

**From:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>  
**Sent:** Monday, May 4, 2020 3:27 PM  
**To:** Steven Vettel <SVettel@fbm.com>; Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>  
**Cc:** ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>; Wietgreffe, Wade (CPC) <wade.wietgreffe@sfgov.org>  
**Subject:** RE: Balboa Reservoir CEQA Findings; DA Negotiation Period Privilege  
**Attach:** Draft note to file re Blocs TH1 and TH2.docx

---

Hi Steve and Seung Yen,

Here's the start of a note to file. Please track any changes. Do we have a better quality image? I'll add it to the document most likely as a separate document that I'll then pdf to the final memo.

Thanks,

**Jeanie Poling, Senior Environmental Planner**

San Francisco Planning Department  
1650 Mission Street, Suite 400 San Francisco, CA 94103  
Direct: 415.575.9072 | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're [available by e-mail](#). Our [Public Portal](#), where you can file new applications, and our [Property Information Map](#) are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and [the public is encouraged to participate](#). The Board of Appeals, Board of Supervisors, and Planning Commission are [accepting appeals](#) via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information](#).

---

**From:** Steven Vettel <SVettel@fbm.com>  
**Sent:** Monday, May 4, 2020 2:45 PM  
**To:** Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Wietgreffe, Wade (CPC) <wade.wietgreffe@sfgov.org>  
**Subject:** FW: Balboa Reservoir CEQA Findings; DA Negotiation Period Privilege

Jeanie and Wade, do you have a start of a few paragraphs to describe the 48' height townhouse area in the Additional Housing Option being incorporated into the proposed project?

---

**From:** Hong, Seung Yen (CPC) [<mailto:seungyen.hong@sfgov.org>]  
**Sent:** Sunday, May 03, 2020 10:30 AM  
**To:** Vettel, Steven (25) x4902; Lutenski, Leigh (ECN); Poling, Jeanie (CPC); Wietgreffe, Wade (CPC)  
**Cc:** joe\_kirchofer; Nora Collins; Kearstin Dischinger; 'Jonathan Stern ([jstern@bridgehousing.com](mailto:jstern@bridgehousing.com))'; Higley, CJ (25) x4942  
**Subject:** RE: Balboa Reservoir CEQA Findings; DA Negotiation Period Privilege

Hi Steve,

Planning is reviewing the CEQA findings, and we will send our comments to the City Attorney's office after our review.

Meanwhile, we need you to update the CEQA findings to include the following by mid week this week:

1. Update to address the new height limits within TH1 and TH2 Blocks. Per John Malamut's recommendation, could you redefine the preferred project to include the 48' height zone within TH1 and TH2 Blocks from the variant but then the rest of the variant is rejected? Jeanie will work with you to prepare a short supplement that is provided to the Planning Commission, that discusses the project change and explains how it was already covered in the EIR. Let me know if you have questions, I can schedule a call with John Malamut.

2. Include the revised MM and the financial feasibility findings? (not sure where the review of the feasibility study is at)

Thanks!

Seung-Yen

Tel: 415 575 9026

---

**From:** Steven Vettel <[SVettel@fbm.com](mailto:SVettel@fbm.com)>

**Sent:** Monday, April 20, 2020 10:20 AM

**To:** Hong, Seung Yen (CPC) <[seungyen.hong@sfgov.org](mailto:seungyen.hong@sfgov.org)>; Poling, Jeanie (CPC) <[jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)>; Wietgreffe, Wade (CPC) <[wade.wietgreffe@sfgov.org](mailto:wade.wietgreffe@sfgov.org)>; MALAMUT, JOHN (CAT) <[John.Malamut@sfcityatty.org](mailto:John.Malamut@sfcityatty.org)>; KAPLA, ROBB (CAT) <[Robb.Kapla@sfcityatty.org](mailto:Robb.Kapla@sfcityatty.org)>; Lutenski, Leigh (ECN) <[leigh.lutenski@sfgov.org](mailto:leigh.lutenski@sfgov.org)>

**Cc:** joe\_kirchofer <[joe\\_kirchofer@avalonbay.com](mailto:joe_kirchofer@avalonbay.com)>; Nora Collins <[nora\\_collins@avalonbay.com](mailto:nora_collins@avalonbay.com)>; Kearstin Dischinger <[kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)>; 'Jonathan Stern' ([jstern@bridgehousing.com](mailto:jstern@bridgehousing.com))' <[jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)>; CJ Higley <[CJHigley@fbm.com](mailto:CJHigley@fbm.com)>

**Subject:** RE: Balboa Reservoir CEQA Findings; DA Negotiation Period Privilege

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

Resending March 26 email enclosing draft CEQA findings for the city's review. Now that we have the revised transit MM, I can add that in the next draft, as well as financial feasibility findings upon completion of Century Urban's peer review of the EPS memo.

---

**From:** Steven Vettel [<mailto:SVettel@fbm.com>]

**Sent:** Thursday, March 26, 2020 12:11 PM

**To:** 'Hong, Seung Yen (CPC)'; Jeanie Poling ([jeanie.poling@sfgov.org](mailto:jeanie.poling@sfgov.org)); Wade Wietgrege AICP ([wade.wietgreffe@sfgov.org](mailto:wade.wietgreffe@sfgov.org)); John D. Malamut ([john.malamut@sfgov.org](mailto:john.malamut@sfgov.org)); 'KAPLA, ROBB (CAT)'; 'Lutenski, Leigh (ECN)'  
**Cc:** Joe\_Kirchofer@avalonbay.com; Nora Collins; Kearstin Dischinger ([kdischinger@bridgehousing.com](mailto:kdischinger@bridgehousing.com)); Jonathan Stern ([jstern@bridgehousing.com](mailto:jstern@bridgehousing.com)); CJ Higley

**Subject:** Balboa Reservoir CEQA Findings; DA Negotiation Period Privilege

All, attached is an initial draft of CEQA Findings for the City's review and comment. As you can see, there are blanks that will need to be completed for the updated cumulative transit mitigation measure that is not yet finalized and a blank for the financial feasibility finding concerning Alternative B (we do not yet have EPS's draft report). Nonetheless, I thought it best to get this draft out for your review now.

One other thing to note: I added a section explaining why the city is "rejecting" the Additional Housing Option to the end of the alternatives discussion. I'm not sure it goes there but I do think the document somewhere needs to explain why the proposed project is the Developers Proposed Option, rather than the Additional Housing Option.

**Steven L. Vettel**

*Partner*

[svettel@fbm.com](mailto:svettel@fbm.com)

D 415.954.4902 C 415.850.1931



235 Montgomery Street 17<sup>th</sup> FL  
San Francisco, CA 94104

[www.fbm.com](http://www.fbm.com)

---

This email has been scanned for email related threats and delivered safely by Mimecast.  
For more information please visit <http://www.mimecast.com>

---

---

This email has been scanned for email related threats and delivered safely by Mimecast.  
For more information please visit <http://www.mimecast.com>

---