

President  
Board of Supervisors  
City and County of San Francisco



TOM AMMIANO

March 22, 2007

Esteemed Planning Commissioners,

I am requesting a continuance because I have concerns about impacts of the proposed 3400 Cesar Chavez project on my district - impacts which haven't been fully studied by the Planning Department, and which may warrant a full EIR. These include:

- The cumulative effect of market rate housing in creating a need for affordable housing, a need above and beyond the inclusionary zoning requirements. This cumulative effect was highlighted in the 2660 Harrison decision. It is true that that decision concerned an industrially zoned parcel, while this project is in an NC-3 district. However, it stands to reason that the cumulative effect of market rate housing is the same no matter its zoning, and that effect ought to be studied.
- The contribution of this project toward meeting San Francisco's Housing Element goals. The Board of Supervisors recently affirmed that development in the Eastern Neighborhoods, in which this project lies, must comply with the housing element goals. Currently this project makes only a limited contribution to meeting the moderate income housing goals (via compliance with the inclusionary ordinance) and no contribution to the low or very-low income housing goals.
- Cesar Chavez and Mission St. was found by DPT to be one of the 10 most dangerous intersections in the city for injury collisions. Last fall I participated in a demonstration with CC Puede, a neighborhood group seeking to make Cesar Chavez St. safer, in order to call attention to that unfortunate fact. I am concerned that proposed project, with the 2 levels of parking, will add many more cars to this already treacherous intersection.
- The Mission Area Plan has not yet been adopted. It may be more prudent to complete that plan first rather than approving the development with only interim zoning controls in place.

My concerned constituents and I thank you very much for considering this continuance.

Sincerely,

Supervisor Tom Ammiano, District 9