

Aquatic Park Neighbors and the Russian Hill Improvement Association testified before the Planning Commission about the developer of 721 Beach St.'s plans for the property.

Thank you for your support and participation in yesterday's [October 16] hearing. The turn-out was outstanding and had a strong impact on the Commission. We wanted to thank each and every one of you for attending, waiting almost 3 hours for our hearing, and then showing your support and being counted on the record. If you would like to watch the hearing (and your speech), please visit [http://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=6464](http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=6464). Our specific hearing starts at 2:46.

I also wanted to take a moment to recap the outcome of the hearing. The specific purpose of this particular hearing was to appeal the PMND. The appellant requested that further amendments be made to the PMND [Public Meeting Notice Deposit] or a full Environmental Review (EIR) be initiated. The Planning Commission unanimously agreed that the project did not need a full EIR and that its environmental impact was not sufficient to require more studies. We do not see this as a great loss. We were able to raise enough issues and concerns that the Commission recommended a Staff Mandated Discretionary Review of the project. We see this as a very positive step. It means that the Planning Commission wants to review this project and learn more about our concerns.

Also reviewed during this session was the developer's request for a parking variance. Although it was clear that the Zoning Administrator was keen to grant the parking variance, the Commissioners raised numerous questions. The end result was the parking variance was neither granted nor denied and is being taken under further consideration. We also see this as a positive step. Multiple neighbors commented on the parking issues in our neighborhood during their speeches and at least the Commission was showing that they are willing to listen to this.

We are working with legal counsel to better understand next steps and will keep you notified as soon as we know more.

Yesterday was a powerful example of how neighbors, when joined together for a common cause, can make a difference.