

From: [Tai Chen](#)  
To: [David Peskin \(BOS\)](#)  
Cc: [David Peskin \(BOS\)](#); [Chen, David \(BOS\)](#); [Dorsey, Matt \(BOS\)](#); [Engelstein, Joel \(BOS\)](#); [Hankstman, Rafael \(BOS\)](#); [Malar, Myron \(BOS\)](#); [Preston, David \(BOS\)](#); [Rosen, Hilary](#); [Safai, Abha \(BOS\)](#); [Sofinet, Catherine \(BOS\)](#); [Walters, Phamara \(BOS\)](#); [jackhow@gmail.com](#); [Alan Lee](#)  
Subject: Letter in Opposition to the Shadows Cast by the Project at 1151 Washington Street on Betty Ann Ong Chinese Recreation Center - Committee for Better Parks & Rec in Chinatown (CBPRC)  
Date: Friday, June 23, 2023 5:12:10 PM  
Attachments: [CBPRC Letter to David Peskin re 1151 Washington.pdf](#)

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# 華埠公園康樂會

Committee for Better Parks and Recreation in Chinatown

June 22, 2023

Via email - [aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)

President Aaron Peskin  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, California 94102

Re: **Letter in Opposition to the Shadows Cast by the Project at 1151 Washington Street on Betty Ann Ong Recreation Center**  
BOS File: 230592  
Planning Case No.: 2022-010833ENV

Dear President Peskin,

The **Committee for Better Parks and Recreation in Chinatown** (CBPRC) opposes the shadow cast by the 1151 Washington Street project and the potential impact the project will have on the life and safety of the users of Betty Ann Ong Recreation Center.

Founded in 1969, Committee for Better Parks and Recreation in Chinatown (CBPRC) has advocated for open space and recreation areas in Chinatown. Because of Chinatown's high density, open space and parks are an especially important and a limited resource to our community. Our committee members have a long history of being engaged and active in the community processes in Chinatown including the renovation of many San Francisco Recreation and Park facilities and open spaces. Our members include volunteer architects, district council staff, community youth organizations, community childcare providers, and community members, as well as staff from neighborhood service providers like Chinatown Community Development Center, Community Youth Center, and Self-Help for the Elderly.

Chinatown is the most densely populated area west of Manhattan and has one of the lowest park and recreation space per capita in the City as well as one the highest poverty rates in the City. Many of the Chinatown residents are elderly and live in single-room occupancy units and in very cramped living conditions. Outdoor and park space and community space is crucial for Chinatown seniors, residents, families, children and park users.

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The 1151 Washington Street project will cast shadows on Betty Ann Ong Recreation Center. CBPRC is in receipt of a shadow study conducted by FastCast (the Shadow Report). The Shadow Report states:

"The maximum shadow from the proposed project on Betty Ong Recreation Center at single time would occur on August 9/May 3 and cover approximately 17% of the overall open space."

This is a significant and adverse impact on Betty Ann Ong Recreation Center. The shadow cast by the 1151 Washington Street project will be on active play areas and when the play area will be heavily used by children and adults. The Betty Ann Ong Recreation Center is already in shadow for 77% of available sunlight hours, and the project will add significant shadows during available sunlight hours. Moreover, as the study uses the Recreation and Parks Department's definition of open space (which includes the gym building), the actual percentage of added shadows on *outdoor* open space would be much higher. All the available sunshine must be preserved for the already limited open space in Chinatown.

The 1151 Washington project also poses a potential health risk to the users of Betty Ann Ong Recreation Center. There is risk of airborne contamination impacting the play areas. Several have also identified the inadequate access and egress for fire personnel putting at risk the project and Betty Ann Ong Recreation Center. Shadows and safety and health risks warrant a further analysis by a focused Environmental Impact Report.

CBPRC opposes the 1151 Washington Street project because of the shadows cast on Betty Ann Ong Recreation Center and the potential impacts on the health and safety of its users.

Sincerely,



Allan Low  
on behalf of **Committee for Better Parks and Recreation in Chinatown**

cc: Angela Calvillo  
Clerk of the Board of Supervisors  
Via email ([board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org))

**From:** [Angulo, Sunny \(BOS\)](#)  
**To:** [BOS Legislation. \(BOS\)](#)  
**Cc:** [Lew, Lisa \(BOS\)](#)  
**Subject:** FW: Support for the 1151 Washington Street Appeal  
**Date:** Tuesday, June 27, 2023 10:34:09 AM  
**Attachments:** [CTA - 1151 Washington.pdf](#)

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Good morning, can you please include in the Board File?

Thank you,  
Sunny

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**From:** Rosa Chen <rosa.chen@chinatowncdc.org>  
**Sent:** Tuesday, June 27, 2023 9:18 AM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Engardio, Joel (BOS) <joel.engardio@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>  
**Cc:** Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>; BOS-Legislative Aides <bos-legislative\_aides@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>  
**Subject:** Support for the 1151 Washington Street Appeal

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Good Morning President Peskin and Board of Supervisors,

On behalf of Chinese Tenant Association (CTA), we would like to submit our letter in **support of the appeal on 1151 Washington.**

Thank you!

**Rosa Chen** (*she/hers*) | **Community Planning Manager**

**Programs Department**  
**Chinatown Community Development Center**

669 Clay Street | San Francisco, CA | 94111

*Effective January 9, 2023, Chinatown CDC have relocated our administrative offices. Our new office is located at 615 Grant Ave, San Francisco CA 94108 (cross street California). Please update your records.*

June 27, 2023

To: President Peskin and the Board of Supervisors

San Francisco Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, California 94102

Re: Support for the 1151 Washington Street Appeal

President Peskin and the Board of Supervisors:

The **Community Tenants Association** would like to add support for the 1151 Washington Street Appeal. Founded in 1987, CTA is the largest community based tenant group that organizes to defend the rights of low-income residents throughout San Francisco. CTA advocates for the interests of the poor and fosters immigrant leadership to address citywide issues impacting tenants.

1151 Washington St is located next to Betty Ann Ong Recreation Center, a heavily used and well-loved resource to the community. **As many of our tenants live in Single Room Occupancy (SRO) hotels**, we know how important free and accessible open space is for dense neighborhoods like Chinatown and Nob Hill. Chinatown has some of the fewest open spaces per capita and faces high rates of poverty.

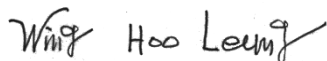
CTA opposes the proposed project at 1151 Washington and supports the appeal due to the additional shadow that will be cast onto the play areas at Betty Ann Ong Recreation Center.

The shadow report commissioned for this project states: "The maximum shadow from the proposed project on Betty Ong Recreation Center at single time would occur on August 9/May 3 and cover approximately 17% of the overall open space." The recreation center is already in shadow for 77% of available sunlight hours.

The proposed project at 1151 Washington does not take into consideration that the recreation center is a space to gather and socialize for those who cannot afford to have their own. During the proposal's hearing, some proponents of the development said that "a little bit of shadow isn't a big deal", completely disregarding how low income seniors and families do not have the financial privilege of relocating. Allowing this proposal to proceed removes the rights of these families and seniors to the sunlight that is so critical to habitability.

CTA urges the Board of Supervisors to consider the shadow impact from the proposed development on 1151 Washington Street and to support the appeal.

Sincerely,



Wing Hoo Leung  
President of Community Tenants Association



June 26, 2023

San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: Support of CUA (File #230630) and CatEx (File #230592) Appeals 1151 Washington St

President Peskin and Members of the Board of Supervisors,

SOMA Pilipinas is writing in support of the appeals of the Conditional Use Authorization and the Categorical Exemption from CEQA for the 1151 Washington Street Project, which outline the significant negative impacts that the project will have in regards to shadowing on the Betty Ann Ong Recreation Center, health and safety of the residents and the community, air quality, and other negative impacts as outlined by the appellant.

In the South of Market we are very familiar with the negative health and safety impacts that come from certain projects, and negative impacts that are not taken seriously or into account by Planning and the City when it comes to the general health and well-being of a community.

These impacts also speak to struggles with lack of adequate open space and recreation space for our children, youth, families, and seniors. The little open space that does exist is critical to maintaining a balanced and healthy neighborhood for residents, workers, and community members. New shadows from private development on open spaces in neighborhoods like South of Market and Chinatown have an extremely significant negative impact.

We ask the Board to protect the health and well being of our neighborhoods as this is an issue of racial and social equity, and to uphold the appeal.

Thank you,

David Woo  
Community Development and Policy Coordinator  
SOMA Pilipinas