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April 18, 2016

Board of Supervisors  
City Hall  
San Francisco CA 94103

**APPEAL OF 1066 Market Street Mitigated Negative Declaration - Motion No. 19592**

San Franciscans for Reasonable Growth appeals the Planning Commission Motion 19592 denying SFRG's appeal of the Preliminary Mitigated Declaration for the proposed project at 1066 Market Street. SFRG appealed the PMND to the Planning Commission on 2/2/16 and is here exercising its right to appeal the PMND to the Board of Supervisors.

The 1066 Market project is 304 dwelling units in a 120' foot tall building at the **corner of Golden Gate Avenue (162 feet) and Jones Street (152 feet). Golden Gate and Jones is in the Tenderloin** - a community of low-income residents, facilities that serve a low-income population, and social-services and community agencies serving that population. The address of 1066 Market Street appears to use the 55' Market frontage to make this a "Market Street" project, rather than use a TENDERLOIN address for this mostly all market rate HOUSING project. The message is one of displacement.

The PMND ignores the impact of CUMULATIVE MARKET RATE DEVELOPMENT in this area -  
the Tenderloin from Mason to Van Ness north to Geary,  
the mid-Market area from 5th St to Van Ness, and  
the south of Market area from 5th to South Van Ness north of the Central Freeway.

There have been multiple projects aiming to house and provide services to people who make 200% of AMI approved in the past 2 years and coming thru Planning. Market-rate housing projects and hotels approved in that period have resulted in GREATLY escalating land costs so that non-profits which build housing to serve low-income residents cannot afford to buy the land. It is only available to wealthy developers who serve people who can afford "market rate" housing. A recent example is approval of two market rate "group housing" towers designed to serve relatively well-off tech workers adjacent to the LOW-INCOME housing serving very low-income residents at the Kelly Cullen Community at Golden Gate and Leavenworth. This is the site of the former YMCA. One block away. The adjacent parking lots will be built to serve a much higher income population.

In early February the effects of a similar project - the 950 Market Street market rate housing and hotel project - resulted in elimination of meal serving low-income residents who literally cannot afford to both pay their rent and EAT. The owner of the 54 Turk building on the north side of Turk housing evicted the nuns who fed low-income residents. The nuns and their meals have been "relocated" out of the Tenderloin.

Environmental Review is taking too narrow a view of the cumulative impacts of the nearby projects. As land costs soar non-profit agencies - which BUILD AFFORDABLE HOUSING and thereby stabilize rent for

very low income families and residents so they can afford to eat and stay in San Francisco - cannot afford to buy sites in this community.

Many of the low-income residents WORK IN SAN FRANCISCO. If they cannot afford housing in San Francisco, if they are priced out of housing near their jobs, they will have to commute great distances and contribute to sprawl in the region. Many of the workers in the service industry need housing they can get to on Muni or by walking. **The sprawl and demand on regional transit is an environmental impact.**

The effect of workers unable to afford housing and being forced to travel great distances DOES have an environmental impact.

Environmental review has not grappled with the cumulative push of low-income employees outside SF and outside nearby counties.

For these reasons, as well as those set out in the attached appeal to the Planning Commission, SFRG asks the Board of Supervisors to grant our appeal and require an EIR that addresses the amount of cumulative development of market rate housing, hotels and the services geared to them. Very low and low income residents - many of whom WORK in downtown San Francisco - will be forced to look for housing in the far suburbs and travel great distances. Land being priced so high that non-profit housing developers cannot find affordable sites and the resulting sprawl is a physical impact.

A handwritten signature in black ink, appearing to read 'Sue Hestor'.

Sue Hestor

Attorney for San Franciscans for Reasonable Growth



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. 19592

HEARING DATE: March 17, 2016

*Case No.:* 2013.1753E  
*Project Address:* 1066 Market Street  
*Zoning:* Downtown General Commercial (C-3-G) Zoning District  
120-X Height and Bulk District  
*Block/Lot:* 0350/003  
*Project Sponsor:* Julie Burdick – (415) 772-7142  
Shorenstein Residential, LLC  
San Francisco, CA 94XXX  
*Staff Contact:* Chelsea Fordham – (415) 575-9071  
Chelsea.Fordham@sfgov.org

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### ADOPTING FINDINGS RELATED TO THE APPEAL OF THE PRELIMINARY MITIGATED NEGATIVE DECLARATION, FILE NUMBER 2013.1753E FOR THE PROPOSED DEVELOPMENT ("PROJECT") AT 1066 MARKET STREET.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby AFFIRMS the decision to issue a Mitigated Negative Declaration, based on the following findings:

1. On February 12, 2014, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
2. On January 13, 2016, the Department determined that the Project, as proposed, could not have a significant effect on the environment.
3. On January 13, 2016, a notice of determination that a Mitigated Negative Declaration would be issued for the Project was duly published in a newspaper of general circulation in the City, and the Mitigated Negative Declaration posted in the Department offices, and distributed all in accordance with law.
4. On February 2, 2016, an appeal of the decision to issue a Mitigated Negative Declaration was timely filed by Sue Hestor for San Franciscans for Reasonable Growth.
5. A staff memorandum, dated March 10, 2016, addresses and responds to all points raised by appellant in the appeal letter. That memorandum is attached as Exhibit A and staff's findings as to those points are incorporated by reference herein as the Commission's own findings. Copies of that memorandum

have been delivered to the City Planning Commission, and a copy of that memorandum is on file and available for public review at the San Francisco Planning Department, 1660 Mission Street, Suite 500.

6. On March 17, 2016, the Commission held a duly noticed and advertised public hearing on the appeal of the Preliminary Mitigated Negative Declaration, at which testimony on the merits of the appeal, both in favor of and in opposition to, was received.
7. All points raised in the appeal of the Preliminary Mitigated Negative Declaration at the February 2, 2016 City Planning Commission hearing have been responded to either in the Memorandum or orally at the public hearing.
8. After consideration of the points raised by appellant, both in writing and at the March 17, 2016 hearing, the San Francisco Planning Department reaffirms its conclusion that the proposed project could not have a significant effect upon the environment.
9. In reviewing the Preliminary Mitigated Negative Declaration issued for the Project, the Planning Commission has had available for its review and consideration all information pertaining to the Project in the Planning Department's case file.
10. The Planning Commission finds that Planning Department's determination on the Mitigated Negative Declaration reflects the Department's independent judgment and analysis.

The San Francisco Planning Commission HEREBY DOES FIND that the proposed Project, could not have a significant effect on the environment, as shown in the analysis of the Mitigated Negative Declaration, and HEREBY DOES AFFIRM the decision to issue a Mitigated Negative Declaration, as prepared by the San Francisco Planning Department.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission on March 17, 2016.



Jonas P. Ionin

Commission Secretary

AYES: Antonini, Hillis, Johnson, Fong, Moore, Richards and Wu  
NOES: None  
ABSENT: None  
ADOPTED: March 17, 2016

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## Appeal of Preliminary Mitigated Negative Declaration

1066 Market Street

2013.1733 Date of PMND 1/13/2016

BY 

San Franciscans for Reasonable Growth appeals the PMND for the project at 1066 Market Street.

870 Market St #1128

San Francisco CA 94102

The basic reason the 1066 Market PMND must be rewritten is because it includes insufficient discussion of cumulative development of market rate housing. That housing -of which 1066 Market is an integral part - is decimating the existing - and being pushed out - low income housing community in both the Tenderloin and South of Market.

The rezoning of this area of Mid-Market - which is the subject of a PMND issued AFTER that for 1066 Market in conjunction with development of 950 Market Street - needs to be discussed in conjunction with the 1066 Market project. It is ridiculous and an understatement to gloss this over by stating the "Mid-Market Area, which has been the focus of a concentrated revitalization effort resulting in a number of new construction projects" - p. 8

Throughout the grossly insufficient discussion of this area, the PEOPLE, particularly the LOW-INCOME PEOPLE are ignored. The discussion is dry and misses the point. Employment growth is set out on page 17 with NUMBERS without any analysis of the INCOME LEVEL of the people that are part of that growth.

How San Francisco has rapidly shifted in income disparity, with new housing (except for the minimum needed affordable housing on site) priced at levels for new high income residents.

The Neg Dec should incorporate INFORMATION on ALL new housing proposed or approved **within at least a mile radius of 1066 Market**. MARKET RATE HOUSING AND HOTELS ARE CHANGING THE POPULATION of the area and City

For each new housing that has been **completed** in the past 5 years:

How many units at what address?

What was **the sale price** of each unit that was sold? (Recorder has that information)

What size, how many bedrooms? Same source

What the asking price for all **rental units**? (This is available by marketing material)

What size, how many bedrooms?

What income is necessary to buy or rent each unit?

**For affordable units**

How many units at what address?

What level of affordability?

What size, how many bedrooms?

Who is developer of these units?

For each new housing project that has been **approved but not completed** in the past 5 years:

How many units at what address?

What was the contemplated sale price/market for each unit?

What size, how many bedrooms?

What the asking price for all rental units?

What size, how many bedrooms?

What income is necessary to buy or rent each unit?

**For affordable units**

How many units at what address?

What level of affordability?

What size, how many bedrooms?

Who is developer of these units?

For each new housing project under environmental review, for which a PPA has been requested, or which is otherwise the subject of an application in the Department, please provide the same information for projects approved but not completed.

Sue Hestor

Attorney for San Franciscans for Reasonable Growth

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Application to Request a  
**Board of Supervisors Appeal Fee Waiver**

CASE NUMBER  
For Staff Use only

APPLICATION FOR

**Board of Supervisors Appeal Fee Waiver**

1. Applicant and Project Information

APPLICANT NAME:		
Sue Hestor		
APPLICANT ADDRESS:		TELEPHONE:
870 Market St #1128 San Francisco CA 94102		(415 ) 846 1021 (cell)
		EMAIL:
		hestor@earthlink.net
NEIGHBORHOOD ORGANIZATION NAME:		
San Franciscans for Reasonable Growth		
NEIGHBORHOOD ORGANIZATION ADDRESS:		TELEPHONE:
870 Market St #1128 San Francisco CA 94102		(415 ) 846 1021 (cell)
		EMAIL:
		hestor@earthlink.net
PROJECT ADDRESS:		
1066 Market St		
PLANNING CASE NO.:	BUILDING PERMIT APPLICATION NO.:	DATE OF DECISION (IF ANY):
2013.1753E	CUA Variance and approval	3/17/2016

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- ☒ The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- ☒ The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- ☒ The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- ☒ The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Submission Checklist:

- ☐ APPELLANT AUTHORIZATION
- ☐ CURRENT ORGANIZATION REGISTRATION
- ☐ MINIMUM ORGANIZATION AGE
- ☐ PROJECT IMPACT ON ORGANIZATION
  
- ☐ WAIVER APPROVED                      ☐ WAIVER DENIED



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**FOR MORE INFORMATION:  
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*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



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