

**From:** Conrad, Theodore (ECN) <theodore.conrad@sfgov.org>  
**Sent:** Tuesday, December 3, 2019 11:44 AM  
**To:** Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>  
**Cc:** Balboa Reservoir Compliance (ECN) <balboareservoircompliance.ecn@sfgov.org>  
**Subject:** RE: Proposed 2020 CAC schedule

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Terrific. Will do now.

Theodore W. Conrad  
Project Manager  
Office of Economic and Workforce Development  
City and County of San Francisco  
(415) 554-6162  
[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

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**From:** Hong, Seung Yen (CPC)  
**Sent:** Tuesday, December 3, 2019 11:38 AM  
**To:** Conrad, Theodore (ECN) <theodore.conrad@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>  
**Cc:** Balboa Reservoir Compliance (ECN) <balboareservoircompliance.ecn@sfgov.org>  
**Subject:** RE: Proposed 2020 CAC schedule

Hi Ted,

Please use the attached (updated hearing dates). Please cc me when you email Jon. Thanks

Seung-Yen  
Tel: 415 575 9026

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**From:** Hong, Seung Yen (CPC)  
**Sent:** Tuesday, December 03, 2019 10:19 AM  
**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>  
**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** RE: Proposed 2020 CAC schedule

Thanks Ted,

They are good comments. Just an FYI, the SFPUC language was from the Planning Commission presentation that Leigh gave several months ago.

Here's the revised version.

Seung-Yen  
Tel: 415 575 9026

---

**From:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>  
**Sent:** Tuesday, December 03, 2019 9:39 AM  
**To:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>  
**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** RE: Proposed 2020 CAC schedule

Hi Seung Yen –

Please find attached a marked up presentation with my proposed edits. Please give me a call if you have any questions. Once you've made the changes to the document I will share with Jon Winston.

Thanks,

Ted

Theodore W. Conrad  
Project Manager  
Office of Economic and Workforce Development  
City and County of San Francisco  
(415) 554-6162  
[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

---

**From:** Hong, Seung Yen (CPC)  
**Sent:** Monday, December 2, 2019 3:42 PM  
**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[js Stern@bridgehousing.com](mailto:js Stern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>  
**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** RE: Proposed 2020 CAC schedule

Hi all,

Here's a draft ppt for the CAC meeting. I am waiting to hear from our EP on whether how specific we can be with PC hearing dates, etc.

Seung-Yen  
Tel: 415 575 9026

---

**From:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>  
**Sent:** Monday, December 02, 2019 2:09 PM  
**To:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[js Stern@bridgehousing.com](mailto:js Stern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>  
**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** Re: Proposed 2020 CAC schedule

Here's what we've discussed on the phone now for a proposed CAC schedule.

February - Public Benefits (Affordable Housing, Benefits to CCSF, Open Space, etc.)

March - Deep dive into DSG

April - EIR and CEQA update / Conclusion of Entitlement phase on project / discussion on next steps for implementation

Seung Yen - can you please fold this into the presentation for distribution to the group?

Thanks,

Ted

Theodore W. Conrad

Project Manager

Office of Economic and Workforce Development

(415) 554-6162

[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

---

**From:** Conrad, Theodore (ECN)

**Sent:** Monday, December 2, 2019 12:18 PM

**To:** Hong, Seung Yen (CPC) <[SeungYen.Hong@sfgov.org](mailto:SeungYen.Hong@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

OK, well we've got Nora, Sue, Jonathan and myself set for 1:30. We will hopefully get resolution on the discussion about what to put forward for future CAC meetings.

Theodore W. Conrad

Project Manager

Office of Economic and Workforce Development

City and County of San Francisco

(415) 554-6162

[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

---

**From:** Hong, Seung Yen (CPC)

**Sent:** Monday, December 2, 2019 9:47 AM

**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Cc:** Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

Sorry, I wasn't clear. I have a meeting 12-2:30, so I can't be on the call but I can catch up with Sue.

Seung-Yen

Tel: 415 575 9026

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**From:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>

**Sent:** Monday, December 02, 2019 9:35 AM

**To:** Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN)



<[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

Thanks everyone. (Seung Yen, I now see your response, sorry!)

I think a 1:30 call might work for everyone but Joe. I'll send out a calendar invite now. Please accept ASAP if it works for you. If we don't have a quorum, I'll change it to 3 pm, but that won't work for Sue and Nora.

Thanks,

Ted

Theodore W. Conrad  
Project Manager  
Office of Economic and Workforce Development  
City and County of San Francisco  
(415) 554-6162  
[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

---

**From:** Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>

**Sent:** Monday, December 2, 2019 9:26 AM

**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

I am available after 4:30, and before 3pm. If 3 works for everyone I can catch up with Joe/Jonathan post.

Thanks,

Nora



Nora Collins  
Development Director

AvalonBay Communities, Inc.  
455 Market Street, Suite 1650  
San Francisco, CA 94105  
Phone: 415.284.9094  
Cell: 301.892.2513  
Fax: 415.546.4138  
[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)

---

**From:** Conrad, Theodore (ECN) [<mailto:theodore.conrad@sfgov.org>]

**Sent:** Monday, December 2, 2019 9:24 AM

**To:** Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** [EXT] RE: Proposed 2020 CAC schedule

Thanks for responding Jonathan and Sue.

Nora and Seung Yen, what's your availability this afternoon?

Thanks,

Ted

Theodore W. Conrad  
Project Manager  
Office of Economic and Workforce Development  
City and County of San Francisco  
(415) 554-6162  
[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

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**From:** Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>  
**Sent:** Wednesday, November 27, 2019 1:17 PM  
**To:** Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Joe Kirchofer <[joe\\_kirchofer@avalonbay.com](mailto:joe_kirchofer@avalonbay.com)>  
**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** Re: Proposed 2020 CAC schedule

3pm works for me

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**From:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>  
**Sent:** Wednesday, November 27, 2019 10:43:59 AM  
**To:** Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>  
**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** RE: Proposed 2020 CAC schedule

Im busy all day til 3. Not sure of Nora's schedule... but if either one of us is on that is fine.

---

**From:** Exline, Susan (CPC) [<mailto:susan.exline@sfgov.org>]  
**Sent:** Wednesday, November 27, 2019 12:28 PM  
**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>  
**Cc:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>  
**Subject:** [EXT] RE: Proposed 2020 CAC schedule

Is there any chance 1:30 would work instead? thanks

Sue

**Sue Exline**

## Principal Planner, Citywide Planning Division

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415-558-6332 **Fax:** 415-558-6409

**Email:** [susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)

**Web:** [www.sfplanning.org](http://www.sfplanning.org) [[sfplanning.org](http://sfplanning.org)] [[nam02.safelinks.protection.outlook.com](mailto:nam02.safelinks.protection.outlook.com)]

---

**From:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>

**Sent:** Wednesday, November 27, 2019 11:33 AM

**To:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>

**Cc:** Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

Hi All-

Joe and I just connected on this issue. I'd like to just have all parties – planning, OEWD, and RCP—chat about it together so we can finalize the schedule we want to put forward.

Do folks have time to talk on the phone after 3 PM Monday afternoon to settle this?

We have our standing 2-2:30 call but that doesn't work for Joe so if we can move that to a later time Monday I'm hopeful we can iron this out.

Thanks,

Ted

Theodore W. Conrad  
Project Manager  
Office of Economic and Workforce Development  
City and County of San Francisco  
(415) 554-6162  
[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

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**From:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>

**Sent:** Monday, November 25, 2019 5:42 PM

**To:** Conrad, Theodore (ECN) <[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>

**Cc:** Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** RE: Proposed 2020 CAC schedule

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I thought we had discussed pushing these back, so that we could have more meetings when we have more info to discuss.

Something like:

March – Housing Pkg, Final DSG, MIP  
April – EIR Update, CCSF  
May – ??



As it is, we will not have much more information in January than we have now in December.

---

**From:** Conrad, Theodore (ECN) [<mailto:theodore.conrad@sfgov.org>]

**Sent:** Monday, November 25, 2019 5:37 PM

**To:** Joe Kirchofer <[Joe\\_Kirchofer@avalonbay.com](mailto:Joe_Kirchofer@avalonbay.com)>; Nora Collins <[Nora\\_Collins@avalonbay.com](mailto:Nora_Collins@avalonbay.com)>; Jonathan Stern <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>

**Cc:** Exline, Susan (CPC) <[susan.exline@sfgov.org](mailto:susan.exline@sfgov.org)>; Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Balboa Reservoir Compliance (ECN) <[balboareservoircompliance.ecn@sfgov.org](mailto:balboareservoircompliance.ecn@sfgov.org)>

**Subject:** [EXT] Proposed 2020 CAC schedule

Hi all-

We are preparing for the 12/9 CAC meeting and one of the items will be a look forward at the winter and spring of 2020. We intend to lay out a proposed CAC schedule as part of this and wanted to confirm that this would work for you and most of the items will probably require developer presentation.

January – (1) benefits to City College (requested by the chair) and (2) detailed affordable housing package

February – discuss DSG in detail

May – thoughts on topic/format?

Sue and Seung Yen – please chime in if I've omitted anything.

Joe, Nora, Jonathan – any thoughts/ suggestions? One thing I'd be curious about is if you think the topics currently outlined for January should be pushed a bit further out – to March maybe?

Thanks,

Ted

Theodore W. Conrad

Project Manager

Office of Economic and Workforce Development

City and County of San Francisco

(415) 554-6162

[theodore.conrad@sfgov.org](mailto:theodore.conrad@sfgov.org)

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