are not required. The high-density and mixed-use nature of these districts is recognized by certain reductions in off-street parking requirements.

(Added Ord. 415-78, Approved 10/6/78)

APPENDIX B

Objectives and Policies of the Residence Element of the San Francisco Comprehensive Plan.

HOUSING PRESERVATION

OBJECTIVE 1

Preserve, improve and maintain the existing housing stock.

Policy 1

Maintain housing at or above code levels.

Policy 3

Promote and support voluntary housing rehabilitation activities.

Policy 4

Undertake public acquisition and rehabilitation where necessary to preserve private housing.

Policy 7

Discourage demolition of housing that is sound or capable of rehabilitation.

NEW RESIDENTIAL DEVELOPMENT

OBJECTIVE 2

Encourage new residential development only when it preserves or improves the quality of life for residents of the City and provides needed housing opportunities.

Policy 1

In existing residential neighborhoods, ensure that new housing relates well to the character and scale of surrounding buildings and does not reduce neighborhood livability.

Policy 2

Encourage the conversion of underused non-residential land to residential use, and encourage multiple-residential development in conjunction with commercial uses in the downtown commercial area.

Policy 3

Discourage development of new housing in areas unsuitable for residential occupancy, and where the new development would displace existing housing worthy of retention.

Policy 4

Encourage construction of a variety of unit types suited to the needs of households of all sizes.

Policy 5

Promote development of well-designed housing.

NEIGHBORHOOD ENVIRONMENT

OBJECTIVE 3

Provide pleasant residential environments that meet the needs of residents.

Policy 1

Support housing with adequate public improvements, services and amenities.

Policy 2

Allow small-scale non-residential activities in residential areas where they contribute to neighborhood livability.

HOUSING COSTS

OBJECTIVE 4

Minimize hardships caused by the increasing cost of housing.

Policy 1

Preserve and expand the supply of low- and moderate-income housing.

Policy 2

Promote the availability of private financing and insurance to all households and in all areas of the City.

Policy 3

Establish rent guidelines for buildings whose owners receive special forms of public assistance.

Policy 4

Ensure that the City's codes do not cause unreasonable hardship for certain households nor unnecessarily increase the cost of housing.

HOUSING OPPORTUNITIES

OBJECTIVE 5

Maximize housing choice.

Policy 1

Eliminate housing discrimination.

Policy 2

Encourage economic integration.

Policy 3

Ensure the availability of quality rental housing.

Policy 4

Expand opportunities for home-ownership.

Policy 5

Ensure a distribution of quality board and care facilities.

RELOCATION

OBJECTIVE 6

Avoid or mitigate hardships imposed by displacement of residents.

Policy 3

Reduce relocation hardships caused by private demolition of housing.

Policy 4

Permit displaced households the right of first refusal to occupy any replacement housing units.

THE REGION

OBJECTIVE 7

Address housing needs through a coordinated regional approach.

Policy 1

Encourage rehabilitation and development of housing in the Bay Area which will meet regional housing needs and contribute to the quality of life in the region.

Policy 2

Encourage the distribution of low- and moderate-income housing throughout the Bay Area.

Appendix C

Description and Purpose of Commercial Districts found in the San Francisco Planning Code.

SEC. 210. DESCRIPTION AND PURPOSE OF COMMERCIAL AND INDUSTRIAL DISTRICTS. The following statements of description and purpose outline the main functions of the C (Commercial) and M (Industrial) districts in the zoning plan for San Francisco, supplementing the statements of purpose contained in Section 101 of this Code. The emphasis, in the case of these districts, is upon the allocation of adequate areas in proper locations for the carrying on of business and industry to serve city, regional and national needs and provide San Francisco with a sound and growing economic base.

(Amended Ord. 136-68, Approved 5-29-68)

Sec. 210.1. C-1 Districts: Neighborhood Shopping. These districts are intended for the supplying of retail goods and personal services at convenient locations to meet the frequent and recurring needs of nearby residents. These districts are usually surrounded by residential areas of relatively low density of development, often in outlying areas of the city, and the size and use of commercial buildings in these districts are intended to be consistent with those residential densities. Close concentrations of complementary commercial uses are encouraged, with minimum interruption by open uses and non-retail enterprises.

(Amended Ord. 136-68, Approved 5-29-68)

Sec. 210.2. C-2 Districts: Community Business. These districts serve several functions. On a larger scale than the C-1 districts, they provide convenience goods and services to residential areas of the city, both in outlying sections and in closer-in, more densely built communities. In addition, some C-2 districts provide comparison shopping goods and services on a general or specialized basis to a city-wide or a regional market area, complementing the main area for such types of trade in downtown San Francisco. The extent of these districts varies from smaller clusters of stores to larger concentrated areas, including both shopping centers and strip developments along major thoroughfares, and in each case the character and intensity of commercial development are intended to be consistent with the character of other uses in the adjacent areas. As in C-1 districts, the emphasis is upon compatible retail uses, but a wider variety of goods and services is included to suit the longer term needs of customers and a greater latitude is given for the provision of automobile-oriented uses.

(Amended Ord. 136-68, Approved 5-29-68)

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF AVAILABILITY
LOCAL COASTAL PROGRAM AMENDMENT
(PLANNING CODE TEXT AMENDMENT)

NOTICE IS HEREBY GIVEN THAT in accordance with the applicable provisions of the California Coastal Act and implementing regulations, a draft of the proposed amendments to the Wawona Street and 45th Avenue Cultural Center Special Use District (Assessor's Parcel Block No. 2513, Lot No. 026, Board File No. 240228) and Local Coastal Program Amendment is available for public review and inspection for a six-week public review period beginning March 21, 2024.

Documents are available online and at the following locations:

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

- Office of the Clerk of the Board of Supervisors
  1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102
  https://sfbos.org/legislative-research-center-lrc (File No. 240228)

The Planning Commission recommendation on this Amendment will be advisory to the Board of Supervisors, which has final approval authority over the Planning Code Text Amendment and Local Coastal Program Amendment.

Ordinance Description: The proposed Ordinance would amend the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amend the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amend the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirm the Planning Department's determination under the California Environmental Quality Act; and make findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Local Coastal Program Amendment Description: Because the Ordinance applies to property located in the Coastal Zone, the decision of the Board of Supervisors requires amending the City's Local Coastal Program. The final decision by the Board of Supervisors will occur no sooner than six weeks after the date of this notice; after which the City shall submit the Local Coastal Program Amendment to the California Coastal Commission for certification. The Ordinance and Local Coastal Program Amendment are not operative until final certification by the California Coastal Commission. If the California Coastal Commission certifies this Local Coastal Program Amendment, subject to modifications, the Ordinance and Local Coastal Program Amendment shall become effective 30 days after enactment of the modifications.

If you wish to be noticed of the Coastal Commission hearing on this issue, you must submit a request in writing to the San Francisco Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 before June 6, 2024. If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice or written in correspondence to the City at or before the public hearing.

For any questions about this Notice of Availability, please contact Gabriela Pantoja, Planning Department staff, at Gabriela.Pantoja@sfgov.org or call (628) 652-7380.

DATED/POSTED/MAILED: March 21, 2024

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

NOTICE OF PUBLIC HEARING

LAND USE AND TRANSPORTATION COMMITTEE

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: **Monday, June 3, 2024**

Time: **1:30 p.m.**

Location: **Legislative Chamber, Room 250, located at City Hall**
1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

Subject: **File No. 240228.** Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Resolution transmitting to the California Coastal Commission for review and certification, an amendment to the Implementation Program portion of the certified Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District and to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; and affirming the Planning Department's determination under the California Environmental Quality Act.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, May 31, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee:

John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

Angela Calvillo
Clerk of the Board of Supervisors
City and County of San Francisco

jec:mcc:ams

San Francisco Examiner

PUBLIC NOTICES

San Mateo County: 650-556-1556 • E-mail: smlegals@sfmediaco.com
San Francisco: 415-314-1835 • E-mail: sflegals@sfmediaco.com

San Francisco Examiner • Daly City Independent • San Mateo Weekly • Redwood City Tribune • Enquirer - Bulletin • Foster City Progress • Millbrae - San Bruno Sun • Boutique & Villager • Examiner - So. San Francisco • Examiner - San Bruno

GOVERNMENT

NOTICE OF REGULAR MEETING
SAN FRANCISCO BOARD OF SUPERVISORS RULES COMMITTEE
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102
May 20, 2024 – 10:00 AM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3814986#

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY June 3, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 240228.** Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Resolution transmitting to the California Coastal Commission for review and certification, an amendment to the Implementation Program portion of the certified Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District and to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; and affirming the Planning Department's determination under the California Environmental Quality Act.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, May 31, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3814933#

NOTICE OF REGULAR MEETING SAN FRANCISCO BOARD OF SUPERVISORS LAND USE AND TRANSPORTATION COMMITTEE CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA 94102
MONDAY, MAY 20, 2024 - 1:30 PM

The agenda packet and legislative files are available for review at https://sfbos.org/legislative-research-center-lrc, in Room 244 at City Hall, or by calling (415) 554-5184.

EXM-3814214#

Notice of Application for Permit to Collect Refuse

The San Francisco Department of Public Health, Environmental Health Branch ("EHB"), has received an application from Recology Golden Gate, 250 Executive Park Blvd, San Francisco, CA 94134 for a permit to provide refuse collection services at federal facilities at Treasure Island Job Corps, per request for proposal for Purchase Order TB13358 on May 2, 2024.

On May 13, 2024, EHB has determined that Recology Golden Gate's permit application is complete and adequate per San Francisco's Regulation for Issuance of Refuse Collection Permits for Federal Facilities.

Members of the public may request a public hearing to offer testimony concerning this application. This request must be made in writing by no later than 5:00 p.m., Thursday, May 30, 2024, with EHB at the following address:

San Francisco Department of Public Health, Solid Waste Program
Attn: Carolyn Lam
49 South Van Ness Ave, Suite 600
San Francisco, CA 94103
Email: Carolyn.Lam@sfdph.org

If a timely request for a hearing is not received by EHB, EHB may issue a conditional permit without a public hearing. The person filing the request for the hearing may be liable for charges and costs, including, but not limited to, administrative costs, expenses incurred by the Department and reasonable attorney's fees.

Questions concerning this matter may be directed to Senior Environmental Health Inspector Carolyn Lam at (415) 252-3931 or Carolyn.Lam@sfdph.org.

Patrick Fosdahl, MS, REHS
Environmental Health Director

EXM-3813822#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297427

The following person(s) is (are) doing business as:
SILVAS FRAMING AND CONSTUCTION, 5112 CREST VIEW AVE., APT. 350, BELMONT, CA 94002, County of SAN MATEO
JESUS CLAUDIO SILVA CANALES, 512 CREST VIEW AVE., APT. 350, BELMONT, CA 94002
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/01/2024
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ JESUS CLAUDIO SILVA CANALES - OWNER
This statement was filed with the County Clerk of San Mateo County on 05/13/2024
Mark Church, County Clerk
HENRY SALGADO, Deputy Clerk
ORIGINAL
5/17, 5/24, 5/31, 6/7/24
NPEN-3814430#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297352

The following person(s) is (are) doing business as:
NuArts Productioin, 51 Buena Vista Road, So San Francisco, CA 94080 County of SAN MATEO
Amir Haji Abbasi, 51 Buena Vista Road, South San Fracisco, CA 94080
This business is conducted by an Individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/03/2002.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Amir Abbasi, Owner
This statement was filed with the County Clerk of San Mateo County on 05/03/2024.
Mark Church, County Clerk
Henry Salgado, Deputy
Original
5/17, 5/24, 5/31, 6/7/24
NPEN-3812820#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297395

The following person(s) is (are) doing business as:
Lunar Prime, 201 Marshall Street, Redwood City, CA 94063 County of SAN MATEO
Mailing Address: 201 Marshall Street, Redwood City, CA 94063 - Redw Jorge Ruiz, 201 Marshall Street, Redwood City, CA 94063
This business is conducted by an Individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Jorge Ruiz
This statement was filed with the County Clerk of San Mateo County on May 08 2024.
Mark Church, County Clerk
Niles Lopshire, Deputy
Original
5/17, 5/24, 5/31, 6/7/24
NPEN-3812164#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297367

The following person(s) is (are) doing business as:
ROOTED LOTUS INTERGRAL COACHING, 533 AIRPORT BLVD., SUITE 400, BURLINGAME, CA 94010, County of SAN MATEO
ROOTED LOTUS INTERGRAL COACHING, LLC, 533 AIRPORT BLVD., SUITE 400, BURLINGAME, CA 94010
This business is conducted by A LIMITED LIABILITY COMPANY, STATE OF ORGANIZATION: CA
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 3/28/2024
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ AMY MICHELLE JENSEN
This statement was filed with the County Clerk of San Mateo County on MAY 7, 2024
Mark Church, County Clerk
NILES LOPSHIRE, Deputy Clerk
ORIGINAL
5/10, 5/17, 5/24, 5/31/24
NPEN-3811992#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297217

The following person(s) is (are) doing business as:
CARROLL'S MEATS & DELI, 189 SAN BRUNO AVE W, SAN BRUNO, CA 94066, County of SAN MATEO
SONIA A LIONETTI, 189 SAN BRUNO AVE W, SAN BRUNO, CA 94066
This business is conducted by A GENERAL PARTNERSHIP
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/09/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ SONIA A LIONETTI
This statement was filed with the County Clerk of San Mateo County on 04/17/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807418#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297218

The following person(s) is (are) doing business as:
CABANA JANITORIAL SERVICES, 579 MILLER AVE, SOUTH SAN FRANCISCO, CA 94080, County of SAN MATEO
HILVA J SANCHEZ, 579 MILLER AVE, SOUTH SAN FRANCISCO, CA 94080
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/14/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ HILVA J SANCHEZ
This statement was filed with the County Clerk of San Mateo County on 04/17/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807414#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297219

The following person(s) is (are) doing business as:
ACE SHOWER DOOR & GLASS COMPANY, 28 EAST 25TH AVE, SAN MATEO, CA 94403, County of SAN MATEO
KOUROS AMIR-ARAGHI, 28 EAST 25TH AVE, SAN MATEO, CA 94403
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/12/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ KOUROS AMIR-ARAGHI
This statement was filed with the County Clerk of San Mateo County on 04/17/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807405#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297220

The following person(s) is (are) doing business as:
GOLDEN NAILS, 1618 SULLIVAN AVE STE 104, DALY CITY, CA 94015, County of SAN MATEO
HUONG T TRAN, LLC, 1618 SULLIVAN AVE STE 104, DALY CITY, CA 94015
This business is conducted by A LIMITED LIABILITY COMPANY
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 02/26/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ HUONG T TRAN
This statement was filed with the County Clerk of San Mateo County on 04/17/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807394#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297223

The following person(s) is (are) doing business as:
MILLBRAE BOARD & CARE HOME, 815 MURCHISON DR, MILLBRAE, CA 94030, County of SAN MATEO
ELENA M MADRIAGA, 815 MURCHISON DR, MILLBRAE, CA 94030
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/11/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ ELENA M MADRIAGA
This statement was filed with the County Clerk of San Mateo County on 04/18/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807391#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297228

The following person(s) is (are) doing business as:
ON THE MARK GARDEN DESIGNS, 76 DUANE ST, REDWOOD CITY, CA 94062, County of SAN MATEO
MARK BARTHOLOMEW, 76 DUANE ST, REDWOOD CITY, CA 94062
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 01/08/2019
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ MARK BARTHOLOMEW
This statement was filed with the County Clerk of San Mateo County on 04/18/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
NEW FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807385#
EXAMINER - BOUTIQUE & VILLAGER

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. M-294294

Registered Owner abandoning the use of the Fictitious Business Name:
Jean Fornesi, 501 Lassen Street, So San Francisco, CA 94080
Pary Bowen, 501 Lassen Street, So San Francisco, CA 94080
Cardellini 2000 Family Trust dtd 3/29/00, 501 Lassen Street, So San Francisco, CA 94080
Roy Cardellini Irrevocable Trust dtd 12/22/00, 501 Lassen Street, So San Francisco, CA 94080
Fictitious Business Name: Lassen Street Partners
Address of Principal Place of Business: 501 Lassen Street, So San Francisco, CA 94080
Date of Original Filing: 5/12/23
The business was conducted by General Partnership.
S/ Jean Fornesi
This statement was filed with the County Clerk of San Mateo County on April 11, 2024.
Mark Church, County Clerk
Maria P. Perez, Deputy Clerk
4/26, 5/3, 5/10, 5/17/24
NPEN-3807344#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297232

The following person(s) is (are) doing business as:
PRECISE MOBILE MECHANIC, 903 OCEANA BLVD UNIT 207, PACIFICA, CA 94044, County of SAN MATEO
ROMAN BABAYAN, 903 OCEANA BLVD UNIT 207, PACIFICA, CA 94044
This business is conducted by AN INDIVIDUAL
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 11/20/2018
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ ROMAN BABAYAN
This statement was filed with the County Clerk of San Mateo County on 04/18/2024
Mark Church, County Clerk
MARIA P PEREZ, Deputy Clerk
ORIGINAL FILING
4/26, 5/3, 5/10, 5/17/24
NPEN-3807310#
EXAMINER - BOUTIQUE & VILLAGER

FICTITIOUS BUSINESS NAME STATEMENT
File No. M-297135

The following person(s) is (are) doing business as:
AskYuriy Group, 151 El Camino Real UNIT326, Millbrae, CA 94030 County of SAN MATEO
Mailing Address: 151 El Camino Real UNIT326, Millbrae, CA 94030
Yuriy Kharin, 151 El Camino Real UNIT326, Millbrae, CA 94030
This business is conducted by an Individual
The registrant(s) commenced to transact business under the fictitious business name or names listed above on 03/01/24.
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)
S/ Yuriy Kharin
This statement was filed with the County Clerk of San Mateo County on 04/09/2024.
Mark Church, County Clerk
MARIA P. PEREZ, Deputy
Original
4/19, 5/3, 5/10, 5/17, 5/24/24
NPEN-3783568#
EXAMINER - BOUTIQUE & VILLAGER

GOVERNMENT

COUNTY OF SAN MATEO
STATE OF CALIFORNIA
NOTICE TO CONTRACTORS

(Advertisement for Bids)

NOTICE IS HEREBY GIVEN, that sealed bids will be received at the office of the County Executive Officer/Clerk of the Board of Supervisors, Hall of Justice and Records at 400 County Center, Redwood City, California, until the hour of **2:30 p.m., Thursday, June 6, 2024** which all bids will then be transmitted to the County Executive's Office in the Hall of Justice and Records, where the bids will be publicly opened and read aloud for the following project in accordance with the specifications therefore and to which special reference is made as follows:

2024 Pavement Preservation Project
Project No. RW408, File No. S5097
Engineer's Estimate of Costs: $4,210,000

Description of Work :
The work to be done consists, in general, of performing pavement repairs, placing micro-surfacing on various roads in the Redwood Park Area, Sky Londa Area, La Honda Area, Loma Mar Area, along Kings Mountain Road and Sand Hill Road in the unincorporated areas of San Mateo County, including but not limited to replacement of traffic striping, pavement repairs, and pavement markings, as well as any other items and details not mentioned above, but required by the Project Plans, Standard Specifications and these Special Provisions, and the directions of the Engineer. All Contractors are required to register with Public Purchase for accessing the project's electronic documents. Once the Contractor has registered with Public Purchase, the bidding document will be accessible through the Public Purchase Reference Number: RFP - RW408 - 2024 Pavement Preservation Project - Bid ID: 186882.

Additional technical questions should be directed to Edward Nacpil or Alex Zhang of Public Works, at enacpil@smcgov.org and azhang@smcgov.org. Bids are required for the entire work described herein.

BY ORDER OF THE BOARD OF SUPERVISORS COUNTY OF SAN MATEO
Michael Callagy, County Executive/Clerk of the Board of Supervisors
DATE: May 3, 2024
Questions regarding obtaining Plans and Specifications contact: Engineering Section at (650) 363-4100.
Technical Questions should be directed to Alex Zhang or Carter Choi at (650) 363-4100.
5/17, 5/23/24
NPEN-3814410#
EXAMINER

PROBATE

SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SAN MATEO
Estate of MOORE, MARCIA JANE, Deceased
Case No. 23-PRO-00048
NOTICE OF INTENTION SELL REAL PROPERTY
Dept: PROBATE

Notice is hereby given that on May 30, 2024, at 3:00 p.m.,

CALIFORNIA NEWSPAPER SERVICE BUREAU

D A I L Y J O U R N A L C O R P O R A T I O N

Mailing Address : 915 E 1ST ST, LOS ANGELES, CA 90012
Telephone (800) 788-7840 / Fax (800) 464-2839
Visit us @ www.LegalAdstore.com

SF BOS (OFFICIAL) SF
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

EXM# 3814933

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description

JEC - LUT Hearing - June 3, 2024 - File No. 240228

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

05/17/2024

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	$615.60
Total	$615.60

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY June 3, 2024 - 1:30 PM Legislative Chamber, Room 250, City Hall 1 Dr. Carlton B. Goodlett Place, San Francisco. CA 94102

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors of the City and County of San Francisco's Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: **File No. 240228.** Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Resolution transmitting to the California Coastal Commission for review and certification, an amendment to the Implementation Program portion of the certified Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District and to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; and affirming the Planning Department's determination under the California Environmental Quality Act.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments prior to the time the hearing begins. These comments will be added to the official public record in this matter and shall be brought to the attention of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA, 94102 or sent via email (bos@sfgov.org). Information relating to this matter is available with the Office of the Clerk of the Board or the Board of Supervisors' Legislative Research Center (https://sfbos.org/legislative-research-center-lrc). Agenda information relating to this matter will be available for public review on Friday, May 31, 2024.

For any questions about this hearing, please contact the Assistant Clerk for the Land Use and Transportation Committee: John Carroll (john.carroll@sfgov.org ~ (415) 554-4445)

EXM-3814933#

A00000676723 2

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

PROOF OF POSTING

Legislative File No. **(BOS File No. 240228) Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District**

Description of Items:

Hearing Notice – BOS File No. 240228 - Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District

I, Gabriela Pantoja, an employee of the City and County of San Francisco, posted the above-described document(s) onsite, pursuant to Title 14 of the California Code of Regulations, Section 13515.

Date: 5/17/2024

Time: 5PM

Location: 2700 45th Avenue

Signature: Gabriela Pantoja

Instructions: Upon completion, original must be filed in the above referenced file.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: March 18, 2024

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 240228
Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District

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☒ California Environmental Quality Act (CEQA) Determination
(California Public Resources Code, Sections 21000 et seq.)
☒ Ordinance / Resolution
☐ Ballot Measure

The project was determined to be exempt under Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 on 7/17/2023 (Planning Case No. 2022-001407ENV).

4/2/2024

☒ Amendment to the Planning Code, including the following Findings:
(Planning Code, Section 302(b): 90 days for Planning Commission review)
☒ General Plan ☒ Planning Code, Section 101.1 ☒ Planning Code, Section 302

☐ Amendment to the Administrative Code, involving Land Use/Planning
(Board Rule 3.23: 30 days for possible Planning Department review)

☐ General Plan Referral for Non-Planning Code Amendments
(Charter, Section 4.105, and Administrative Code, Section 2A.53)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

☐ Historic Preservation Commission
☐ Landmark *(Planning Code, Section 1004.3)*
☐ Cultural Districts *(Charter, Section 4.135 & Board Rule 3.23)*
☐ Mills Act Contract *(Government Code, Section 50280)*
☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
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Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District

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- ☐ Mills Act Contract *(Government Code, Section 50280)*
- ☐ Designation for Significant/Contributory Buildings *(Planning Code, Article 11)*

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

Member, Board of Supervisors
District 7

City and County of San Francisco

MYRNA MELGAR

DATE: May 29, 2024

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, June 4, 2024.

File No. 240263	**Planning Code - Divisadero Street Neighborhood Commercial Transit District** Sponsor: Preston
File No. 240503	**Administrative Code - Treatment of Shared Space Parklet on Clipper Street Sidewalk as Curbside Shared Space** Sponsor: Mandelman
File No. 240228	**Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District** Sponsors: Engardio; Peskin

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 3, 2024

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689 · (415) 554-6516
TDD/TTY (415) 554-5227 · E-mail: Myrna.Melgar@sfgov.org

From:	Carroll, John (BOS)
To:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS)
Cc:	mark@presidiodp.com
Subject:	FW: Request to not postpone approval of UICC (Irish Center) - BOS File No. 240228
Date:	Monday, June 3, 2024 2:02:00 PM

-----Original Message-----
From: Mark Conroe <mark@presidiodp.com>
Sent: Monday, June 3, 2024 1:59 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Request to not postpone approval of UICC (Irish Center)

Dear Mr. Carroll,

We at the Irish Cultural Center have diligently adhered to the newly introduced language and followed the prescribed process with utmost respect and commitment.

We believe that all necessary protocols have been met, and there should be no further delays.

We kindly request that the project be advanced without additional postponements.

Thank you for your understanding.

Mark

Mark Conroe
Managing Partner
Presidio Development Partners, LLC
Cell (415) 309-1958

From:	Carroll, John (BOS)
To:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS)
Cc:	jakewoodfinsf@gmail.com
Subject:	FW: Irish Cultural Center - BOS File No. 240228
Date:	Monday, June 3, 2024 1:56:00 PM

From: Jake Woodfin <jakewoodfinsf@gmail.com>
Sent: Monday, June 3, 2024 1:54 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Irish Cultural Center

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

Dear Mr. Carroll,

We at the Irish Cultural Center have diligently adhered to the newly introduced language and followed the prescribed process with utmost respect and commitment. We believe that all necessary protocols have been met, and there should be no further delays. We kindly request that the project be advanced without additional postponements.

Thank you for your understanding.

- Jake Woodfin
415-410-4889

"I am the vine, ye are the branches: He that abideth in me,
and I in him, the same bringeth forth much fruit:
for without me ye can do nothing." -John 15:5

From:	Carroll, John (BOS)
To:	Melgar, Myrna (BOS); Low, Jen (BOS); Preston, Dean (BOS); Kilgore, Preston (BOS); Peskin, Aaron (BOS); Angulo, Sunny (BOS); Engardio, Joel (BOS); Goldberg, Jonathan (BOS)
Cc:	kathleen@littlecablecars.com
Subject:	FW: YES on the United Irish Cultural Center - BOS File No. 240228
Date:	Monday, June 3, 2024 1:55:00 PM

-----Original Message-----
From: Kathleen Dowling McDonough <kathleen@littlecablecars.com>
Sent: Monday, June 3, 2024 1:51 PM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: YES on the United Irish Cultural Center

Dear Mr. Carroll,

We at the Irish Cultural Center have diligently adhered to the newly introduced language and followed the prescribed process with utmost respect and commitment.

We believe that all necessary protocols have been met, and there should be no further delays.

We kindly request that the project be advanced without additional postponements.

Thank you for your consideration.

Kathleen
Kathleen Dowling McDonough

From:	Victoria Bautista
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Monday, June 3, 2024 10:28:35 AM

My name is **Victoria Bautista**
My email address is **jvabautista599@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Victoria Bautista

From:	aeboken
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Carroll, John (BOS)
Subject:	Strongly Urging Tabling Land Use and Transportation Committee Agenda Item #3 [Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District] File #240228
Date:	Monday, June 3, 2024 9:39:41 AM

TO: Board of Supervisors Land Use and Transportation Committee members

FROM: Eileen Boken, President
Sunset-Parkside Education and Action Committee (SPEAK)

RE: Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District - File #240228

Position: Strongly urging TABLING proposed ordinance. Otherwise strongly OPPOSING.

The proposed ordinance is apples and oranges.

The title refers only to the SUD.

However, the summary on page 1 lines 6 - 8 goes far beyond the SUD to amend the criteria to appeal to the Coastal Commission for the City's entire Coastal Zone.

This is reiterated on page 3 line 2 which states "The City's LCP for both the SUD and all other zoning districts".

On page 5 lines 4 - 5 there are stated purposes which are different from development controls on page 5 lines 11 - 12.

The major difference in development controls includes "General Office".

On page 5 line 19 it states "The applicable height limit shall be 100 feet".

Based on the Planning Department memo to the Commission dated January 22, 1970 and the Planning Commission hearing on March 12, 1970, the rationale and process for upzoning the area on Sloat across from the Zoo to 100 feet is more than questionable.

Mortimer Fleischhaker, Jr was a member of the Planning Commission at this time and supported the proposal.

It's unclear what, if any, role this played in establishing the permanent Ocean Beach Variable Special Height District.

He did not speak directly about Sloat Boulevard in his Commissioner's comments even though the rezoning was directly across from what was then Fleischhaker Zoo.

Page 6 lines 8 - 9 state the principal permitted use for the project shall be "Commercial" despite the fact that the United Irish Cultural Center is a 501(c)3.

Page 6 lines 10 - 11 states community center with related "office" which reiterates page 5 lines 11 - 12.

There is no express prohibition against leasing office space to either a non-profit or for-profit entity and whether that lease could be for a local or international entity.

There is also no express prohibition against flipping entitlements.

On page 3 line 1 it states "Coastal Commission staff have recommended".

This was repeated by Planning Department staff at the Planning Commission hearing on May 2, 2024.

This is inconsistent with communications between Coastal Commission staff and SPEAK.

At the Planning Commission hearing, they also said the quiet part out loud.

An attorney for Reuben and Junius representing the project sponsor stated that he was part of the meetings between the Planning Department staff and the Coastal Commission staff regarding this proposed ordinance.

After the close of public comment, Commission President Diamond asked Deputy City Attorney Yang if this ordinance passed would the [2700 45th Avenue] project be appeal able to the Coastal Commission.

The response was "no".

In August 2023 SPEAK filed an appeal of the Coastal Zone Permit for the 2700 - 45th Avenue project with the San Francisco Board of Appeals.

The original hearing date was scheduled for September 13, 2023.

This appeal has yet to be heard.

This is due to three continuances granted to the Planning Department not the project sponsor/permit holder.

The current hearing date is almost a year later and is now scheduled for July 17 of this year.

This proposed ordinance is clearly an end run around SPEAK's appeal.

SPEAK's appeal currently could be appealed to the Coastal Commission.

###

Sent from my Verizon, Samsung Galaxy smartphone

From:	Laura Ehlert
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Sunday, June 2, 2024 10:31:57 PM

My name is **Laura Ehlert**
My email address is **laura.e.ehlert@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Laura Ehlert

From:	Margaret Barry
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Sunday, June 2, 2024 7:02:00 AM

My name is **Margaret Barry**
My email address is **awash_hardier_0h@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Margaret Barry

From:	tsuifong wu
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 5:48:38 PM

My name is **tsuifong wu**
My email address is **tsuifong_wu@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
tsuifong wu

From:	Diana Delfino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 5:39:39 PM

My name is **Diana Delfino**
My email address is **delfinod16@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Diana Delfino

From:	aeboken
To:	Melgar, Myrna (BOS); MelgarStaff (BOS); Preston, Dean (BOS); PrestonStaff (BOS); Peskin, Aaron (BOS); PeskinStaff (BOS); Carroll, John (BOS)
Subject:	Coalition for San Francisco Neighborhoods Land Use and Transportation Committee OPPOSITION Letter re 240228 Local Coastal Program Amendment Agenda Item #3
Date:	Saturday, June 1, 2024 4:52:22 PM
Attachments:	CSFN Letter Opposing BOS 240228(1).pdf

To: BOS Land Use and Transportation Committee members

FROM: Mari Eliza, Chair
Coalition for San Francisco Neighborhoods Land Use and Transportation Committee

RE: BOS Land Use and Transportation Committee Agenda Item #3 Local Coastal Program Amendment

Position: OPPOSING

Attached is an OPPOSITION letter from the Coalition for San Francisco Neighborhoods Land Use and Transportation Committee OPPOSING 240228.

Best,

Eileen Boken,
State and Federal Legislative Liaison

Coalition for San Francisco Neighborhoods

On behalf of Mari Eliza.

June 1, 2024

RE: OPPOSING BOS File #240228

Supervisors Melgar, Preston and Peskin:

The Coalition for San Francisco Neighborhoods (CSFN) Land Use and Transportation Committee strongly opposes this proposed ordinance (file #20228)/Local Coastal Program amendment for two major reasons:

1) Intentionally circumvents live pending appeal by SPEAK of Coastal Zone Permit for 6-story entertainment/cultural center project at 2700 45th Ave. (at Sloat) which has been continued by the Board of Appeals since September, 2023 at Planning's request
2) More broadly blocks "principal permitted use" appeals to the Coastal Commission

Over 1100 pages of public comment in opposition had been submitted as of Thursday, May 30, 2024 at midday. The ordinance/Local Coastal Program amendment works in concert with Senator Wiener's amended SB951 (pending) to block "principal permitted use" appeals to the Coastal Commission only in San Francisco County.

Make no mistake. This ordinance/Local Coastal Program amendment is targeted at circumventing SPEAK's appeal of the Coastal Zone Permit for the 6-story entertainment/cultural center project at 2700 45th Avenue (at Sloat) and preventing any appeal to the Coastal Commission of the adjacent 2700 Sloat Boulevard project.

This ordinance/Local Coastal Program amendment was crafted in the dark without community invitation, input or reasonable notification. President Peskin's email to CSFN responding to our concerns focuses more on his efforts to limit the potential impact of SB951:

> *"We also retained the right of appeal for non-principally permitted uses in <u>every other coastal county in the state</u>." [Except for San Francisco]*

Yet President Peskin's primary interest should be San Francisco County and preserving this community's right of appeal to the Coastal Commission of two major, controversial projects on Sloat Boulevard in the Coastal Zone as well as possible projects in the Richmond District. The

only basis of appeal of these projects under the Coastal Act is the principally-permitted use basis. With Senator Wiener's pending amended SB 951, President Peskin's co-sponsoring this proposed ordinance/Local Coastal Program amendment constitutes a double whammy against principally-permitted use appeals by communities in San Francisco.

Further, President Peskin's email refers to the proposed ordinance as addressing a "technicality" and states that because principally-permitted use appeals do not appear in the Planning Code that they are somehow not allowed "in practice." These type of appeals are, in fact, codified in § 30603(a)(4) of the Coastal Act, are by no means limited to rural counties, and are a critical community protection. President Peskin's email also states in error that only two appeals to the Coastal Commission [from San Francisco County] have been filed in forty years. He apparently is not aware that on May 9, 2024, the Coastal Commission heard two additional appeals, one filed by SPEAK and another by Charles Perkins, of the Great Highway "pilot" project.

In summary, the CSFN Land Use and Transportation Committee requests that the Board of Supervisors Land Use and Transportation Committee prevent this ordinance/Local Coastal Program amendment from advancing to the full Board of Supervisors for these reasons:

- Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
- Silences community voices
- Effectively prevents appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories) once zoning is changed
- Prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
- Prevents appeal to the Coastal Commission of Coastal Zone Permit for 6-story entertainment/cultural center project which is currently pending before the Board of Appeals after three continuances at Planning's request
- Formalizes 100-foot height for entertainment/cultural center project
- Lack of community invitation, input and reasonable notification re: Local Coastal Program amendment
- Spot zoning in Coastal Zone without broad community input
- Changes the Sunset/Parkside district as we know it
- Compounds the traffic nightmare created by closing the Great Highway to vehicles

Sincerely,

Mari Eliza
Chair
Coalition for San Francisco Neighborhoods Land Use and Transportation Committee

From:	Karen Puechner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 4:14:33 PM

My name is **Karen Puechner**
My email address is **puechner@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Puechner

From:	Glenn Rogers
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	Ordinance file #240228
Date:	Saturday, June 1, 2024 11:00:04 AM
Attachments:	CSFN Coastal Commission Letter.pdf

Coalition for San Francisco Neighborhoods

June 1, 2024

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal “Out zoning": This compounded the effects of up zoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Blvd. Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Blvd. project as 50 and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Sincerely,

Glenn Rogers, RLA

President Coalition for San Francisco Neighborhoods (CSFN)

From:	Pat Gray
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 10:52:46 AM

My name is **Pat Gray**
My email address is **pat.gray8@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Pat Gray

From:	Jennifer Drennan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 8:16:31 AM

My name is **Jennifer Drennan**
My email address is **jldrennan13@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

Enough already! I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jennifer Drennan

From:	Robert Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 3:00:56 AM

My name is **Robert Wong**
My email address is **rawff@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Robert Wong

From:	Alana O"Brien
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Saturday, June 1, 2024 12:43:36 AM

My name is **Alana O'Brien**
My email address is **alanasf@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alana O'Brien

From:	Laarni R
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 7:42:24 PM

My name is **Laarni R**
My email address is **llalaleroy@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Laarni R

From:	Raffi Kondy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 5:10:36 PM

My name is **Raffi Kondy**
My email address is **raffi.kondy@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Raffi Kondy

From:	Norman Kondy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 5:10:27 PM

My name is **Norman Kondy**
My email address is **nkondy@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Norman Kondy

From:	James Hudkins
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 2:33:10 PM

My name is **James Hudkins**
My email address is **jimhudkinscpa@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
James Hudkins

From:	Igor Vlasoff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 12:59:58 PM

My name is **Igor Vlasoff**
My email address is **vlasoffi@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Igor Vlasoff

From:	pramjit kaur
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 12:26:21 PM

My name is **pramjit kaur**
My email address is **pjkaur007@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
pramjit kaur

From:	Steven Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 11:15:36 AM

My name is **Steven Lee**
My email address is **sleesf@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Steven Lee

From:	Matt Paige
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 11:05:32 AM

My name is **Matt Paige**
My email address is **mattpaige1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Matt Paige

From:	Katie Paige
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 10:19:04 AM

My name is **Katie Paige**
My email address is **ktschwab@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Katie Paige

From:	Kevin McLoone
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Friday, May 31, 2024 9:48:51 AM

My name is **Kevin McLoone**
My email address is **kmcloone@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kevin McLoone

From:	Georgia Wasley
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 10:31:05 PM

My name is **Georgia Wasley**
My email address is **gwasley21@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Georgia Wasley

From:	Evelyn Jones
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 9:15:50 PM

My name is **Evelyn Jones**
My email address is **bohan.evelyn@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Evelyn Jones

From:	Linda Chan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:47:34 PM

My name is **Linda Chan**
My email address is **lchan1668@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda Chan

From:	Rosemary Newton
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 3:41:46 PM

My name is **Rosemary Newton**
My email address is **rosenewton@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rosemary Newton

From:	Ruth Dummel
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 3:08:12 PM

My name is **Ruth Dummel**
My email address is **rdthesecond@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ruth Dummel

From:	Lindsey Houlihan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 1:36:28 PM

My name is **Lindsey Houlihan**
My email address is **houlihlg@miamioh.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lindsey Houlihan

From:	Harold Hoogasian
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 1:18:49 PM

My name is **Harold Hoogasian**
My email address is **harold@hoogasian.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Harold Hoogasian

From:	Rebecca Schweitzer
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 12:31:44 PM

My name is **Rebecca Schweitzer**
My email address is **rebeccamschweitzer@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rebecca Schweitzer

From:	Rebecca Tico
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 12:31:10 PM

My name is **Rebecca Tico**
My email address is **ticobills@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rebecca Tico

From:	Nestor C. Regino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 12:22:30 PM

My name is **Nestor C. Regino**
My email address is **nes1215@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nestor C. Regino

From:	Katherine Hirzel
To:	Peskin, Aaron (BOS); Preston, Dean (BOS); Melgar, Myrna (BOS); Carroll, John (BOS)
Subject:	OPPOSING BOS File #240228
Date:	Thursday, May 30, 2024 11:32:59 AM

Supervisors Melgar, Preston and Peskin:

STOP trying to limit our voices.

I strongly oppose this proposed ordinance (file #240228)/ Local Coastal Program amendment. We the people of San Francisco elected YOU to look out for the
residents of San Francisco and our environment. We expected that you would cherish and protect our coastline. Instead you are giving the keys to Scott Wiener and
his development cronies to destroy the San Francisco coast line and make the residents of San Francisco mute. San Francisco would end democracy with this proposed ordinance and your names are attached to it. Is this the legacy that you want?

Protect our neighborhood and the Coastal Zone and democracy by VOTING AGAINST this ordinance.

Sincerely,

Katherine Hirzel

From:	Vera Genkin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 11:30:49 AM

My name is **Vera Genkin**
My email address is **tuttgen@sonic.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Vera Genkin

From:	Madeleine Bass
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 11:15:53 AM

My name is **Madeleine Bass**
My email address is **madsheldon1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Madeleine Bass

From:	Evan Rosen
To:	Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Carroll, John (BOS)
Subject:	OPPOSING BOS File #240228
Date:	Thursday, May 30, 2024 11:13:45 AM

Supervisors Melgar, Preston and Peskin:

The proposed ordinance (file #240228) limits the community's voice in two significant ways:
1) End run around a pending appeal by SPEAK of the Coastal Zone Permit for the 6-story entertainment/cultural center project at 2700 45th Ave in the Coastal Zone
2) Wider ramifications to limit "principal permitted use" appeals in SanFrancisco to the California Coastal Commission

The ordinance/Local Coastal Program amendment works in tandem with Senator Wiener's proposed SB951 to block "principal permitted use" appeals of certain projects to the Coastal Commission. This would effectively prevent an appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories) once the zoning is changed to residential.

Under Senator Wiener's threat of removing coastal San Francisco from the jurisdiction of the Coastal Commission, the Coastal Commission staff met with Senator Wiener's staff and provided "technical assistance" and "wording" for an amended SB951 (now pending in the Assembly) to achieve Senator Wiener's "objective" of preventing "principal permitted use" appeals only in San Francisco County (exempting local governments that are both a city and a county from this type of appeal). The proposed ordinance/LCP amendment (file #240228) is apparently an outgrowth of these discussions which excluded the community.

Using an LCP amendment for spot zoning (with wider ramifications to block appeals) is the wrong approach to amending the LCP. Any LCP amendment should be a comprehensive, involved, well-publicized, community-driven process. All stakeholders in the community should have a seat at the table.

Aside from these reasonable concerns, this proposed ordinance effectively compounds upzoning by horizontally "outzoning" the Sunset/Parkside.

Please support our neighborhood and vote AGAINST this ordinance.

Evan Rosen

From:	Pamela Vincent
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 11:04:48 AM

My name is **Pamela Vincent**
My email address is **prvincent27@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Pamela Vincent

From:	Nancy Wolf
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 10:58:17 AM

My name is **Nancy Wolf**
My email address is **n.wolf@mindspring.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nancy Wolf

From:	Betty Louie
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 10:48:54 AM

My name is **Betty Louie**
My email address is **bettyjlouie@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Betty Louie

From:	Jeanne Cohen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 10:11:10 AM

My name is **Jeanne Cohen**
My email address is **jcohen@motivemi.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jeanne Cohen

From:	Shawna J. Mcgrew
To:	Carroll, John (BOS); Peskin, Aaron (BOS); MelgarStaff (BOS); Preston, Dean (BOS)
Subject:	OPPOSE BOS file #240228
Date:	Thursday, May 30, 2024 9:53:51 AM

PLEASE vote against the proposed ordinance (#240228) an amendment to the Local Coastal Program amendment. If this is approved it will have a real negative impact to our neighborhood and quiet our voices
Our Neighborhood Our Voices should be heard because this lacks community education and input into our local coastal management on how it will effect the lower Sunset.
We are already suffering severe traffic in front of our houses that also bring noise, car pollution and road rage with congestion. On 45th Ave from Sloat to Lincoln there is a stop sign on every block. Place yourself in the houses on these blocks with maybe 3 cars expelling gas into your living space
Thank you
Shawna McGrew
D4

From:	Gary Ockey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 9:33:45 AM

My name is **Gary Ockey**
My email address is **tgbock@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gary Ockey

From:	Esfir Shrayber
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 9:23:30 AM

My name is **Esfir Shrayber**
My email address is **to_fira@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Esfir Shrayber

From:	John Simpson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:59:51 AM

My name is **John Simpson**
My email address is **jsimpson1226@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Simpson

From:	Jim Siegel
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:54:21 AM

My name is **Jim Siegel**
My email address is **distractions_sf@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jim Siegel

From:	R Skyee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:22:43 AM

My name is **R Skyee**
My email address is **SilverSaturn88@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.The supervisor of district 4 never includes notices of his proposals to change zoning or anything other than his'joyful' news about him helping destroy the sand dune during the Easter party on the Great Highway .He actively allowed digging in the sand dunes and climbing up and down the dunes.The residents deserve a say in what happens.The supervisor intentionally left out where he lives in the ill conceived plan of absurd multi unit buildings on corners with cafes or stores on street level.He left out the fact that there will be no parking near corners soon.The manipulation and secretive way government pushes their agenda is not ok.Even an 8 story building at 2700 Sloat is an ill conceived project.There are no stores nearby.There will most likely be not sufficient parking.It is absolutely impossible to have a job or children without a car due to the very limited transportation in this area.The L Taraval will no longer go through the West Portal tunnel.The residents in this district are tired of the behavior Tumlin and the MTA.Small paper notices on the door of the Irish Cultural Center is not adequate neighborhood notice especially when Engardio always does not inform anyone in his newsletters about the meetings.

Thank you for your attention to this critical matter.

Sincerely,
R Skyee

From:	Z Yan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:15:35 AM

My name is **Z Yan**
My email address is **jennifer.yan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Z Yan

From:	Mark Ortega
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 8:12:50 AM

My name is **Mark Ortega**
My email address is **markortega@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Ortega

From:	richard brandi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 7:57:48 AM

My name is **richard brandi**
My email address is **rbrandi@earthlink.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
richard brandi

From:	Martha Hjelle
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 7:50:45 AM

My name is **Martha Hjelle**
My email address is **marthahjelle@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Martha Hjelle

From:	Katie Miller
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 6:15:00 AM

My name is **Katie Miller**
My email address is **chucknkatie@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Katie Miller

From:	Angela Kramer
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Thursday, May 30, 2024 3:21:08 AM

My name is **Angela Kramer**
My email address is **angelskramer@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Angela Kramer

From:	Judith Parks
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:46:36 PM

My name is **Judith Parks**
My email address is **jayho1208@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Judith Parks

From:	victoire reynal
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:30:38 PM

My name is **victoire reynal**
My email address is **victoirereynal@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
victoire reynal

From:	Mari Eliza
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:16:15 PM

My name is **Mari Eliza**
My email address is **zrants@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mari Eliza

From:	tammy Be
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:53:40 PM

My name is **tammy Be**
My email address is **tammybetammy@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
tammy Be

From:	Lisa Klewicki
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:16:02 PM

My name is **Lisa Klewicki**
My email address is **spuleta71@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lisa Klewicki

From:	Douglas Boone Ashlock
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:12:38 PM

My name is **Douglas Boone Ashlock**
My email address is **bfromtheb@proton.me**

Dear Supervisors Peskin, Preston, and Melgar,

Car Ownership & Reasonable Roads are my #1 concern in city policy. I will oppose any official running for election or reelection based on their attitudes and support for the majority of San Francisco households--car owners.

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Douglas Boone Ashlock

From:	Paul Petterson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:12:39 PM

My name is **Paul Petterson**
My email address is **captainsquid56@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paul Petterson

From:	William Allen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:24:12 PM

My name is **William Allen**
My email address is **wisham@siprep.org**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
William Allen

From:	Lyle Lowder
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:21:48 PM

My name is **Lyle Lowder**
My email address is **llowder98@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lyle Lowder

From:	Justin Gorski
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:11:05 PM

My name is **Justin Gorski**
My email address is **gogogorski@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Justin Gorski

From:	Jason Nichols
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:52:57 PM

My name is **Jason Nichols**
My email address is **jaycnichols@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jason Nichols

From:	John Farrell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:50:48 PM

My name is **John Farrell**
My email address is **farrellreinvestments@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Farrell

From:	Dante Guovannelli
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:48:55 PM

My name is **Dante Guovannelli**
My email address is **dantegiovannelli@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dante Guovannelli

From:	Jill Shustoff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:47:53 PM

My name is **Jill Shustoff**
My email address is **jms.52.sf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Protect the neighborhoods!!!

Thank you for your attention to this critical matter.

Sincerely,
Jill Shustoff

From:	Paola Dell"Osso
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:47:50 PM

My name is **Paola Dell'Osso**
My email address is **pdellosso@motivemi.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paola Dell'Osso

From:	Joa Wolff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:26:59 PM

My name is **Joa Wolff**
My email address is **cistus28@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.Even an 8 story building is not feasible. The transportation has been reduced by the L Taraval not going through the tunnel making seniors,disabled, people with strollers,multiple children greatly inconvenienced.The spitting upon the residents in this neighborhood is obvious. Engardio proposed an ill conceived SUD.Really ,corner stores with no parking 20 feet from a corner.Smart.Multiple units at corners with no parking 20 feet from a corner.We are tired of outsiders making poor decisions about a family friendly neighborhood. Taking away residents opportunities to voice their opinions and have a say of what is built is not ok.

Thank you for your attention to this critical matter.

Sincerely,
Joa Wolff

From:	Lillian Fong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:23:04 PM

My name is **Lillian Fong**
My email address is **lfong04@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lillian Fong

From:	Devortah Joseph
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:11:09 PM

My name is **Devortah Joseph**
My email address is **drdevisf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Devortah Joseph

From:	Mieke Vandewalle
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:09:58 PM

My name is **Mieke Vandewalle**
My email address is **mieke@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mieke Vandewalle

From:	Ivy Tong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:02:03 PM

My name is **Ivy Tong**
My email address is **imivanhoe@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ivy Tong

From:	Jennifer Chin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:49:35 PM

My name is **Jennifer Chin**
My email address is **jenn10s@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jennifer Chin

From:	Margaret Barry
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:34:28 PM

My name is **Margaret Barry**
My email address is **sfpbarry@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Margaret Barry

From:	nancy zerner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:01:26 PM

My name is **nancy zerner**
My email address is **nzerner@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

FOR THE LOVE OF ALL THINGS SANE---- OPEN THE HIGHWAY 24/7!!!!

I am a teacher in Daly City and on Friday afternoons and workdays when the GH is closed it is a nightmare getting to and from school. Between the constant construction and congestion on 19th ave and Sunset, where traffic backs up to almost every single light causing cars to idol unnecessarily, we need the only OTHER route to go N-S to be OPEN>. I lived on the lower great highway 32 years ago and I have so many friends and family members currently residing there who HATE the influx of cars speeding past their homes. Weekend traffic has doubled as cars try to maneuver North and South. It's horrendous.

If the road is permanently closed there is no need for the city to provide sand removal which will only expand the size of the beach. It is a ridiculous proposal and the people who are impacted are YOUR constituents. Please listen to us. The bike coalition may have gotten the rest of SF to vote to close it but we are the residents stuck with this decision.

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.
Yours,
Nancy Zerner

Sincerely,
nancy zerner

From:	Wilson Lem
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:49:17 PM

My name is **Wilson Lem**
My email address is **LEM321@AOL.COM**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Wilson Lem

From:	Paul Peterson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:17:46 PM

My name is **Paul Peterson**
My email address is **golfkart@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paul Peterson

From:	Enrico Dell"Osso
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:09:29 PM

My name is **Enrico Dell'Osso**
My email address is **chworks@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Enrico Dell'Osso

From:	Ken Mendonca
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:04:53 PM

My name is **Ken Mendonca**
My email address is **Hanklive@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ken Mendonca

From:	Jane Perry
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 4:46:01 PM

My name is **Jane Perry**
My email address is **janesjoint5@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jane Perry

From:	Rebecca Ward
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 4:27:33 PM

My name is **Rebecca Ward**
My email address is **rbccwrd@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone. The west side of the City is more than an entertainment and recreation zone. People actually live here and need to be able to conduct normal daily activities. When the small businesses and the medical/professional offices and the groceries leave because residents can't easily get there or park, you will have gutted our neighborhoods as badly as downtown. No one is donning spandex and getting on their $3k racing bike to take their kids to school or go to their Medicare wellness exam.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rebecca Ward

From:	Karen Puechner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 4:21:16 PM

My name is **Karen Puechner**
My email address is **kpuechner@msn.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Puechner

From:	Hue Khuu
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 4:01:55 PM

My name is **Hue Khuu**
My email address is **hue_khuu@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Hue Khuu

From:	Anthony Villa
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:28:01 PM

My name is **Anthony Villa**
My email address is **tvobsf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anthony Villa

From:	Serena Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:27:13 PM

My name is **Serena Lee**
My email address is **serenaleeharrigan@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Serena Lee

From: Tony Villa
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject: OPPOSING BOS File #240228
Date: Wednesday, May 29, 2024 3:25:32 PM

Dear Supervisors,

I strongly oppose ordinance (file 240228) the Local Coastal program amendment! This will impact our neighborhood without giving the tax paying residents a say in anything.

Having lived in quiet and peace for over 40 years, up until the last 4 years at Kirkham and the Great Highway. I have seen the dunes eroded, and garbage and sand all over blowing in the wind. Now with the highway closed on the weekends these dumb events have been created as if the highway was a park. Golden Gate Park is a park and the highway is a highway that takes the pressure off the adjoining neighborhood streets. 20,000 cars a day use the great highway!

Now you have all these rich tech people and developers that have total disregard for our coast and shoreline. There is no parking so they drive down here and park in front of our homes! Total disregard for this is (was) a family neighborhood. You are forcing families out of San Francisco! The families of San Francisco are who built this city. Tall buildings downtown for people who live and work down there, and neighborhoods where the families live. School enrollment is down which tell you that the city government is pushing families out to other cities. The indigenous generational families are being pushed out. Build an 8 story building next to my home and I will move. You will have taken my home away from me in my family neighborhood. We will slowly all leave and you will have a dead city. Our school system is broke and broken, and you want to have weekend parties on the Great Highway? Spend the money on the teachers and the schools. SFMTA has half the city torn up tearing out the heart of the city spending money like water. You are building an empty ghetto. Not all people want to live on top of each other. If you do, go back where you came from!

Without proper coastal zoning is an invitation for the developers to move in and build baby build. Ocean view condos because we need more housing? For who??? This is the Donald Trump mentality! Will it be OK to have the Trump Weiner Tower? Scott Weiner is all happy to get developer money for his political ambition and campaigns. Build baby build. Is this what you think is best? Do the right thing.

Tony Villa SF Native
D4

From:	Dennis Dybeck
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:12:36 PM

My name is **Dennis Dybeck**
My email address is **dennisdybeck@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Perhaps as important, San Francisco needs to be looking for ways to get back to work and revitalize the central city. Not commandeer more spaces for cyclists to play at the expense of the vast majority of working and commuting citizens.

Thank you for your attention to this critical matter.

Sincerely,
Dennis Dybeck

From:	Elaine Leung
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:12:16 PM

My name is **Elaine Leung**
My email address is **elaineleung@ttwnetwork.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elaine Leung

From:	Arthur Ritchie
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:08:21 PM

My name is **Arthur Ritchie**
My email address is **art3030@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Arthur Ritchie

From:	Maria Rodgers
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:07:36 PM

My name is **Maria Rodgers**
My email address is **Maria.Rodgers.001@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

Have you ever tried taking your kids to sports games or practice on a Friday afternoon or Saturday game now that the Great Highway is closed. Traffic is a nightmare. 19th Avenue is always under construction and over crowded. Sunset Blvd has had too many trees down, and construction, and is full of cars all times of day now. Traveling through the Park has been made extremely difficult by road closures, and bikes not following basic rules of the road. Why do bikes ride on Sunset Blvd? Why do they do it on Presidio Blvd? Why do we create at taxpayer expense bike lanes and then have parents ride on bikes with one or two small children on the back down Fulton? Why can't we focus our energy on stopping such dangerous activity? Also, cars that do venture into the Park find themselves land locked by other cars and bikes that just want to "mess with" the rest of us trying to live our lives. Honestly, don't we have much more pressing quality of life matters for you to focus on?

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maria Rodgers

From:	Charleen Duke
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:05:08 PM

My name is **Charleen Duke**
My email address is **duke300@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Charleen Duke

From:	Wally Rosales
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:59:04 PM

My name is **Wally Rosales**
My email address is **walterrosales837@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Wally Rosales

From:	diane janakes-Zasada
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:56:39 PM

My name is **diane janakes-Zasada**
My email address is **djanakes@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
diane janakes-Zasada

From:	Leslie Ferguson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:26:57 PM

My name is **Leslie Ferguson**
My email address is **lesferguson@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Leslie Ferguson

From:	Colin Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:03:55 PM

My name is **Colin Murphy**
My email address is **ColinMurphy97@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Colin Murphy

From:	Jim Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:02:46 PM

My name is **Jim Murphy**
My email address is **JimMurphy117@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jim Murphy

From:	Anne Symon
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:00:33 PM

My name is **Anne Symon**
My email address is **annesymon@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anne Symon

From:	Dennis Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:59:17 PM

My name is **Dennis Lee**
My email address is **sinned88@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dennis Lee

From:	Susie Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:43:41 PM

My name is **Susie Lee**
My email address is **leesusiek@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Susie Lee

From:	Simmone Fichtner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:39:48 PM

My name is **Simmone Fichtner**
My email address is **simmonef67@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Simmone Fichtner

From:	Lauraine Edir
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:31:23 PM

My name is **Lauraine Edir**
My email address is **laurainemarie@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lauraine Edir

From:	Edward Poole
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:02:29 PM

My name is **Edward Poole**
My email address is **egpoole60@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Edward Poole

From: Christine Hanson
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject: STRONG Opposition to BOS File #240228
Date: Wednesday, May 29, 2024 12:39:34 PM

My name is **Christine Hanson**
My email address is **chrissibhanson@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking. When you locate 2700 Sloat on the City's liquefaction map you can see that a portion of that property along Sloat has been identified as a hazardous area: https://url.avanan.click/v2/___https://data.sfgov.org/-/San-Francisco-Seismic-Hazard-Zones/7ahv-68ap___.YXAzOnNmZHQyOmE6bzo4ZGExOTg3OGNhMTdmNmE5ODI5ZjQ5NmU4MmFkN2JkNzo2OjlmMTk6ZTVhMmFmMTY3NzI0Nzk4NmFmMDJjZTA3YzE2ODUzZDVjM2NmYmI2MzNlOWExYWI1ODY2ZTYzYjQ4MmUyYWIwYTp0OlQ.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it. And if one end of the building fails who knows what will happen. The we project will loom over the zoo on unsteady ground and safety (if this ordinance passes) will be at the discretion of the builder.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Christine Hanson

From:	Steve Ward
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject:	file #240228 consideration
Date:	Wednesday, May 29, 2024 12:30:05 PM

Oppose ordinance (file #240228) to amend San Francisco's Local Coastal Program to prevent specific appeals, limiting our voices. It's another tool to mine the coast for developer and real estate profits at the expense of the environment and everyone else.

Steve Ward D4

From:	Noelle Song
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:24:27 PM

My name is **Noelle Song**
My email address is **noellesong008@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Noelle Song

From:	Steve Ward
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:22:07 PM

My name is **Steve Ward**
My email address is **seaward94122@juno.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Steve Ward

From:	Michele Etchenique
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:00:12 PM

My name is **Michele Etchenique**
My email address is **micheleetchenique@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michele Etchenique

From:	Jeffrey Benningfield
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:53:10 AM

My name is **Jeffrey Benningfield**
My email address is **jsbenningfield@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jeffrey Benningfield

From:	Janet Fowler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:52:25 AM

My name is **Janet Fowler**
My email address is **jfowlers@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I lived across the street from Great Highway for at least 25 years. The Great Highway closure is a major debacle that impacts many neighborhoods and north to south SF access is general. Poor lower Great Highway residents! This harmful act doesn't deserve more.

The openness of the coast and the nature of San Francisco is harmed by large projects (generally). The residents of San Francisco should always retain the right to share their knowledge and opinions on the effects of projects that affect our coastal area. This is part of democracy, which is degraded via ordinances and legislation. The parties that are the most affected are the parties whose opinions should carry the most weight in projects that can radically change the face and nature of our geographical splendor and our peaceful living situations.

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Horizontal "Outzoning": This compounded the effects of upzoning by

horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Janet Fowler

From:	Nathanael Tico
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:48:52 AM

My name is **Nathanael Tico**
My email address is **nateotico@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nathanael Tico

From:	Mark Won
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:42:15 AM

My name is **Mark Won**
My email address is **mwon101@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Won

From:	Sherman King
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:29:44 AM

My name is **Sherman King**
My email address is **stkbiz2018@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sherman King

From:	LaVive Kiely
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:27:47 AM

My name is **LaVive Kiely**
My email address is **kielykids@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
LaVive Kiely

From:	Sherman King
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:27:26 AM

My name is **Sherman King**
My email address is **stkbiz2018@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sherman King

From:	LaVive Kiely
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:27:06 AM

My name is **LaVive Kiely**
My email address is **kielykids@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
LaVive Kiely

From:	Elliot Gittleman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:25:58 AM

My name is **Elliot Gittleman**
My email address is **Esh.fire@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Who gave the BOS the right to change laws and regulations without being asked by the major of the voters. Stop legislating just to legislate. Also it appears that this is being moved forward by Supervisors, not even associated with the West side of San Francisco.

Thank you for your attention to this critical matter.

Sincerely,
Elliot Gittleman

From:	Vincent Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:14:14 AM

My name is **Vincent Wong**
My email address is **vwong3333@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Vincent Wong

From:	Steven Schroeder
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:12:26 AM

My name is **Steven Schroeder**
My email address is **mcma111@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Steven Schroeder

From:	Durinda Coursey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 11:04:39 AM

My name is **Durinda Coursey**
My email address is **dnb001@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Durinda Coursey

From:	John McCammon
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:50:34 AM

My name is **John McCammon**
My email address is **johnnymccammon@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John McCammon

From:	Laurel Romeyn
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:48:17 AM

My name is **Laurel Romeyn**
My email address is **miss415@ymail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.
My main concerns are:

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Myrna Melgar clearly has her own agenda and rarely responds to her constituents.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Laurel Romeyn

From:	John Eyer
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:46:37 AM

My name is **John Eyer**
My email address is **jeyx66@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Eyer

From:	Laurel Winzler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:44:40 AM

My name is **Laurel Winzler**
My email address is **flaurel1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Laurel Winzler

From:	Karen Wood
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:44:34 AM

My name is **Karen Wood**
My email address is **karenmillerwood@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Wood

From:	Joan Satriani
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:38:30 AM

My name is **Joan Satriani**
My email address is **joan@joamsatriani.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joan Satriani

From:	Robin McMillan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:37:43 AM

My name is **Robin McMillan**
My email address is **rkmcmillan@viselect.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Robin McMillan

From:	Paul Seifert
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:33:57 AM

My name is **Paul Seifert**
My email address is **paulseif@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paul Seifert

From:	Vivien MacDonald
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:30:17 AM

My name is **Vivien MacDonald**
My email address is **bebemacd@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Vivien MacDonald

From:	Gary Kendall
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:24:54 AM

My name is **Gary Kendall**
My email address is **gary_k@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gary Kendall

From:	Deborah Thompson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:24:24 AM

My name is **Deborah Thompson**
My email address is **debtz@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Deborah Thompson

From:	William Diefenbach
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:22:22 AM

My name is **William Diefenbach**
My email address is **bill.diefenbach@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
William Diefenbach

From:	Madison Clell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:19:56 AM

My name is **Madison Clell**
My email address is **madisoncuckoo@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Madison Clell

From:	Rosalynne Grant
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:13:39 AM

My name is **Rosalynne Grant**
My email address is **rozgrant@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rosalynne Grant

From:	Glenn Rogers
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:13:23 AM

My name is **Glenn Rogers**
My email address is **glennmandu@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Glenn Rogers

From:	Dave Roorda
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 10:00:04 AM

My name is **Dave Roorda**
My email address is **wdogsf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it. There are so many people who rely on this MOTORWAY! This city will always be expanding like almost all major cities in our country. It makes no sense to close a well placed iconic artery like the Great Highway. Bicyclists and walkers have multiple options already when looking to safely navigate the streets of San Francisco.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dave Roorda

From:	Janet Kung
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:54:21 AM

My name is **Janet Kung**
My email address is **jrmkung@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Janet Kung

From:	Stephanie Holbrook
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:53:06 AM

My name is **Stephanie Holbrook**
My email address is **fifiholbrook@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stephanie Holbrook

From:	Thomas Henderson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:52:36 AM

My name is **Thomas Henderson**
My email address is **t.stephen.henderson@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Thomas Henderson

From:	Russell Davis
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:44:34 AM

My name is **Russell Davis**
My email address is **loanhound@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Russell Davis

From:	Melanie Sworyda
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:41:00 AM

My name is **Melanie Sworyda**
My email address is **cistus2828@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Melanie Sworyda

From:	Dorothy Reinhardt
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:37:33 AM

My name is **Dorothy Reinhardt**
My email address is **reinhardt2@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dorothy Reinhardt

From:	Sunset Businesses/Parents Safer Access Group
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:40:04 PM

My name is **Sunset Businesses/Parents Safer Access Group**
My email address is **vmz47227@ilebi.com**

Our businesses are struggling and your pandering to these "Non safety" projects instead of relaxing rules that allow businesses on how they become more free to operate. Urging close only one direction of Great Highway Extension between Skyline to Sloat Blvd while Great Highway bwtn Sloat and Lincoln Way remains accessibly for safe drivers to balance safety in sisters streets
We are taxpayers who help funds these project and we have right our voices

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

The community rights to appeals project is unconstitutional may result in High Court cases

Sincerely,
Sunset Businesses/Parents Safer Access Group

From:	Alessandro Celi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:11 PM

My name is **Alessandro Celi**
My email address is **tinaceli@netzeronet.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alessandro Celi

From:	Francis Creedon
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:34:24 AM

My name is **Francis Creedon**
My email address is **fdc94116@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Francis Creedon

From:	Udval Argo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:32:18 AM

My name is **Udval Argo**
My email address is **sfudvalb@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Udval Argo

From:	Annie Chang
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:26:34 AM

My name is **Annie Chang**
My email address is **chang.annie@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Annie Chang

From:	JeNeal Granieri
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:25:22 AM

My name is **JeNeal Granieri**
My email address is **jagranieri@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
JeNeal Granieri

From:	Richard Peloquin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:23:36 AM

My name is **Richard Peloquin**
My email address is **rpenquin@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Richard Peloquin

From:	Marie Calendar
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:23:35 AM

My name is **Marie Calendar**
My email address is **marie.calendar2000@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Marie Calendar

From:	Karen Knuth
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:20:55 AM

My name is **Karen Knuth**
My email address is **knuther99@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Knuth

From:	Insel Mainau
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:20:21 AM

My name is **Insel Mainau**
My email address is **insel.mainau2000@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Insel Mainau

From:	Vivian Lem
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:20:08 AM

My name is **Vivian Lem**
My email address is **vlem218@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Vivian Lem

From:	Thelma Puechner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:19:38 AM

My name is **Thelma Puechner**
My email address is **tpuechner@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Thelma Puechner

From:	Dianne Alvarado,
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:13:49 AM

My name is **Dianne Alvarado,**
My email address is **divinmacs@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dianne Alvarado,

From:	Kim Russo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:06:05 AM

My name is **Kim Russo**
My email address is **Ckar101@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kim Russo

From:	Ken Borelli
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:01:00 AM

My name is **Ken Borelli**
My email address is **kjosephb@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ken Borelli

From:	Georgina Costales
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 9:01:00 AM

My name is **Georgina Costales**
My email address is **gcostales@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Georgina Costales

From:	Marian Heath
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:54:31 AM

My name is **Marian Heath**
My email address is **mp_heath@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Marian Heath

From:	Teresa Durling
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:41:51 AM

My name is **Teresa Durling**
My email address is **tadurling@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Teresa Durling

From:	Ryan Hadley
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:39:41 AM

My name is **Ryan Hadley**
My email address is **ryanhadley@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ryan Hadley

From:	Barbara Styles
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:38:51 AM

My name is **Barbara Styles**
My email address is **bmstyles36@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to San Francisco's Coastal Zone.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

I urge you to vote against this ordinance to protect all San Franciscan's.

Thank you for your attention to this critical matter.

Barbara Styles

Sincerely,
Barbara Styles

From:	Ilene Fohs
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:35:45 AM

My name is **Ilene Fohs**
My email address is **sunrose7818@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.I believe the Entertainment Center falsely named The Cultural Center on 45/Wawoma will never be built.I believe a sponser
is looking for rezoning so anything can be built .Engardio always leaves out of his newsletters notices of any city hall public meetings where zoning and public notice of changes to rules occur.Engardio tried to sneak in the 50 story building at 2700 Sloat at a Land Use and Transportation meeting.Engardio actively promotes the destruction of the sand dunes.Easter on the Great Highway people digging in dunes putting plastic eggs,hundreds sliding down dunes.He was there .There are pictures of him at the occasion next to the destruction of the sand dunes.
Thank you for your attention to this critical matter.This Entertainment building will never be built.This is for rezoning so that something not suitable for this location will be built.
1.There is not adequate parking for an expensive venue.
2.There are several types of insurance needed Insurance companies are leaving California. I highly doubt any Insurance company would insure an underground swimming pool and garage being built on a parcel of land 4 blocks from a beach sharing a block containing small apartment buildings and a 1 story cafe.
3.The Entertainment center will not be able to support itself.The cost of using the Entertainment center will be too high for the small local groups.The currant Irish Cultural Center has not had outreach to the community it is in.Do not lie.

Sincerely,
Ilene Fohs

From:	Diana Kaytun
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:35:35 PM

My name is **Diana Kaytun**
My email address is **corex123@gmail.co**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

From:	KURT OESTERREICHER
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:28:26 AM

My name is **KURT OESTERREICHER**
My email address is **KJMOKIM30@GMAIL.COM**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
KURT OESTERREICHER

From:	Nick Tuttle
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:22:28 AM

My name is **Nick Tuttle**
My email address is **greenwolverine361@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nick Tuttle

From:	Aine McGovern
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:21:23 AM

My name is **Aine McGovern**
My email address is **atmcg10@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Aine McGovern

From:	Richard Kung
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:10:22 AM

My name is **Richard Kung**
My email address is **richkung@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Richard Kung

From:	Todd Choy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:09:27 AM

My name is **Todd Choy**
My email address is **sftodd@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Todd Choy

From:	Gretta Dacquisto
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:08:43 AM

My name is **Gretta Dacquisto**
My email address is **gretta48@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gretta Dacquisto

From:	Marc Joseph Rabideau
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:02:24 AM

My name is **Marc Joseph Rabideau**
My email address is **marcrabideau@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter. I find it discouraging for the Sunset and Richmond District neighborhoods that the Commission would seriously consider closing the Great Highway! This is a critical link for our Districts, impacting commuters, delivery drivers, disabled and handicapped people trying to access the Janet Pomeroy Center for Handicapped on Sloat and the Great Highway. The SF Zoo also needs access to it's location, and closing the Great Highway impacts our neighborhoods more than any other San Francisco regions. Please consider that you're decision impacts many voters and citizens who rely upon close access to the Great Highway for their lives and livelihoods. Thanks for rejecting the asinine idea to close it permanently. It's the wrong move and the wrong time for this to happen to our neighborhoods
Marc Joseph Rabideau, PT
Physical Therapy of San Francisco, LLC
415.681.9287

Sincerely,
Marc Joseph Rabideau

From:	Barbara Heffernan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 8:01:31 AM

My name is **Barbara Heffernan**
My email address is **barbarajheffernan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Barbara Heffernan

From:	Susan Wolff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:59:57 AM

My name is **Susan Wolff**
My email address is **Sunsetaqua8@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.The secretive way changes to zoning and environmental health are processed is not ok.Joel Engardio always leaves out of his joyful newsletters any public meetings where he tries to change zoning Engardio has caused destruction of the sand dunes when during the Easter on the Great Highway he allowed digging in the sand dunes placing plastic eggs for people to further dig into the sand. He was giving out candy while this was happening right next to him.He cannot deny this.There are pictures of the destruction he encouraged.

Thank you for your attention to this critical matter.

Sincerely,
Susan Wolff

From:	Barbara Heffernan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:57:13 AM

My name is **Barbara Heffernan**
My email address is **barbarajheffernan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Barbara Heffernan

From:	Andrew B Gottlieb
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:45:59 AM

My name is **Andrew B Gottlieb**
My email address is **gottlieb54@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Andrew B Gottlieb

From:	Andrew B Gottlieb
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:44:55 AM

My name is **Andrew B Gottlieb**
My email address is **agottlieb51@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Andrew B Gottlieb

From:	Catherine Sparacino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:43:30 AM

My name is **Catherine Sparacino**
My email address is **c.sparacino@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Catherine Sparacino

From:	James Argo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:41:49 AM

My name is **James Argo**
My email address is **jamesargo32@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
James Argo

From:	Katherine Wolf
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:40:12 AM

My name is **Katherine Wolf**
My email address is **kwolf@siprep.org**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Katherine Wolf

From:	Wendy Pang
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:35:36 AM

My name is **Wendy Pang**
My email address is **wendypang21@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Wendy Pang

From:	Diane Fong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:14:03 AM

My name is **Diane Fong**
My email address is **dlfong56@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Diane Fong

From:	Craig Crisman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:13:54 AM

My name is **Craig Crisman**
My email address is **wyncam@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Craig Crisman

From:	Steven Eliopoulos
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:09:44 AM

My name is **Steven Eliopoulos**
My email address is **snwsteve@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Steven Eliopoulos

From:	Elizabeth Clark
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 7:09:38 AM

My name is **Elizabeth Clark**
My email address is **swimeclark@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elizabeth Clark

From:	Karen Ho
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:58:23 AM

My name is **Karen Ho**
My email address is **khrn6121@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Ho

From:	Byron Ho
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:57:19 AM

My name is **Byron Ho**
My email address is **bkh125@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Byron Ho

From:	Peter Griffith
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:37:34 AM

My name is **Peter Griffith**
My email address is **peteg415@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Peter Griffith

From:	Josie McGann
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:33:13 AM

My name is **Josie McGann**
My email address is **JOSIEMCGANN@GMAIL.COM**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Josie McGann

From:	Ivan B
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:32:07 AM

My name is **Ivan B**
My email address is **8760558@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ivan B

From:	Robert Vanderlaan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:30:12 AM

My name is **Robert Vanderlaan**
My email address is **rsvanderlaan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Robert Vanderlaan

From:	Tess Sapiro
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:21:50 AM

My name is **Tess Sapiro**
My email address is **hiatal-curly-0h@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tess Sapiro

From:	Cole Sapiro
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:21:20 AM

My name is **Cole Sapiro**
My email address is **riptidelax31@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Cole Sapiro

From:	Christina Pappas
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:19:28 AM

My name is **Christina Pappas**
My email address is **scoutca66@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Christina Pappas

From:	Eddy Sapiro
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:18:54 AM

My name is **Eddy Sapiro**
My email address is **eddysapiro@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Eddy Sapiro

From:	Bonnie Fimbres
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:18:05 AM

My name is **Bonnie Fimbres**
My email address is **sfonurse@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Bonnie Fimbres

From:	Rodney D'Acquisto
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 6:00:15 AM

My name is **Rodney D'Acquisto**
My email address is **rodney@cdsdist.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rodney D’Acquisto

From:	Scott Jones
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:46:38 AM

My name is **Scott Jones**
My email address is **scottorjones@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Scott Jones

From:	Anita Ho
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 5:46:28 AM

My name is **Anita Ho**
My email address is **cordeon@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anita Ho

From: Susan Reichert Wong
To: Carroll, John (BOS)
Subject: please dont do not do this to us
Date: Wednesday, May 29, 2024 5:41:09 AM

Subject: OPPOSING BOS File #240228

Supervisors Melgar, Preston and Peskin:

I strongly oppose this proposed ordinance (file #240228)/ Local Coastal Program amendment, because it will negatively impact our neighborhood and limit our voices! Please support our neighborhood and vote AGAINST this ordinance for these reasons:

- Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
- Effectively prevents appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories)
- Prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
- Prevents appeal to the Coastal Commission of a 6-story entertainment/cultural center project across from the Zoo without sufficient parking
- Formalizes 100-foot height for entertainment/cultural center project
- Lack of community education and input into Local Coastal Program amendment
- Changes the Sunset/Parkside district as we know it
- Severe traffic/parking impacts to the Sunset/Parkside
- Compounds the traffic nightmare created by closing the Great Highway to vehicles

Protect our neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Sincerely,

Susan Wong district 4

From:	S Garrett
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:17:10 AM

My name is **S Garrett**
My email address is **shigar16@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
S Garrett

From:	Jennifer Dougherty
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 3:05:32 AM

My name is **Jennifer Dougherty**
My email address is **dordy71@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles. It also causes emissions to be dispersed into residential homes.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

1234 Great Highway is in the coastal zone.
The plans do not comply with our zoning.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jennifer Dougherty

From:	Marc Tuttle
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:35:21 AM

My name is **Marc Tuttle**
My email address is **marctuttle@sonic.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Marc Tuttle

From:	Lola Ler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:05:13 AM

My name is **Lola Ler**
My email address is **lolalee008@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lola Ler

From:	Angela Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:01:47 AM

My name is **Angela Lee**
My email address is **angelalee333@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Angela Lee

From:	Chris Fern
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:00:59 AM

My name is **Chris Fern**
My email address is **operachris@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Chris Fern

From:	Lola Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 2:00:42 AM

My name is **Lola Lee**
My email address is **lolalee008@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lola Lee

From:	Leilani Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:57:31 AM

My name is **Leilani Lee**
My email address is **leilani_s_lee@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Leilani Lee

From:	Susanne Rivera
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 1:12:52 AM

My name is **Susanne Rivera**
My email address is **sriver@earthlink.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Susanne Rivera

From:	matt lopez
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:43:01 AM

My name is **matt lopez**
My email address is **younglopez1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
matt lopez

From:	Maria Vengerova
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:36:25 AM

My name is **Maria Vengerova**
My email address is **Maria.Vengerova@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maria Vengerova

From:	Carol Sheehy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:32:05 AM

My name is **Carol Sheehy**
My email address is **shehi903@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carol Sheehy

From:	Heather Meidinger
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:23:38 AM

My name is **Heather Meidinger**
My email address is **hmeid.sf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Heather Meidinger

From:	michael perry
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Wednesday, May 29, 2024 12:10:28 AM

My name is **michael perry**
My email address is **mperrysfo@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
michael perry

From:	Nora Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:56:43 PM

My name is **Nora Murphy**
My email address is **noramurphy@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nora Murphy

From:	Roger Meidinger
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:55:03 PM

My name is **Roger Meidinger**
My email address is **jjmeidinger@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Roger Meidinger

From:	Patricia Goodwin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:46:13 PM

My name is **Patricia Goodwin**
My email address is **pg3win@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Patricia Goodwin

From:	Mary Harris
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:44:07 PM

My name is **Mary Harris**
My email address is **MaryHarris_sf@outlook.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mary Harris

From:	Jared Alexander
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:43:00 PM

My name is **Jared Alexander**
My email address is **vgsc@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jared Alexander

From:	Better Housing Policies
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:42:50 PM

My name is **Better Housing Policies**
My email address is **info@betterhousingpolicies.org**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Better Housing Policies

From:	Mark Hunter
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:42:28 PM

My name is **Mark Hunter**
My email address is **creativebizmgmt@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

The form letter itself addresses the primary issues against this ordinance but I want to tie in my objections to the situation surrounding the Great Highway which is connected.

While this is a form letter, I am in complete agreement with the points listed below. But this is also a class issue! The Great Highway is an essential corridor for working people who need this roadway in order to get to their jobs. It seems to benefit high salaried working from home workers who want to make this some kind of playground at the expense of the rest of us. Consider that this corridor greatly eases the commute for VA hospital workers (and patients)

Closing it on the weekends only exacerbates traffic issues as stated below. Anyone who has attempted to access Ocean Beach on warm sunny days knows exactly the extent of the problems. The people who seem to support this live in the area and don't have to experience any of this.

I cannot tell you the amount of anger and frustration I've encountered when discussing this issue with people. The overwhelming response is one of astonishment that the entitled self interests of this movement have been allowed to have this essential, major thoroughfare shut down.

Now this body wants to push through what is essentially legislation that empowers the advocates for the transformation of the Great Highway to bypass

serious and legitimate concerns.

I have read through the proposal to completely shut down the Highway and turn it into a park! Is that what his is about? I have read their proposal and the rosy outlook for the benefit of all San Franciscans. This is the same language corporations use to force through an agenda that will actually hurt many people.
It will also cost the City to maintain this and create traffic and parking nightmares. The myopia of it's proponents borders on delusional.

The city planners knew what they were doing when they created this highway. It connects San Mateo county to San Francisco's coastline. It provides access to Golden Gate Park. It allows me to cut 15 minutes and traffic headaches to get to the VA where, as a Viet Nam vet I receive care.

The Great Highway is a beautiful DRIVE and has been for many years. Please reject this legislation and prevent what will become a debacle for the great City of San Francisco. I have called this city home for 41 years.

Please put an end to this madness! Please recognize the comments below my name as I completely agree with every point

Thank You
Mark Hunter

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Hunter

From:	Jim Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:42:27 PM

My name is **Jim Murphy**
My email address is **jimmurphy45@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jim Murphy

From:	Eugene Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:42:10 PM

My name is **Eugene Lee**
My email address is **eugeneelee@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

Please the benefit of closed or slow streets is at the cost of those who live by them!

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Eugene Lee

From:	Robert Lim
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:50 PM

My name is **Robert Lim**
My email address is **nellie4444rl@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Robert Lim

From:	Sherrie Rosenberg
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:49 PM

My name is **Sherrie Rosenberg**
My email address is **sherrie.rosenberg@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sherrie Rosenberg

From:	Betsy Blumenthal
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:48 PM

My name is **Betsy Blumenthal**
My email address is **bsq1028@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Betsy Blumenthal

From:	Lori Olivero
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:37 PM

My name is **Lori Olivero**
My email address is **scorpus70@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lori Olivero

From:	Olga Kleytman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:36 PM

My name is **Olga Kleytman**
My email address is **motty_paketik@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Olga Kleytman

From:	Larry Quantz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:28 PM

My name is **Larry Quantz**
My email address is **jkj2000@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Larry Quantz

From:	Joan Broner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:26 PM

My name is **Joan Broner**
My email address is **jmbroners@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joan Broner

From:	Mary Guttmann
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:16 PM

My name is **Mary Guttmann**
My email address is **maryguttmann@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mary Guttmann

From:	K Reagan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:41:03 PM

My name is **K Reagan**
My email address is **meemom@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
K Reagan

From:	Chloe Jager
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:56 PM

My name is **Chloe Jager**
My email address is **cxjmeister@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Chloe Jager

From:	Carolyn Lucas
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:52 PM

My name is **Carolyn Lucas**
My email address is **cl78910@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carolyn Lucas

From:	Cynthia Cawthon
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:51 PM

My name is **Cynthia Cawthon**
My email address is **cawthon.cynthia.b@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Cynthia Cawthon

From:	EBERT KAN
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:43 PM

My name is **EBERT KAN**
My email address is **Nomad627@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
EBERT KAN

From:	christina Pappas
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:41 PM

My name is **christina Pappas**
My email address is **hiatal-curly-0h@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
christina Pappas

From:	Barbara Burdick
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:30 PM

My name is **Barbara Burdick**
My email address is **barbaraburdick1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Barbara Burdick

From:	Joseph Warne
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:21 PM

My name is **Joseph Warne**
My email address is **joewarne@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joseph Warne

From:	Heather Rowbury
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 11:40:20 PM

My name is **Heather Rowbury**
My email address is **rowbury.heather@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Heather Rowbury

From:	Martin Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:51:50 PM

My name is **Martin Murphy**
My email address is **martymurphy04@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Martin Murphy

From:	Mike Regan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:51:06 PM

My name is **Mike Regan**
My email address is **touring1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mike Regan

From:	So Kwong-Chan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:50:58 PM

My name is **So Kwong-Chan**
My email address is **sofunkwongchan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
So Kwong-Chan

From:	Judith Tornese
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:50:07 PM

My name is **Judith Tornese**
My email address is **jmtornese@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone. This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission. This is not fair to the community & people in the city who have the right to protect their neighborhoods & appeal large projects in SF's Coastal Zone.

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project. PLEASE DO NOT INCREASE THE HEIGHT FOR ANY PROJECT. PART OF SF'S CHARM IS THAT WE DON'T HAVE HIGH RISES IN MOST OF THE RESIDENTIAL AREAS OF THE CITY, INCLUDING THE RICHMOND & SUNSET AREAS. DON'T DESTROY OUR NEIGHBORHOODS!!

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking. AGAIN, 50 STORIES IS ATROCIOUS IN A BEAUTIFUL CITY LIKE SF. THIS PROJECT WILL STICK OUT OF THE NEIGHBORHOOD & SET A PRECEDENT FOR FUTURE HIGH RISES!!!

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it. AN ENVIRONMENTAL ANALYSIS NEEDS TO BE PERFORMED, WITH PUBLIC INPUT.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment. DO NOT TAKE AWAY THE VOICE OF THE COMMUNITY!!!

Thank you for your attention to this critical matter.

Sincerely,
Judith Tornese

From:	Jackie nakano
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:49:58 PM

My name is **Jackie nakano**
My email address is **jackiejnakano@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jackie nakano

From:	Gregg Montarano
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:49:49 PM

My name is **Gregg Montarano**
My email address is **ggbgregg-j@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gregg Montarano

From:	Denise Atchley
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:49:46 PM

My name is **Denise Atchley**
My email address is **denise_atchley@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Denise Atchley

From:	John Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:40:12 PM

My name is **John Lee**
My email address is **jmlee128@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Lee

From:	Evelyn Graham
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:40:10 PM

My name is **Evelyn Graham**
My email address is **evelynG@mail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Evelyn Graham

From:	Steve Woo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:40:05 PM

My name is **Steve Woo**
My email address is **stevewoo628@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Steve Woo

From:	John Briggs
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:40:03 PM

My name is **John Briggs**
My email address is **john8briggs@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Briggs

From:	Paul Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:40 PM

My name is **Paul Lee**
My email address is **kwonglee223@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paul Lee

From:	Karen Breslin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:39 PM

My name is **Karen Breslin**
My email address is **lkbsmail@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Breslin

From:	Brendan Cadam
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:34 PM

My name is **Brendan Cadam**
My email address is **cadamb@protonmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Brendan Cadam

From:	Ann Kutner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:30 PM

My name is **Ann Kutner**
My email address is **annkutner@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ann Kutner

From:	Eugene Galvin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:28 PM

My name is **Eugene Galvin**
My email address is **eggalvin@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Eugene Galvin

From:	Stephen Wilkerson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:13 PM

My name is **Stephen Wilkerson**
My email address is **reachbase@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stephen Wilkerson

From:	Maureen Perry
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:39:08 PM

My name is **Maureen Perry**
My email address is **mjpmab@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maureen Perry

From:	DP Osgood
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:54 PM

My name is **DP Osgood**
My email address is **jnk2@rinconneighbors.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
DP Osgood

From:	Brian Chinn
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:52 PM

My name is **Brian Chinn**
My email address is **cowbayc@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Brian Chinn

From:	Jill Mori
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:50 PM

My name is **Jill Mori**
My email address is **jkmsfog1987@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.
Do you live in the area and have experienced any of the issues?

Great Highway Closure:
IT COMPOUNDS THE TRAFFIC PROBLEMS CAUSED BY THE CLOSURE OF THE GREAT HIGHWAY TO VEHICLES.
Do you live in the area and have seen and experienced the traffic and accidents, especially on the lower GH?

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact:
It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to VOTE AGAINST this ordinance to protect our neighborhood and the Coastal Zone.

Our community deserves thoughtful planning and development that considers the impact on RESIDENTS and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jill Mori

From:	David Ferguson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:48 PM

My name is **David Ferguson**
My email address is **ddferg@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
David Ferguson

From:	Rita Hock
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:48 PM

My name is **Rita Hock**
My email address is **truffletemptations@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rita Hock

From:	Kathryn Bates
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:48 PM

My name is **Kathryn Bates**
My email address is **kathrynjbates@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kathryn Bates

From:	Joseph C Faulkner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:38 PM

My name is **Joseph C Faulkner**
My email address is **joemangolf@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joseph C Faulkner

From:	Janice Peloquin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:29 PM

My name is **Janice Peloquin**
My email address is **janp45@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Janice Peloquin

From:	Jasmine Madatian
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:22 PM

My name is **Jasmine Madatian**
My email address is **madatian.j@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jasmine Madatian

From:	Joejo Padernilla
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:22 PM

My name is **Joejo Padernilla**
My email address is **otingphi1618@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joejo Padernilla

From:	Raymond Stuart
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:10 PM

My name is **Raymond Stuart**
My email address is **ray71143@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Raymond Stuart

From:	Karel Kretzschmar
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:10 PM

My name is **Karel Kretzschmar**
My email address is **merlinsfmo@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karel Kretzschmar

From:	Carl Johnson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:07 PM

My name is **Carl Johnson**
My email address is **carjo8000@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

ENOUGH IS ENOUGH!

Thank you for your attention to this critical matter.

Sincerely,
Carl Johnson

From:	Patrick Wasley
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:02 PM

My name is **Patrick Wasley**
My email address is **irishpiper104@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Patrick Wasley

From:	Kevin Brunner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:38:00 PM

My name is **Kevin Brunner**
My email address is **kevin@brunnerco.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kevin Brunner

From:	Atticus Flores
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:57 PM

My name is **Atticus Flores**
My email address is **atgames778@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Atticus Flores

From:	John Ng
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:48 PM

My name is **John Ng**
My email address is **JohnNgSF@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Open it already

Sincerely,
John Ng

From:	Philomena de Andrade
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:36 PM

My name is **Philomena de Andrade**
My email address is **phil.deandrade@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Philomena de Andrade

From:	Kelly Faulkner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:29 PM

My name is **Kelly Faulkner**
My email address is **kellymariefaulkner@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kelly Faulkner

From:	Anthony Villa
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:26 PM

My name is **Anthony Villa**
My email address is **tvobsf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anthony Villa

From:	Sherry Bijan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:12 PM

My name is **Sherry Bijan**
My email address is **sherrybijan@gmsil.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sherry Bijan

From:	Terry McDevitt
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:37:08 PM

My name is **Terry McDevitt**
My email address is **dismasmcd@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.
There is obviously more than enough width to the Great Highway and the junction to Sky;line Blvd . to accommodate a full use automibile road and bike and pedestrian paths . Since we have to build a seawall to protect the Zoo and the Seawall why not a full use road instead of closures that will create more traffic congestion and smog in our streets .
Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Terry McDevitt

From:	Linda Dell'Angelica
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:59 PM

My name is **Linda Dell'Angelica**
My email address is **lindadellangelica@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Linda Dell’Angelica

From:	Carol Faulkner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:57 PM

My name is **Carol Faulkner**
My email address is **cmoelarrycarol@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carol Faulkner

From:	Lara Witter
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:44 PM

My name is **Lara Witter**
My email address is **larawitter@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lara Witter

From:	Jennifer Ohanessian
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:35 PM

My name is **Jennifer Ohanessian**
My email address is **jamo44@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Jennifer Ohanessian

From:	Rosalie Cavallaro
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:34 PM

My name is **Rosalie Cavallaro**
My email address is **rosaliecavallaro@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rosalie Cavallaro

From:	Carol Satriani
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:34 PM

My name is **Carol Satriani**
My email address is **carol@carolsatriani.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carol Satriani

From:	Maura Lewis
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:34 PM

My name is **Maura Lewis**
My email address is **maura.a@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maura Lewis

From:	Rich Downs
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:23 PM

My name is **Rich Downs**
My email address is **db_downs@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rich Downs

From:	Barrie Evans
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 10:36:19 PM

My name is **Barrie Evans**
My email address is **staxoo7@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Barrie Evans

From:	Daniel Choi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:52:12 PM

My name is **Daniel Choi**
My email address is **daniel.choi@kp.org**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Daniel Choi

From:	Gregory Vernitsky
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:52:05 PM

My name is **Gregory Vernitsky**
My email address is **gregory.vernitsky@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Sincerely,
Gregory Vernitsky

From:	Dan Choi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:52:05 PM

My name is **Dan Choi**
My email address is **dchoi712@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dan Choi

From:	Rich Goodwin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:52:01 PM

My name is **Rich Goodwin**
My email address is **rgoodwin3000@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Rich Goodwin

From:	Melissa Aurand
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:51:11 PM

My name is **Melissa Aurand**
My email address is **melissa.w.aurand@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Melissa Aurand

From:	Don Ino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:51:03 PM

My name is **Don Ino**
My email address is **sfino7@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Don Ino

From:	Kate McCaffrey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:50:52 PM

My name is **Kate McCaffrey**
My email address is **kcodysf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Kate McCaffrey

From:	Michelle Pineda
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:36:30 PM

My name is **Michelle Pineda**
My email address is **micdpin@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michelle Pineda

From:	Lori Wasacz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:36:28 PM

My name is **Lori Wasacz**
My email address is **lmwasacz@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lori Wasacz

From:	Charles Perkins
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:36:21 PM

My name is **Charles Perkins**
My email address is **cperkinssf@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Charles Perkins

From:	Rachel Goldstein
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:36:19 PM

My name is **Rachel Goldstein**
My email address is **rachel@rachelgo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rachel Goldstein

From:	Craig Hanson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:36:10 PM

My name is **Craig Hanson**
My email address is **fishingcraig@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Craig Hanson

From:	Chris O"Connor
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:48 PM

My name is **Chris O'Connor**
My email address is **sfdeucemaster@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Chris O'Connor

From:	Kate Nakano
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:39 PM

My name is **Kate Nakano**
My email address is **katenakano22@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Kate Nakano

From:	Thomas Jameson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:38 PM

My name is **Thomas Jameson**
My email address is **lmwasacz@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Thomas Jameson

From:	Tom Snow
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:36 PM

My name is **Tom Snow**
My email address is **tomsnow24@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tom Snow

From:	Arthur Hubbard
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:26 PM

My name is **Arthur Hubbard**
My email address is **amhsf@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Arthur Hubbard

From:	Tony Kiehn
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:16 PM

My name is **Tony Kiehn**
My email address is **tk@kiehn.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tony Kiehn

From:	Timothy Harvey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:14 PM

My name is **Timothy Harvey**
My email address is **sfharveys@netscape.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Timothy Harvey

From:	Faith Schneider
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:06 PM

My name is **Faith Schneider**
My email address is **fks6293@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Faith Schneider

From:	Ira Schneiderman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:35:06 PM

My name is **Ira Schneiderman**
My email address is **schneido@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ira Schneiderman

From:	Rosemary Newton
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:56 PM

My name is **Rosemary Newton**
My email address is **rosenewton@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rosemary Newton

From:	Nick Podell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:55 PM

My name is **Nick Podell**
My email address is **nick@podell.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nick Podell

From:	Julie Ling-Ino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:54 PM

My name is **Julie Ling-Ino**
My email address is **jlino7@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Julie Ling-Ino

From:	Carol Lavelle
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:53 PM

My name is **Carol Lavelle**
My email address is **calavelle@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

My family has been in San Francisco since the 1880's, and specifically in the Parkside/Sunset District since 1913. I am a third generation San Franciscan, and my grandchildren are 5th generation Native San Franciscans. I feel that I am totally being ignored and since I cannot walk the 3 blocks to Muni, or find parking within a block, or be allowed to drive along the route that I have been taking since I was 16 years old to get to family or friends on the other side of the park, or to multiple doctor appts, my ADA rights are totally being ignored. The driver's of automobiles that regularly outnumber the bikers, walkers, etc, by at least 10,000 or more to one bicycle seem to have no rights. I wonder what will happen when the bike riders reach an age when they no longer can ride a bike, or walk. There has been a 16 foot wide path for walkers for many years. Bicyclists have always been able to ride on the highway. They do not want to stop at stop lights or stop signs, which is the law. There are also very few walkers and bikers on that highway.

Speaking of that, I see no bikers stopping at stop signs while riding through Golden Gate Park. I have never seen one pulled over for running a stop sign.

It seems that you are not listening to the people who voted for you. Your job is to serve the people.

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

I personally am not able to walk the 3 blocks to MUNI, nor drive down to the Upper Great Highway and try to park. I use that highjack to get to frequent doctor appts. I feel the disabled, like me, are being significantly ignored.

Thank you for your attention to this critical matter.

Sincerely,
Carol Lavelle

From:	Leslie Podell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:53 PM

My name is **Leslie Podell**
My email address is **leslie@podell.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Leslie Podell

From:	Yvette Torres
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:45 PM

My name is **Yvette Torres**
My email address is **yvettetorres11@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Yvette Torres

From:	Leslie Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:34 PM

My name is **Leslie Wong**
My email address is **molliespack@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Leslie Wong

From:	Therese Deasy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:31 PM

My name is **Therese Deasy**
My email address is **deirdre19@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Therese Deasy

From:	Deirdre Deasy McGovern
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:25 PM

My name is **Deirdre Deasy McGovern**
My email address is **dmcgovern@siprep.org**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Deirdre Deasy McGovern

From:	Lily Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:24 PM

My name is **Lily Lee**
My email address is **lleerph@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lily Lee

From:	Carmen Woo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:23 PM

My name is **Carmen Woo**
My email address is **aiya1288@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carmen Woo

From:	Libby Adler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:23 PM

My name is **Libby Adler**
My email address is **libby.adler@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Libby Adler

From:	Chit Kwong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:12 PM

My name is **Chit Kwong**
My email address is **chitkwong@gmail.comc**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Chit Kwong

From:	Alexandra Vuksich
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:12 PM

My name is **Alexandra Vuksich**
My email address is **alexandravuksich@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alexandra Vuksich

From:	kaaren alvarado
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:10 PM

My name is **kaaren alvarado**
My email address is **kaaren25@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
kaaren alvarado

From:	Charles Hurbert
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:02 PM

My name is **Charles Hurbert**
My email address is **churbert@outlook.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Charles Hurbert

From:	Janet McGee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:34:00 PM

My name is **Janet McGee**
My email address is **janetmcgee@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Janet McGee

From:	Suzanna Allen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:51 PM

My name is **Suzanna Allen**
My email address is **suzannasallen@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Suzanna Allen

From:	Carmel Passanisi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:39 PM

My name is **Carmel Passanisi**
My email address is **carmel2710@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Carmel Passanisi

From:	Greg Giachino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:39 PM

My name is **Greg Giachino**
My email address is **greg@emergebc.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Greg Giachino

From:	Holly Freise
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:35 PM

My name is **Holly Freise**
My email address is **hfreise@hotmail.con**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Holly Freise

From:	William Isham
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:30 PM

My name is **William Isham**
My email address is **ishwish00@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
William Isham

From:	Gail Rutherford
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:29 PM

My name is **Gail Rutherford**
My email address is **gail_rutherford@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gail Rutherford

From:	Donna Rand
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:21 PM

My name is **Donna Rand**
My email address is **yesdonna55@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Donna Rand

From:	Lauren Downs
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:18 PM

My name is **Lauren Downs**
My email address is **cindynoodle@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lauren Downs

From:	Sandra Jeong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:12 PM

My name is **Sandra Jeong**
My email address is **snjeong@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sandra Jeong

From:	Mark Rand
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:33:09 PM

My name is **Mark Rand**
My email address is **okmor@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Rand

From:	Edward Mei
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:32:58 PM

My name is **Edward Mei**
My email address is **eytm3956@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Edward Mei

From:	Peggy Clarke
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 9:32:53 PM

My name is **Peggy Clarke**
My email address is **pedge44@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Peggy Clarke

From:	Darcy Cohn
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:48:45 PM

My name is **Darcy Cohn**
My email address is **cohndarcy@fhda.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.
Hmmm
Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Darcy Cohn

From:	Harry Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:48:44 PM

My name is **Harry Wong**
My email address is **hoarser_aphid.0i@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Harry Wong

From:	Dee Doley
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:47:43 PM

My name is **Dee Doley**
My email address is **ddoley@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dee Doley

From:	Maria Aldaz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:47:40 PM

My name is **Maria Aldaz**
My email address is **mealdaz58@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maria Aldaz

From:	David Von Winckler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:47:32 PM

My name is **David Von Winckler**
My email address is **dvwinckler@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
David Von Winckler

From:	Mari Eliza
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:47:30 PM

My name is **Mari Eliza**
My email address is **zrants@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mari Eliza

From:	Anabelle Garay
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:47:22 PM

My name is **Anabelle Garay**
My email address is **anabelle_garay@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anabelle Garay

From:	James Mazza
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:34:21 PM

My name is **James Mazza**
My email address is **jmazza@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Respectfully,

James Mazza

Sincerely,
James Mazza

From:	D. F. Owen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:34:01 PM

My name is **D. F. Owen**
My email address is **do97my@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.*

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.*

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

* As a senior in my mid 70's, I am unable to safely cross the street on 48th Avenue, where I have lived for 48 years, due to speeding weekend traffic, when the Great Highway is closed.

Sincerely,
D. F. Owen

From:	Jimmy Ng
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:33:51 PM

My name is **Jimmy Ng**
My email address is **tiredepot@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jimmy Ng

From:	Cynthia Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:33:40 PM

My name is **Cynthia Lee**
My email address is **cyathena04@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles. It's only 1 of 3 ways to travel north and south in San Francisco, and the congestion already exists every rush hour going north at the Water Treatment plant right before Sloat Blvd.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Cynthia Lee

From:	Mike Regan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:33:27 PM

My name is **Mike Regan**
My email address is **myolgoat@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mike Regan

From:	Sergey Dubenko
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:33:09 PM

My name is **Sergey Dubenko**
My email address is **sdubenko76@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sergey Dubenko

From:	Joanne Fox
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:33:07 PM

My name is **Joanne Fox**
My email address is **joannefoxsf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joanne Fox

From:	Mikhail Keselman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:32:48 PM

My name is **Mikhail Keselman**
My email address is **mkeselman@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Height Formalization: It is a 100-foot height for the entertainment center

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mikhail Keselman

From:	MaryJo McKleroy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:32:37 PM

My name is **MaryJo McKleroy**
My email address is **mjmcksf@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
MaryJo McKleroy

From:	Alex Corns
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:32:17 PM

My name is **Alex Corns**
My email address is **acorns8564@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alex Corns

From:	Phyllis Nabhan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:54 PM

My name is **Phyllis Nabhan**
My email address is **phyllisnabhan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Phyllis Nabhan

From:	Joe Faulkner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:44 PM

My name is **Joe Faulkner**
My email address is **joemangolf@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joe Faulkner

From:	Linda L Jaeger
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:41 PM

My name is **Linda L Jaeger**
My email address is **ljaeger@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda L Jaeger

From:	Mary Ann Jones
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:40 PM

My name is **Mary Ann Jones**
My email address is **madyjones@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Mary Ann Jones

From:	MIchael Lewin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:38 PM

My name is **MIchael Lewin**
My email address is **LewinProp@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
MIchael Lewin

From:	Laura Puccini
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:32 PM

My name is **Laura Puccini**
My email address is **l_puccini@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Laura Puccini

From:	Grace Huey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:19 PM

My name is **Grace Huey**
My email address is **hueygt@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Grace Huey

From:	Denise Selleck
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:10 PM

My name is **Denise Selleck**
My email address is **deniselleck@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Denise Selleck

From:	Heather Luongo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:10 PM

My name is **Heather Luongo**
My email address is **heather.luongo@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Heather Luongo

From:	Dan Ake
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:09 PM

My name is **Dan Ake**
My email address is **danake550@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dan Ake

From:	Susan Hall
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:31:06 PM

My name is **Susan Hall**
My email address is **sfsusan.hall@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Susan Hall

From:	Dennis Holl
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:56 PM

My name is **Dennis Holl**
My email address is **Denholl52@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dennis Holl

From:	Ed Tavasieff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:56 PM

My name is **Ed Tavasieff**
My email address is **edso_fish@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ed Tavasieff

From:	Rick Montenegro
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:49 PM

My name is **Rick Montenegro**
My email address is **rickmontenegro@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rick Montenegro

From:	Gerald Schall
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:45 PM

My name is **Gerald Schall**
My email address is **glschall@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gerald Schall

From:	Michael Young
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:45 PM

My name is **Michael Young**
My email address is **mhyoung510@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michael Young

From:	Erin Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:39 PM

My name is **Erin Murphy**
My email address is **minimurph22@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Erin Murphy

From:	William Strachan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:34 PM

My name is **William Strachan**
My email address is **wastrachan@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
William Strachan

From:	Kenneth Camp
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:34 PM

My name is **Kenneth Camp**
My email address is **kennycamp@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kenneth Camp

From:	Lauren Meredith
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:23 PM

My name is **Lauren Meredith**
My email address is **soaring_leap@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

It's really sad to me that you're about to change the nature of our neighborhoods and turn them into something more akin to Central Park in New York City. All the natural beauty of the beach, park and ocean will soon be viewable only while bordered by tall, ugly buildings. What a sad state of affairs.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lauren Meredith

From:	Mark Varney
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:22 PM

My name is **Mark Varney**
My email address is **markvarney@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Varney

From:	Elle Maru
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:12 PM

My name is **Elle Maru**
My email address is **mikomaruoka@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elle Maru

From:	Noelle Poole
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:11 PM

My name is **Noelle Poole**
My email address is **lnpoole@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Noelle Poole

From:	Louise Whitlock
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:07 PM

My name is **Louise Whitlock**
My email address is **lcwhitlock@ymail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Louise Whitlock

From:	Greg Syler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:01 PM

My name is **Greg Syler**
My email address is **sivakitty@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Greg Syler

From:	Nina Kohn
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:30:00 PM

My name is **Nina Kohn**
My email address is **gob.violin.0@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nina Kohn

From:	Lynn Austin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:52 PM

My name is **Lynn Austin**
My email address is **laustin395@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lynn Austin

From:	Jasmine Meidinger
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:51 PM

My name is **Jasmine Meidinger**
My email address is **jasmineguerry@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jasmine Meidinger

From:	Emilia Jankowski
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:40 PM

My name is **Emilia Jankowski**
My email address is **ehjankowski@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter. Give us the opportunity to use this space.

Sincerely,
Emilia Jankowski

From:	Teresa Shaw
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:39 PM

My name is **Teresa Shaw**
My email address is **tawny.sapient0c@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Teresa Shaw

From:	Marc Brenman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:38 PM

My name is **Marc Brenman**
My email address is **mbrenman001@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Marc Brenman

From:	Gabriel Donohoe
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:28 PM

My name is **Gabriel Donohoe**
My email address is **gderek@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gabriel Donohoe

From:	Michael Popoff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 8:29:16 PM

My name is **Michael Popoff**
My email address is **sfpoaads1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

As a resident of the outer Richmond District the closure of the Great Highway at noon of Friday not only impacts our ability to travel to patronize businesses in the Sunset district but commuters that use the Great Highway to travel home after working in The City. This closure just adds more traffic to the local streets. It seems that all the people making these discussions to close the Great Highway do not live in either the Richmond or Sunset districts. I ask that some of you come to these districts on Friday, Saturday and Sundays to observe the traffic congestion.

I am also writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michael Popoff

From:	Leslie Koelsch
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:44:15 PM

My name is **Leslie Koelsch**
My email address is **koelsch1886@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Leslie Koelsch

From:	Nora Blay
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:44:09 PM

My name is **Nora Blay**
My email address is **nora@norablay.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nora Blay

From:	Irina Karpovich
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:44:05 PM

My name is **Irina Karpovich**
My email address is **ikarpovich@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Irina Karpovich

From:	Alex Karpovich
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:43:59 PM

My name is **Alex Karpovich**
My email address is **akarpovich@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alex Karpovich

From:	Marlen Bekirov
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:43:56 PM

My name is **Marlen Bekirov**
My email address is **marlen.bekirov63@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Marlen Bekirov

From:	Davide Verotta
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:43:50 PM

My name is **Davide Verotta**
My email address is **davide.verotta@ucsf.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Davide Verotta

From:	Nancy Bronstein
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:43:48 PM

My name is **Nancy Bronstein**
My email address is **nstirm@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nancy Bronstein

From:	Judi Gorski
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Judi - gmail Gorski
Subject:	Public Comment Opposing Amending San Francisco's Local Coastal Program, BOS Ordinance file #240228 - Land Use and Transportation Committee Hearing: Monday, June 3, 2024, 1:30 pm
Date:	Tuesday, May 28, 2024 7:42:19 PM

From: Judi Gorski
judigorski@gmail.com

To: John Carroll, Assistant Clerk
john.carroll@sfgov.org
Supervisor Myrna Melgar
myrna.melgar@sfgov.org
Supervisor Dean Preston
dean.preston@sfgov.org
President Aaron Peskin
aaron.peskin@sfgov.org

Date: May 28, 2024

Subject: **Public Comment Opposing Amending San Francisco's Local Coastal Program, BOS Ordinance file #240228 - Land Use and Transportation Committee Hearing: Monday, June 3, 2024, 1:30 pm**

President Peskin, Supervisor Melgar and Supervisor Preston:

Please support our San Francisco residents and Ocean Beach community and vote AGAINST Ordinance 240228. This Ordinance would amend San Francisco's Local Coastal Program to prevent appeals to the California Coastal Commission (CCC) of certain major projects in San Francisco's Coastal Zone, and give the ultimate authority to SF Planning Commission and SF Board of Appeals.

We residents need and want the input and oversight of the CCC. We have seen over and over what happens when too much power is placed in the hands of those who are not directly impacted by governmental policies. The CCC is charged with protecting our Coastal environment and should not be left out of policy decisions and handling appeals that affect the Coastal Zone.

Please support our neighborhood and vote AGAINST this ordinance for these many reasons:

- Changes the Sunset/Parkside district as we know it
- Severe traffic/parking impacts to the Sunset/Parkside district
- Compounds the traffic nightmare created by closing the Great Highway to vehicles
- Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
- Effectively prevents appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories)

Prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
- Prevents appeal to the Coastal Commission of a 6-story entertainment/cultural center project across from the Zoo without sufficient parking
- Formalizes 100-foot height for entertainment/cultural center project
- Lack of community education and input into Local Coastal Program amendment

Please enter this email into the permanent record as my public comment, and protect our neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Respectfully submitted,

Judi Gorski
SF Resident and Homeowner
District 4

From:	Maria Sousa
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:35:04 PM

My name is **Maria Sousa**
My email address is **mlsurban@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maria Sousa

From:	Sara Anderson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:34:30 PM

My name is **Sara Anderson**
My email address is **saralee.anderson@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sara Anderson

From:	Peter Pirolli
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:34:22 PM

My name is **Peter Pirolli**
My email address is **peter.pirollli@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am against the proposed ordinance (file #240228). It is just remarkable how the Yes In YOUR Back Yard coalition is trampling the rights of Californians and now those protected by the Coastal Commission.

This ordinance will open the doors to development that will proceed unchecked. This will have environmental impacts and produce social injustices and neighborhood impacts because of from-driven development and the dumping of traffic into our neighborhoods. Without the Coastal Commission we will have no recourse.

Don't destroy the San Francisco coast.

Sincerely,
Peter Pirolli

From:	gus zert
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:34:13 PM

My name is **gus zert**
My email address is **gaszert@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
gus zert

From:	Kimberly Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:51 PM

My name is **Kimberly Wong**
My email address is **Kimberlyw951@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kimberly Wong

From:	Elinor Liberman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:46 PM

My name is **Elinor Liberman**
My email address is **ebkljune@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elinor Liberman

From:	Irene Deutsch
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:44 PM

My name is **Irene Deutsch**
My email address is **ideut8@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Irene Deutsch

From:	Bill Duffy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:43 PM

My name is **Bill Duffy**
My email address is **williampduffy@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles. PLEASE OPEN THE GREAT HIGHWAY! The traffic on Park presidio and 19th Avenue is horrible. You created this problem so please fix it

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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more parking.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Bill Duffy

From:	Sharon Wu
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:38 PM

My name is **Sharon Wu**
My email address is **travel143@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sharon Wu

From:	Jeffrey Fell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:33 PM

My name is **Jeffrey Fell**
My email address is **felldown99@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jeffrey Fell

From:	Lauris Jensen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:33 PM

My name is **Lauris Jensen**
My email address is **lauris.jensen@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lauris Jensen

From:	Mike Tegan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:29 PM

My name is **Mike Tegan**
My email address is **myoldgoat@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mike Tegan

From:	Jonathan Fong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:28 PM

My name is **Jonathan Fong**
My email address is **jqfong@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jonathan Fong

From:	Carol Carruba
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:27 PM

My name is **Carol Carruba**
My email address is **carol@carolcarruba.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Carol Carruba

From:	Matthew Denny
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:16 PM

My name is **Matthew Denny**
My email address is **dennym999@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Lastly, please keep the Great Highway open to vehicles. Closing it just diverts cars onto Chain of Lakes and the avenues of the Outer Sunset. The Great Highway has timed lights, and is easy for pedestrians to cross. It keeps cars away from residential streets. Not everyone can ride a bike to work. Not everyone is a techie who can work from home. When my sewer lateral was clogged (city's problem but mine to fix), the very nice plumber from Daly City was delayed another 30-45 min but having to take 19th Avenue, while my garage filled with sewage. He's a working guy who drives a truck full of equipment. Was it worth closing a highway so that people can amble about on the asphalt? We have the beach plus Golden Gate Park right there. What's the special need to stand around on a highway? Why not close the Bay Bridge next? We live in a city, and the needs of working people need to be respected. Other people depend on them.

Sincerely,
Matthew Denny

From:	Phillip Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:11 PM

My name is **Phillip Wong**
My email address is **philwongnobhillsf@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Phillip Wong

From:	John Porter
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:04 PM

My name is **John Porter**
My email address is **john.francis.porter@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Porter

From:	Gregory Bailey
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:04 PM

My name is **Gregory Bailey**
My email address is **5150seller@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gregory Bailey

From:	Judi Hurabiell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:33:04 PM

My name is **Judi Hurabiell**
My email address is **jmhurabiell1@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Judi Hurabiell

From:	Christina Yue
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:58 PM

My name is **Christina Yue**
My email address is **Litoangel741@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Christina Yue

From:	Jonathan Lacanlalay
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:57 PM

My name is **Jonathan Lacanlalay**
My email address is **lacanlalay@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jonathan Lacanlalay

From:	Terrie Gigliotti
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:51 PM

My name is **Terrie Gigliotti**
My email address is **czyarrow@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Terrie Gigliotti

From:	Don Climent
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:49 PM

My name is **Don Climent**
My email address is **donc4496@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Don Climent

From:	Elyse Aylward
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:44 PM

My name is **Elyse Aylward**
My email address is **elyse.aylward@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elyse Aylward

From:	Tim Runde
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:41 PM

My name is **Tim Runde**
My email address is **tim@runde-inc.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tim Runde

From:	Josephine Murphy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:40 PM

My name is **Josephine Murphy**
My email address is **jomurphysf@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Josephine Murphy

From:	Jung Lau
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:40 PM

My name is **Jung Lau**
My email address is **junglealltheway@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jung Lau

From:	Regina Karpovich
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:37 PM

My name is **Regina Karpovich**
My email address is **karpovir70@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Regina Karpovich

From:	Scott Ashkenaz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:33 PM

My name is **Scott Ashkenaz**
My email address is **smashkenaz+otgh@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Scott Ashkenaz

From:	Vanessa Pacheco
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:31 PM

My name is **Vanessa Pacheco**
My email address is **vanessalp@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Vanessa Pacheco

From:	Barbara Sokol
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:27 PM

My name is **Barbara Sokol**
My email address is **bsoky@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Barbara Sokol

From:	Matt Kelly
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:20 PM

My name is **Matt Kelly**
My email address is **thew_kelly@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Matt Kelly

From:	GALINA RAFALOVICH
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:15 PM

My name is **GALINA RAFALOVICH**
My email address is **rafalov@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
GALINA RAFALOVICH

From:	Dominic Nanni
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:02 PM

My name is **Dominic Nanni**
My email address is **dominic_nanni@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Dominic Nanni

From:	AnnaMaria Cantwell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:32:01 PM

My name is **AnnaMaria Cantwell**
My email address is **am.e.cantwell@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
AnnaMaria Cantwell

From:	Elena MAdsen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:52 PM

My name is **Elena MAdsen**
My email address is **elena.madsen@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Elena MAdsen

From:	Cindy H
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:50 PM

My name is **Cindy H**
My email address is **tashmcbash1@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Cindy H

From:	Candyce Martin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:39 PM

My name is **Candyce Martin**
My email address is **Crossways@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Candyce Martin

From:	Mark S. Weinberger
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:36 PM

My name is **Mark S. Weinberger**
My email address is **msweinberger@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark S. Weinberger

From:	Tris Thomson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:23 PM

My name is **Tris Thomson**
My email address is **tris.thomson@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tris Thomson

From:	Ric Robins
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:15 PM

My name is **Ric Robins**
My email address is **r@ricstar.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ric Robins

From:	Christina Shih
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 7:31:04 PM

My name is **Christina Shih**
My email address is **cyssf2003@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Christina Shih

From:	Janice Leung
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:42:17 PM

My name is **Janice Leung**
My email address is **jleung23@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Janice Leung

From:	Jeff Johnson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:42:00 PM

My name is **Jeff Johnson**
My email address is **rsegx@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jeff Johnson

From:	Christopher Smith
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:41:48 PM

My name is **Christopher Smith**
My email address is **christophersmith2383@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Christopher Smith

From:	Roy Edgar
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:40:55 PM

My name is **Roy Edgar**
My email address is **roy.edgar@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Roy Edgar

From:	Nancy Hinze
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:40:44 PM

My name is **Nancy Hinze**
My email address is **nanrad6@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nancy Hinze

From:	EDWARD KINNEY
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:40:37 PM

My name is **EDWARD KINNEY**
My email address is **EKINNEY400@AOL.COM**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
EDWARD KINNEY

From:	Linda Ravano
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:40:33 PM

My name is **Linda Ravano**
My email address is **Lravano@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Aaron Peskin - IT would be Undemocratic to vote for this . To vote for this - You cannot take away the people's right to appeal.

Additionally You need to keep the Great Highway open to cars. It is a thoroughfare that is vital for people to get across the City to commute for jobs. When it is closed people speed down neighborhood streets. ALL citizens of san francisco should have the right to use the great highway. Make a separate bike lane and exercise path somewhere else.
Thank you
Linda Ravano

Sincerely,
Linda Ravano

From:	Robert Davis
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:31:18 PM

My name is **Robert Davis**
My email address is **rwd.relax@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Robert Davis

From:	Julia Wong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:31:14 PM

My name is **Julia Wong**
My email address is **juliawongsf@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Julia Wong

From:	Brian Holt
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:31:00 PM

My name is **Brian Holt**
My email address is **bah1943@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Brian Holt

From:	Dick Robinson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:47 PM

My name is **Dick Robinson**
My email address is **robinson27@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to the continued use of the Great Highway and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio does several things harmful to the Sunset.

The ordinance worsens the already severe traffic and parking issues in the Sunset caused by the Great Highway Closure.

The ordinance amends the Local Coastal Program without adequate community education and input.

It effectively prevents certain appeals of projects in the SF Coastal Zone to the Coastal Commission. One example is that I t prevents an appeal to the Coastal Commission for a proposed too tall 6-story entertainment center across from the Zoo, which, currently, needs more parking. It also prevents an appeal to the Coastal Commission for the proposed 50 story 2700 Sloat Boulevard project, which is totally inappropriate for the area.

I ask you to vote against this ordinance to protect the neighborhood, the continued use of the Great Highway. We deserve practical and better planning and development that considers the impact on residents and neighborhood character.

Thank you.

Sincerely,
Dick Robinson

From:	Charlene Karma
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:43 PM

My name is **Charlene Karma**
My email address is **charrawrz@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Charlene Karma

From:	Delores Lavin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:23 PM

My name is **Delores Lavin**
My email address is **deloreslavin@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Delores Lavin

From:	Chris Lehman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:20 PM

My name is **Chris Lehman**
My email address is **crlehman18@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

Do a better job for the people of SF.
Keep the great highway open.

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Chris Lehman

From:	Sindhura Kodali
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:19 PM

My name is **Sindhura Kodali**
My email address is **sindhura.kodali@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sindhura Kodali

From:	Charlotte Pope
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:14 PM

My name is **Charlotte Pope**
My email address is **charlotte.w.pope@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Charlotte Pope

From:	Rosalie Gift
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:11 PM

My name is **Rosalie Gift**
My email address is **rosiegift591@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Rosalie Gift

From:	Anne and Xavier Urrutia
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:10 PM

My name is **Anne and Xavier Urrutia**
My email address is **x.a.urrutia@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Anne and Xavier Urrutia

From:	Laura Gilmore
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:10 PM

My name is **Laura Gilmore**
My email address is **lauragilmore@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Laura Gilmore

From:	DEBRA HOWARD
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:30:01 PM

My name is **DEBRA HOWARD**
My email address is **deb127@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
DEBRA HOWARD

From:	John Nulty
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:59 PM

My name is **John Nulty**
My email address is **john.nulty@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Nulty

From:	Dennis Minnick
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:58 PM

My name is **Dennis Minnick**
My email address is **video1@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Dennis Minnick

From:	Julia Fell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:57 PM

My name is **Julia Fell**
My email address is **jfell5@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Julia Fell

From:	Karen Pugay
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:51 PM

My name is **Karen Pugay**
My email address is **pugaykm@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Karen Pugay

From:	Kate English
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:49 PM

My name is **Kate English**
My email address is **kenglish1775@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kate English

From:	Robin Gray
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:49 PM

My name is **Robin Gray**
My email address is **robingray@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Robin Gray

From:	Alex Hartigan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:48 PM

My name is **Alex Hartigan**
My email address is **alexhartigan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Alex Hartigan

From:	Stan Erhart
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:46 PM

My name is **Stan Erhart**
My email address is **stan@erhart.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stan Erhart

From:	Ward Smith
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:38 PM

My name is **Ward Smith**
My email address is **wardsmith2004@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ward Smith

From:	Angela Tickler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:37 PM

My name is **Angela Tickler**
My email address is **angela.tickler@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Angela Tickler

From:	Tad Moore
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:31 PM

My name is **Tad Moore**
My email address is **tad3@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tad Moore

From:	Shu Ping Kuang
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:27 PM

My name is **Shu Ping Kuang**
My email address is **spkuang92@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Shu Ping Kuang

From:	Jason Jungreis
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:26 PM

My name is **Jason Jungreis**
My email address is **jasonjungreis@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jason Jungreis

From:	Terri DeSalvo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:26 PM

My name is **Terri DeSalvo**
My email address is **terride3@earthlink.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Terri DeSalvo

From:	Clyde Nichls
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:15 PM

My name is **Clyde Nichls**
My email address is **holzregal@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Clyde Nichls

From:	Jamie S.
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:14 PM

My name is **Jamie S.**
My email address is **jamiespiral55@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

As someone born in San Francisco, I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input. Negating Community Input is not a democratic act.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Jamie S.
94121

Sincerely,
Jamie S.

From:	Don Emmons
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:13 PM

My name is **Don Emmons**
My email address is **emmo55@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Don Emmons

From:	Patricia Arack
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:02 PM

My name is **Patricia Arack**
My email address is **parack@ccsf.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Patricia Arack

From:	Craig Hyde
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:29:02 PM

My name is **Craig Hyde**
My email address is **craighydesf@gmai.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Craig Hyde

From:	Cole Ryan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:58 PM

My name is **Cole Ryan**
My email address is **cole@coleryan.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Cole Ryan

From:	Stephanie Lehman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:57 PM

My name is **Stephanie Lehman**
My email address is **slehman21@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stephanie Lehman

From:	Bruce Patriquin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:46 PM

My name is **Bruce Patriquin**
My email address is **creamtallu@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Bruce Patriquin

From:	Jane Willson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:34 PM

My name is **Jane Willson**
My email address is **janemwillson@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jane Willson

From:	Anthony Winogrocki
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:33 PM

My name is **Anthony Winogrocki**
My email address is **sanfranciscotony@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anthony Winogrocki

From:	Gregory Mar
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:32 PM

My name is **Gregory Mar**
My email address is **meisterdynamite@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gregory Mar

From:	Jackie Svevo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:22 PM

My name is **Jackie Svevo**
My email address is **jackiesvevo@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jackie Svevo

From:	Lysa Lewin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:22 PM

My name is **Lysa Lewin**
My email address is **lysalew@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Lysa Lewin

From:	carl kaufman
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:21 PM

My name is **carl kaufman**
My email address is **carl.kaufman@osterweis.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

If you want to ban cars altogether and rid the city of it's older population unable to take public transportation or ride a bike, why not do it all in one fell swoop. Also, if you want more power, why not ban any citizen input. I don't think that is the San Francisco we want: one run by the vocal minority of bike riders and vote hungry pols. The SFMTA is out of control and seems to exist on finding new ways to limit access via cars to more parts of the city. It seems to have worked well on the Market Street corridor, with businesses leaving San Francisco in droves. Now let's take that to the rest of the city? Insanity!

Sensible projects seem to take endless years and exorbitant costs for permitting of housing. It is clear that the homeless "industry" is against eliminating homelessness. The lack of urgency is appalling and now some of the malfeasance at some non-profits is coming to light. Stop the madness.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
carl kaufman

From:	Andrea Danforth
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:13 PM

My name is **Andrea Danforth**
My email address is **DANDYLINE@MSN.COM**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Andrea Danforth

From:	Brunero Cecchettini
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 6:28:11 PM

My name is **Brunero Cecchettini**
My email address is **brunero@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Brunero Cecchettini

From:	David Janney
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:39:13 PM

My name is **David Janney**
My email address is **dejanney1@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
David Janney

From:	Sergio Duarte
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:38:51 PM

My name is **Sergio Duarte**
My email address is **malagueta127@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Sergio Duarte

From:	Kat Regan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:38:03 PM

My name is **Kat Regan**
My email address is **meemom@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Kat Regan

From:	Jackie Svevo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:37:56 PM

My name is **Jackie Svevo**
My email address is **jackiesvevo@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jackie Svevo

From:	Gerald Choy
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:37:51 PM

My name is **Gerald Choy**
My email address is **pixchoy@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Gerald Choy

From:	Linda Sekino Omori
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:37:39 PM

My name is **Linda Sekino Omori**
My email address is **lindasekino@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda Sekino Omori

From:	Louis Green
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:37:38 PM

My name is **Louis Green**
My email address is **louishgreen@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Louis Green

From:	Daniel Lau
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:28:30 PM

My name is **Daniel Lau**
My email address is **dan.lau@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Daniel Lau

From:	William McDonnell
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:28:21 PM

My name is **William McDonnell**
My email address is **billmcdonnell22@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
William McDonnell

From:	Sarah Burke
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:28:04 PM

My name is **Sarah Burke**
My email address is **sarah@sarahburkedesign.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sarah Burke

From:	Mark Cohen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:59 PM

My name is **Mark Cohen**
My email address is **mcohen@saicusa.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Cohen

From:	Harry Hunt
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:43 PM

My name is **Harry Hunt**
My email address is **huntharry@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Harry Hunt

From:	David Page
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:42 PM

My name is **David Page**
My email address is **artin35mm@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
David Page

From:	Carol Chichester
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:33 PM

My name is **Carol Chichester**
My email address is **ccchichester@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Carol Chichester

From:	Michael Cohen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:30 PM

My name is **Michael Cohen**
My email address is **michael.cohenSFO@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Michael Cohen

From:	Daphne Alden
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:22 PM

My name is **Daphne Alden**
My email address is **daphne@cal.berkeley.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Daphne Alden

From:	Howard Chabner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:12 PM

My name is **Howard Chabner**
My email address is **hlchabner@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Howard Chabner

From:	David Lew
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:12 PM

My name is **David Lew**
My email address is **mze505@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
David Lew

From:	paul roscelli
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:12 PM

My name is **paul roscelli**
My email address is **paulroscelli@me.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
paul roscelli

From:	Frances Chiu
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:10 PM

My name is **Frances Chiu**
My email address is **fkchiu@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Frances Chiu

From:	Jennifer Fong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:27:01 PM

My name is **Jennifer Fong**
My email address is **jennifer.e.fong@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jennifer Fong

From:	Nancy Federico
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:57 PM

My name is **Nancy Federico**
My email address is **nlfederico@msn.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nancy Federico

From:	Antonia Clark
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:47 PM

My name is **Antonia Clark**
My email address is **antonia_clark@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Antonia Clark

From:	Tim Isom
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:46 PM

My name is **Tim Isom**
My email address is **timisom@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tim Isom

From:	Antonia Cohen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:40 PM

My name is **Antonia Cohen**
My email address is **antoniahcohen@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Antonia Cohen

From:	I-Chow Hsu
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:35 PM

My name is **I-Chow Hsu**
My email address is **hsu.ic@mac.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
I-Chow Hsu

From:	Monika Hunt
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:28 PM

My name is **Monika Hunt**
My email address is **huntmonika@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Monika Hunt

From:	scott brown
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:28 PM

My name is **scott brown**
My email address is **scott@lisabyrne.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
scott brown

From:	Stacy Sultana
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:26 PM

My name is **Stacy Sultana**
My email address is **smsultana68@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stacy Sultana

From:	John Qian
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:19 PM

My name is **John Qian**
My email address is **jdqian@saicusa.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Qian

From:	Jim Mcdonald
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:18 PM

My name is **Jim Mcdonald**
My email address is **jimandml@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Jim Mcdonald

From:	Nickolas Mironov
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:16 PM

My name is **Nickolas Mironov**
My email address is **nickvmironov@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nickolas Mironov

From:	Susan Flynn-Lopez
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:15 PM

My name is **Susan Flynn-Lopez**
My email address is **zuzuflylo@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Susan Flynn-Lopez

From:	Andrew Churchill
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:15 PM

My name is **Andrew Churchill**
My email address is **andrew2472002@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Andrew Churchill

From:	Paul Mohun
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:09 PM

My name is **Paul Mohun**
My email address is **prm5@georgetown.edu**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Paul Mohun

From:	FRANCINE SCHALL
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:08 PM

My name is **FRANCINE SCHALL**
My email address is **franschall@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
FRANCINE SCHALL

From:	John Ricci
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:26:05 PM

My name is **John Ricci**
My email address is **jriccix@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
John Ricci

From:	Damian Inglin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:50 PM

My name is **Damian Inglin**
My email address is **damianinglin@icloud.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing again to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Damian Inglin

From:	Meredyth Masterson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:45 PM

My name is **Meredyth Masterson**
My email address is **meredyth.masterson@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Meredyth Masterson

From:	Alexandra Tyndall
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:44 PM

My name is **Alexandra Tyndall**
My email address is **lextyndall@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Alexandra Tyndall

From:	Maryanne Razzo
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:43 PM

My name is **Maryanne Razzo**
My email address is **mvrazzo@sonic.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Maryanne Razzo

From:	Al Sargent
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:41 PM

My name is **Al Sargent**
My email address is **al.sargent@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Al Sargent

From:	Tanya Lin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:30 PM

My name is **Tanya Lin**
My email address is **Tanyalin@fastmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tanya Lin

From:	Susana Bates
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:15 PM

My name is **Susana Bates**
My email address is **susana_bates@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Susana Bates

From:	Albert Veksler
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:25:04 PM

My name is **Albert Veksler**
My email address is **bleacherhooligan@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Albert Veksler

From:	Mark Lerdal
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:24:50 PM

My name is **Mark Lerdal**
My email address is **lerdalmark@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mark Lerdal

From:	Davis Leong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:24:49 PM

My name is **Davis Leong**
My email address is **Davis_Leong@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Davis Leong

From:	Catherine Thorsen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:24:47 PM

My name is **Catherine Thorsen**
My email address is **cathythorsen4@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Catherine Thorsen

From:	Eugene LOCH
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 5:24:47 PM

My name is **Eugene LOCH**
My email address is **eugene@techshaman.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Eugene LOCH

From: Patricia Wise
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject: OPPOSING BOS File #240228
Date: Tuesday, May 28, 2024 5:21:02 PM

Supervisors Melgar, Preston, and Peskin:

I strongly oppose this proposed ordinance (file #240228)/ Local Coastal Program amendment because it will negatively impact our neighborhood and limit our voices!

I oppose this ordinance for many reasons, including but not limited to, the following: it formalizes 100-foot height for entertainment/cultural center project, severe traffic/parking impacts to the Sunset/Parkside, lack of community education and input into Local Coastal Program amendment, compounds the traffic nightmare created by closing the Great Highway to vehicles, it changes the Sunset/Parkside district as we know it and more.

Protect our neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Sincerely,
Patricia Wise
District 4 resident, 30+ years

From: Kathleen Kelley
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject: OPPOSE Board Of Supervisors (BOS) File #240228 Local Coastal Program Amendment
Date: Tuesday, May 28, 2024 5:18:04 PM

Subject: OPPOSING BOS File #240228

To: Supervisors Melgar, Preston and Peskin:

Message:

I strongly oppose this proposed ordinance (file #240228)/ Local Coastal Program amendment, because it will negatively impact our neighborhood and limit our voices!

Please support our neighborhood and vote AGAINST this ordinance for these reasons:

Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
Paves the way for preventing an appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories)
Effectively prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
Prevents appeal to the Coastal Commission of a 6-story entertainment/cultural center project across from the Zoo without sufficient parking
Formalizes 100-foot height for entertainment/cultural center project
Lack of community education and input into Local Coastal Program amendment
Creates a negative impact on the Sunset/Parkside

Creates severe traffic/parking impact on the Sunset/Parkside
Compounds the traffic nightmare created by closing the Great Highway to vehicles

Protect our neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Sincerely,

Kathleen Kelley
District 4

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Diana Kaytun

From:	Anstasia Fink
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:51 PM

My name is **Anstasia Fink**
My email address is **sfink1420@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Anstasia Fink

From:	Tina Celi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:35 PM

My name is **Tina Celi**
My email address is **celifour@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Tina Celi

From:	Judith Capellino
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:35 PM

My name is **Judith Capellino**
My email address is **judithcapellino@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Judith Capellino

From:	Nancy Keane
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:03 PM

My name is **Nancy Keane**
My email address is **nkeane17@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nancy Keane

From:	Wesley Valaris
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:02 PM

My name is **Wesley Valaris**
My email address is **cablecar@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Wesley Valaris

From:	Patrick Ryan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:34:01 PM

My name is **Patrick Ryan**
My email address is **pgryan209@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Patrick Ryan

From:	Sandra Celi
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:33:56 PM

My name is **Sandra Celi**
My email address is **sandraceli@live.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sandra Celi

From:	Michael Gehlken
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:33:53 PM

My name is **Michael Gehlken**
My email address is **cabrito@sonic.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michael Gehlken

From:	Sophia Mua
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:33:52 PM

My name is **Sophia Mua**
My email address is **sophiamua@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sophia Mua

From:	Olga Zhovreboff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:32:47 PM

My name is **Olga Zhovreboff**
My email address is **ozhovreboff@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Olga Zhovreboff

From:	Elizabeth Jasper
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:32:32 PM

My name is **Elizabeth Jasper**
My email address is **ejasper@mindspring.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Elizabeth Jasper

From:	Kathy Crabe
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:32:15 PM

My name is **Kathy Crabe**
My email address is **tallyhoagogo@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Kathy Crabe

From:	Sandy Lam
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:32:05 PM

My name is **Sandy Lam**
My email address is **sandylamscience@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sandy Lam

From:	Barbara Duncan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:32:05 PM

My name is **Barbara Duncan**
My email address is **bdwld@msn.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Barbara Duncan

From:	Curtis Nakano
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:31:46 PM

My name is **Curtis Nakano**
My email address is **curtisnakano@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Curtis Nakano

From:	Walter Zhovreboff
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:31:43 PM

My name is **Walter Zhovreboff**
My email address is **z@fhicda.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
Walter Zhovreboff

From:	Michael Bertinetti
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:31:09 PM

My name is **Michael Bertinetti**
My email address is **mbmsuchet0@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Michael Bertinetti

From:	Ron Karpowicz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:30:17 PM

My name is **Ron Karpowicz**
My email address is **ronaldkarpowicz@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Ron Karpowicz

From:	Nancy Porter
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:52 PM

My name is **Nancy Porter**
My email address is **hyegirlnancy@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
Nancy Porter

From:	Michelle Lommen
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:48 PM

My name is **Michelle Lommen**
My email address is **mlommen@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michelle Lommen

From:	simmone fichtner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:47 PM

My name is **simmone fichtner**
My email address is **simmonef67@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Thank you for your attention to this critical matter.

Sincerely,
simmone fichtner

From:	James Nicholson
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:35 PM

My name is **James Nicholson**
My email address is **jamesd13@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Thank you for your attention to this critical matter.

Sincerely,
James Nicholson

From:	David Lewin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:14 PM

My name is **David Lewin**
My email address is **dickielewau@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

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Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

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Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
David Lewin

From:	Joe Ronalds
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:29:06 PM

My name is **Joe Ronalds**
My email address is **ileinova@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Joe Ronalds

From:	Grant Ingram
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:28:59 PM

My name is **Grant Ingram**
My email address is **grant.ingram@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Grant Ingram

From:	Linda Maher
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:28:35 PM

My name is **Linda Maher**
My email address is **czyarrow@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda Maher

From:	Beth Fox
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:28:28 PM

My name is **Beth Fox**
My email address is **ehfox1013@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Beth Fox

From:	Mary Zin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:28:00 PM

My name is **Mary Zin**
My email address is **lia4477@hotmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Mary Zin

From:	Stephen Murray
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:45 PM

My name is **Stephen Murray**
My email address is **haymurr@aol.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Stephen Murray

From:	Brenda Austin
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:29 PM

My name is **Brenda Austin**
My email address is **brendaaustinphd@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Brenda Austin

From:	Willem Laan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:17 PM

My name is **Willem Laan**
My email address is **wflaan@att.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Willem Laan

From:	Ira Le
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:14 PM

My name is **Ira Le**
My email address is **lia4477@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Ira Le

From:	Sylvia Lee
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:08 PM

My name is **Sylvia Lee**
My email address is **linglee2004@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Sylvia Lee

From:	susan saxton
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:27:00 PM

My name is **susan saxton**
My email address is **susax10@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
susan saxton

From:	Celia Barbaccia
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:26:51 PM

My name is **Celia Barbaccia**
My email address is **cicibarbaccia@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Celia Barbaccia

From:	Diana Leong
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:26:49 PM

My name is **Diana Leong**
My email address is **dleong55@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Diana Leong

From:	Joanna Ng
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:54 PM

My name is **Joanna Ng**
My email address is **woolandflax@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

PLEASE hear our voices! WE voted for you so that you would represent us! Thank you!

Sincerely,
Joanna Ng

From:	Antoinette Wythes
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:41 PM

My name is **Antoinette Wythes**
My email address is **maitsai@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Antoinette Wythes

From:	Michele Gachowski
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:32 PM

My name is **Michele Gachowski**
My email address is **strachowski@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michele Gachowski

From:	Chris Conner
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:31 PM

My name is **Chris Conner**
My email address is **connerama@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Chris Conner

From:	betty winholtz
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:30 PM

My name is **betty winholtz**
My email address is **winholtz@sbcglobal.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
betty winholtz

From:	Doug McKirahan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:13 PM

My name is **Doug McKirahan**
My email address is **ratt57@pacbell.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Doug McKirahan

From:	Nathan Sammons
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:01 PM

My name is **Nathan Sammons**
My email address is **nathansammonsdte@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Nathan Sammons

From:	Henry Kwan
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:25:00 PM

My name is **Henry Kwan**
My email address is **hkewnarny@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Henry Kwan

From:	Boris Levine
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:24:38 PM

My name is **Boris Levine**
My email address is **nellie.levine@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Boris Levine

From:	Georgette Petropoulos
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:24:32 PM

My name is **Georgette Petropoulos**
My email address is **georgettekp@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Georgette Petropoulos

From:	Martha Angove
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:24:21 PM

My name is **Martha Angove**
My email address is **martha_angove@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Martha Angove

From:	Boris Levine
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:23:35 PM

My name is **Boris Levine**
My email address is **borlev@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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project.

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Boris Levine

From:	Kelly Kitagawa
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 4:23:27 PM

My name is **Kelly Kitagawa**
My email address is **klkitagawa@gmail.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

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Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Kelly Kitagawa

From: RL
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject: OPPOSE Board of Supervisor (BOS) File #240228
Date: Tuesday, May 28, 2024 3:36:14 PM

PUBLIC COMMENT

Subject: **OPPOSE Board of Supervisor (BOS) File #240228**

Supervisors Melgar, Preston and President Peskin:

I **strongly oppose** this proposed **ordinance (File #240228)** / **Local Coastal Program amendment**, because it will negatively impact our neighborhood and limit our voices!

Please support our neighborhood and vote AGAINST this ordinance for these reasons:

- Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
- Paves the way for preventing an appeal to the Coastal Commission of the 2700 Sloat Boulevard project even though the proposed 50 Story project permits have been cancelled, the new Owners/Developers could build a “high rise” that could be much larger than current height limits. Also, remember 2700 Sloat started out at 6 Stories & changed/increased in size and height several times, then jumped to 50 Stories
- Effectively prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
- Prevents appeal to the Coastal Commission of a 6-story entertainment/cultural center project across from the Zoo without sufficient parking
- Formalizes 100-foot height for entertainment/cultural center project & although not against this project, am against the height precedent and the preventing of an appeal to the Coastal Commission of 2700 Sloat Boulevard
- Lack of community education and input into Local Coastal Program amendment
- Changes the Sunset/Parkside district as we know it
- Severe traffic/parking impacts to the Sunset/Parkside
- Compounds the traffic nightmare created by closing the Great Highway to vehicles
- Impacts the Infrastructure

Protect our Neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Sincerely,

Renee Lazear
District 4
SON-SF ~ Save Our Neighborhoods SF

From: Stephen Gorski
To: Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject: OPPOSING BOS FILE#: 240228
Date: Tuesday, May 28, 2024 3:35:46 PM

Supervisors Melgar, Preston and Peskin:

I strongly oppose this proposed ordinance (file #240228)/ Local Coastal Program amendment, because it will negatively impact our neighborhood and limit our voices!
Please support our neighborhood and vote AGAINST this ordinance for these reasons:

- Compounds upzoning by horizontally "outzoning" the Sunset/Parkside
- Effectively prevents appeal to the Coastal Commission of the 2700 Sloat Boulevard project (originally proposed as 50 stories)
- Prevents "principal permitted use" appeals of SF Coastal Zone projects to the California Coastal Commission
- Prevents appeal to the Coastal Commission of a 6-story entertainment/cultural center project across from the Zoo without sufficient parking.

Additionally, it

- Formalizes 100-foot height for entertainment/cultural center project
- Has a lack of community education and input into Local Coastal Program amendment
- Changes the Sunset/Parkside district as we know it
- Creates severe traffic/parking impacts to the Sunset/Parkside
- Compounds the traffic nightmare created by closing the Great Highway to vehicles

I live directly across from the UGH and LGH and see first hand the negative impacts that have occurred through SFMTA's ineptitude, and Tumlin's arrogance in not listening to West side residents and loves to remove parking that is necessary for businesses to survive and residents to enjoy their neighborhoods. Further, his cohort, GM REC/Parks's Ginsburg, loves to close roads and create more parks to the detriment of seniors, the disabled and those who need to drive to school, work, medical appointments and/or the VA Hospital. They facilitate corruption in SF by providing sole source contracts to the Bicycle Coalition and other anti-car groups who use our taxpayer monies to lobby for their interests in Sacramento.

Protect our neighborhood and the Coastal Zone by VOTING AGAINST this ordinance.

Sincerely,

Stephen J. Gorski, 43+ year resident of Outer Sunset

[District 4]
Sent from my iPad

From:	Linda Mathews
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 3:06:14 PM

My name is **Linda Mathews**
My email address is **linda.mathews@yahoo.com**

Why are you trying to silence the public?

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

Traffic and Parking Impacts: The ordinance exacerbates the already severe traffic and parking issues in the Sunset/Parkside area.

Great Highway Closure: It compounds the traffic problems caused by the closure of the Great Highway to vehicles.

Horizontal "Outzoning": This compounded the effects of upzoning by horizontally "outlining" the Sunset/Parkside neighborhood.

Lack of Community Input: The ordinance amends the Local Coastal Program without adequate community education and input.

Appeals to the Coastal Commission: It effectively prevents "principal permitted use" appeals of projects in the SF Coastal Zone to the Coastal Commission

Entertainment Center Project: It prevents an appeal to the Coastal Commission for a proposed 6-story entertainment center across from the Zoo, which needs more parking.

Height Formalization: It is a 100-foot height for the entertainment center

project.

2700 Sloat Boulevard Project: It prevents an appeal to the Coastal Commission for the 2700 Sloat Boulevard project, initially proposed as 50 stories and lacking adequate parking.

Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda Mathews

From:	Michael Hope
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS); Board of Supervisors (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 2:09:31 PM

My name is **Michael Hope**
My email address is **michaeljhope@comcast.net**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Michael Hope

From:	Linda Mathews
To:	Carroll, John (BOS); Peskin, Aaron (BOS); Melgar, Myrna (BOS); Preston, Dean (BOS)
Subject:	STRONG Opposition to BOS File #240228
Date:	Tuesday, May 28, 2024 1:20:01 PM

My name is **Linda Mathews**
My email address is **Linda.mathews@yahoo.com**

Dear Supervisors Peskin, Preston, and Melgar,

I am writing to express my strong opposition to the proposed ordinance (file #240228), which poses a significant threat to our neighborhood and San Francisco's Coastal Zone.

This ordinance, sponsored by Supervisors Peskin and Engardio, presents several critical concerns:

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Neighborhood Impact: It fundamentally changes the Sunset/Parkside district as we know it.

I urge you to vote against this ordinance to protect our neighborhood and the Coastal Zone. Our community deserves thoughtful planning and development that considers the impact on residents and the environment.

Thank you for your attention to this critical matter.

Sincerely,
Linda Mathews

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- [x] 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- [ ] 2. Request for next printed agenda (For Adoption Without Committee Reference) *(Routine, non-controversial and/or commendatory matters only)*
- [ ] 3. Request for Hearing on a subject matter at Committee
- [ ] 4. Request for Letter beginning with "Supervisor _____ inquires..."
- [ ] 5. City Attorney Request
- [ ] 6. Call File No. _____ from Committee.
- [ ] 7. Budget and Legislative Analyst Request (attached written Motion)
- [ ] 8. Substitute Legislation File No. _____
- [ ] 9. Reactivate File No. _____
- [ ] 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission

☒ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

☒ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Engardio, Peskin

Subject:

Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use Distric

Long Title or text listed:

Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1 and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Signature of Sponsoring Supervisor: _____

BOARD of SUPERVISORS

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M E M O R A N D U M

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: June 3, 2024

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 4, 2024

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, June 4, 2024. This ordinance was recommended as a committee report during the Land Use and Transportation Committee meeting on Monday, June 3, 2024, at 1:30 p.m., by the votes indicated.

BOS Item No. 41 **File No. 240228**

[Planning Code, Local Coastal Program Amendment - Wawona Street and 45th Avenue Cultural Center Special Use District]
Ordinance amending the Planning Code to clarify the Wawona Street and 45th Avenue Special Use District's height limit and principal permitted use for purposes of the Local Coastal Program; amending the Local Coastal Program to add the Wawona Street and 45th Avenue Cultural Center Special Use District; amending the Local Coastal Program to designate the principal permitted use within the City's Coastal Zone for purposes of appeal to the California Coastal Commission; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

RECOMMENDED AS COMMITTEE REPORT
Vote: Supervisor Myrna Melgar – Aye
Supervisor Dean Preston – Aye
Supervisor Aaron Peskin – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney