

From: [Mary Miles](#)
To: [Major, Erica \(BOS\)](#)
Cc: [Calvillo, Angela \(BOS\)](#)
Subject: PUBLIC COMMENT, 7-20-23 BOS LAND USE COMMITTEE, ITEM 6, 98 FRANKLIN ST PROJECT BOS FILE 221164
Date: Monday, July 10, 2023 1:15:39 PM

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FROM:

Mary Miles

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TO:

Angela Calvillo, Clerk of the Board, and

Erica Major, Land Use Committee Clerk, and Erica.Major@sfgov.org

Members of the San Francisco Board of Supervisors

PUBLIC COMMENT OPPOSING ITEM 6, 7/10/23 LAND USE COMMITTEE AGENDA, PROPOSED ORDINANCE AMENDING PLANNING CODE; WAIVING INCLUSIONARY AFFORDABLE HOUSING REQUIREMENTS; ZONING, HEIGHT AND OTHER CODE REQUIREMENTS; COMMENT OPPOSING PLANNING DEPARTMENT'S CEQA DETERMINATION; AND ALL OTHER PROPOSED LEGISLATION INCLUDED IN ITEM 6; AND OBJECTING TO BROWN ACT AND CEQA VIOLATIONS;

[BOSFILE NO. 221164];

AND

REQUEST FOR CONTINUANCE OF THIS HEARING;

AND

DEMANDFOR RECUSAL OF SUPERVISOR DEAN PRESTON FROM ALL

DELIBERATIONS ON THE PROJECT ENCOMPASSED IN THE 98 FRANKLIN PROJECT

This Comment opposes ITEM 6 on the LandUse Committee Agenda, proposing approval of an Ordinance amending the Planning Code and implementing waivers of requirements for a 400-plus-foot highrise structure at 98 Franklin Street. Among other departures from Code and statutory requirements, the proposed legislation waives developer fees, height requirements, and inclusionary housing requirements for that Project. Please distribute this Comment to all Board and Committee Members, and place it in all applicable files on the 98 Franklin Project.

1. PUBLIC NOTICE VIOLATIONS

After alleged notice of this “hearing,” (not received by this commenter), the Project description was materially changed from a deal brokered by Supervisor Preston to give the City property at 600 Van Ness Avenue in exchange for waiving more than \$55,000,000 in developer fees and including **no affordable housing at 98 Franklin**, to exchange that term to 600 McAllister Street in late June, 2023. NO PUBLIC NOTICE WAS GIVEN of that material change in the Project Description.

NO commitment has been required to complete construction of ANY affordable housing at the time of construction of the 98 Franklin market rate monstrosity.

Nor was public notice provided of this hearing to conform with Brown Act and CEQA requirements.

2. THERE IS NO CEQA “Determination” in the BOS File 221164, egregiously violating Brown Act and CEQA requirements. The material change in the terms of Mr. Preston’s “agreement” with the developer is a NEW and MATERIALLY changed Project Description requiring a new CEQA analysis and mitigation of the impacts of the whole Project.

3. SUPERVISOR PRESTON MUST BE RECUSED from all hearings on the 98 Franklin Project, since he has held an insider’s material and non-public role with the developer in the planning and approval of this Project.

For the above and other reasons, this Committee and the Board of Supervisors may not lawfully approve the proposed Ordinance or the 98 Franklin Project or any part of it.

Sincerely,

Mary Miles

From: [Melinda Bihn](#)
To: [MelgarStaff \(BOS\)](#); [PrestonStaff \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Major, Erica \(BOS\)](#)
Subject: Land Use & Transportation Committee: 98 Franklin Street Support
Date: Friday, July 7, 2023 9:41:53 AM

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

Dear Supervisors Melgar, Preston, and Peskin,

On behalf of the French American International School, we write to you in strong support of the 98 Franklin Street development. This project is a unique opportunity to create a world-class academic building for the French American Internal School – a diverse and innovative international school with deep roots in San Francisco and Hayes Valley.

The project sponsor, Related, has made architectural changes to the project involving a 35-foot height increase from 365 feet to 400 feet, providing an opportunity for significant investment in affordable housing. These changes will result in the land dedication of a nearby building site - at no cost to the City - allowing for the construction of a 100% affordable housing complex.

French American International School is committed to this transformative project. While the 98 Franklin project was changing, we used this time to raise significant private money to support a new world-class campus for an academic institution that has served San Francisco for decades. Our school is closed for summer break, and we cannot attend Monday's Land Use & Transportation Committee meeting to express our strong support for this project. However, we want to share some of the letters of support linked [here](#), submitted by our community members to the Planning Commission in March 2023.

We applaud Related's commitment to the 98 Franklin development. The changes proposed for the project reflect the changing economic environment in San Francisco post-pandemic and are necessary to move the project ahead so that the City can obtain affordable housing and French American International School can build a new high school.

From the beginning, we have been excited by this project and what it will provide for our community. The proposed development at 98 Franklin is precisely the mixed-use, mixed-income, transit-oriented development that will serve Hayes Valley and San Francisco well in the future. We urge the committee's support of this critical project.

Sincerely,
Melinda Bihn, Ed.D.

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Melinda Bihn, Ed. D. (She/Her/Hers)

Head of School | Proviseur

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