

## **Carroll, John (BOS)**

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**From:** Board of Supervisors, (BOS)  
**Sent:** Tuesday, November 15, 2016 10:05 AM  
**To:** BOS Legislation, (BOS); Farrell, Mark (BOS); Cohen, Malia (BOS); Wiener, Scott; Tang, Katy (BOS)  
**Subject:** File 161001 FW: Special 3 PM Order 1515 South Van Ness Ave. Lennar Appeal  
**Categories:** 161001

**From:** mari eliza [mailto:mari.eliza@sbcglobal.net]  
**Sent:** Tuesday, November 15, 2016 2:19 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Choy, Jarlene (BOS) <jarlene.choy@sfgov.org>; Mar, Eric (BOS) <eric.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Campos, David (BOS) <david.campos@sfgov.org>; Chung Hagen, Sheila (BOS) <sheila.chung.hagen@sfgov.org>; Avalos, John (BOS) <john.avalos@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Ang, April (BOS) <april.ang@sfgov.org>  
**Subject:** Special 3 PM Order 1515 South Van Ness Ave. Lennar Appeal

November 15, 2016

Supervisors:

re: Special 3 PM Order 1515 South Van Ness Ave. Lennar Appeal

We support the appeal to the EIR Exemption for the project because we believe the EIR was inadequate and seriously flawed because it is based on the outdated Eastern Neighborhood Plan comprised of old data that does not take into account the current conditions.

The pace of development of high-end housing has out-paced the plan and left San Francisco with a serious affordable housing deficit leading to displacement of many working class families.

This project purportedly seeks to replace a 35,000 square foot PDR business with around 4,000 square feet of trade shop, and that does not appear to meet the new replacement requirements the voters just approved.

Removal of PDR businesses has resulted in a huge uptick in incoming traffic as the construction workers, contractors and other service industries are forced to drive back into the city to work in the neighborhoods they formerly resided in.

A serious shortage of trained skilled tradespeople is adding to the costs of getting anything done in this city.

Here you have a chance to send back a deficient project to the developers and demand improvements that will meet the new standards. Please send a message that voters can expect more from city officials than a rubber stamp on every project regardless of the merits.

Thank you for your time and attention to this important issue.

Sincerely,

Mari Eliza, Concerned Citizen

**Carroll, John (BOS)**

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**From:** Board of Supervisors, (BOS)  
**Sent:** Tuesday, November 15, 2016 12:02 PM  
**To:** BOS-Supervisors; BOS Legislation, (BOS); Somera, Alisa (BOS)  
**Subject:** File 161001 FW: Letter in re: 1515 South Van Ness CEQA Hearing Today  
**Attachments:** DOC111416-11142016203834.pdf

**Categories:** 161001

**From:** Edward Fenster [mailto:ed.fenster@gmail.com]  
**Sent:** Tuesday, November 15, 2016 11:58 AM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** BreedStaff, (BOS) <breedstaff@sfgov.org>  
**Subject:** Letter in re: 1515 South Van Ness CEQA Hearing Today

Dear Board of Supervisors Clerk and President Breed Staff,

I am a neighbor of 1515 South Van Ness who supports the project, not to mention the previous, existing legal determination by the city of its CEQA exemption.

Attached please find a letter on the topic regarding today's hearing.

Sincerely,  
Edward

November 14, 2016

Edward Fenster  
1348 S. Van Ness Ave  
San Francisco, CA 94110

ATTN: San Francisco Board of Supervisors  
IN RE: Appeal of CEQA Exemption for 1515 South Van Ness Ave.

Dear Supervisors,

As a neighbor (since 2005) of 1515 S. Van Ness, I write to urge that you uphold the CEQA exemption for the 1515 development. CEQA Exemption is a legal, and not political, matter, and the Board of Supervisors should respect the city's legal determination.

Indeed, the CEQA appeal is just another example of how Calle 24 disregards the desires and interests of most members of the neighborhood. The neighbors of 1515 support the project, so much so, that Calle 24 failed to obtain enough signatures from them, or even the Board of Supervisors, to challenge 1515's Conditional Use Authorization.

The group is famous for holding small meetings of its leadership and then claiming a broad mandate in the neighborhood, which it does not have. The last bill Calle 24 introduced in front of the Board of Supervisors, entitled "Urgency Ordinance Requiring Conditional Use Authorization for commercial storefront mergers," was so riddled with misleading factual misstatements, its critical findings section needed a substantial re-write.

Today, Calle 24 is taking an obstructionist approach by appealing the CEQA exemption. Calle 24 is wasting your time and delaying the addition of badly needed housing to the housing stock. If the Board of Supervisors cannot dismiss this maneuver, it will be hopeless ever to build badly needed new units in the Mission, and the affordability crisis will worsen. The 1515 project was unanimously approved by the Planning Commission. It uses union labor. It provides affordable housing. It offers inexpensive space for local artists. It's financed, and so can be completed. Neighbors want it.

People are moving to the Mission—that train has sailed—and now the only question is whether they occupy new units or displace existing residents.

Please support 1515's neighbors, rather than a divisive group that is lacking wide appeal and that aims to capitalize on anxieties and resentments. Please do not introduce politics into this legal determination.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Fenster". The signature is written in a cursive style with a large, sweeping flourish at the end.